

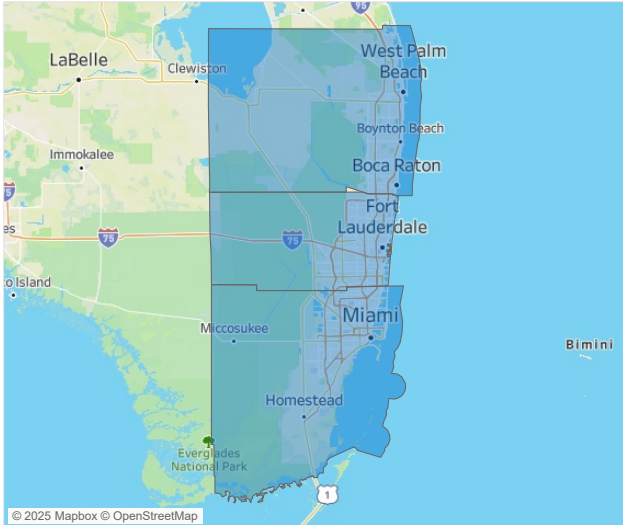


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Miami Metro
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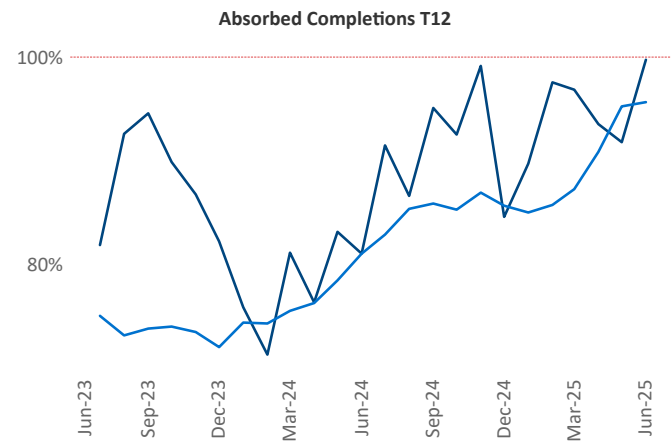
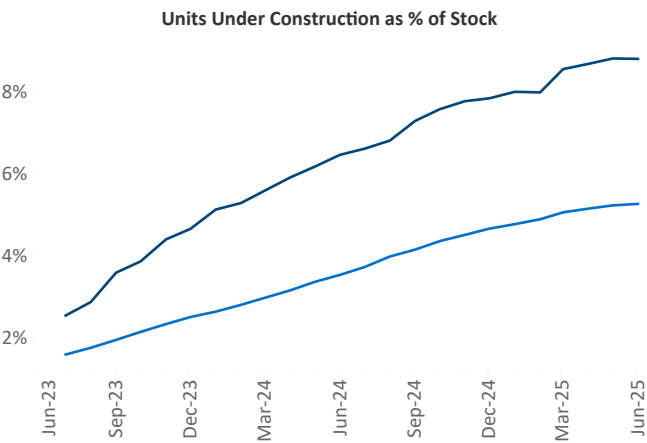
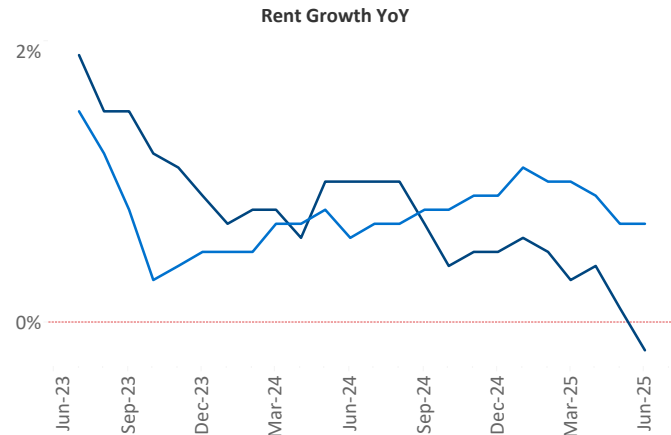
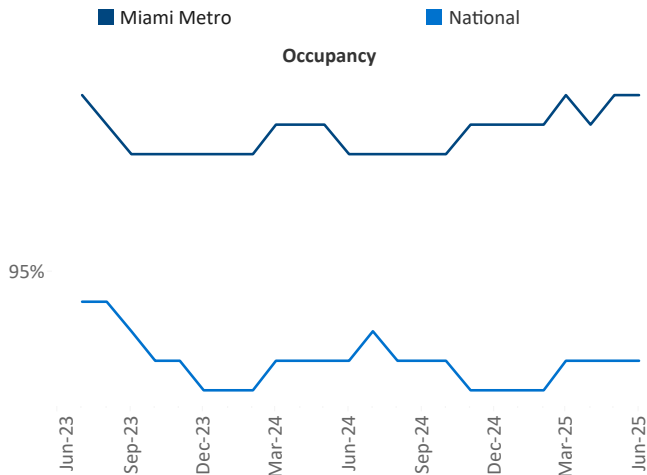


Miami Metro is the **8th** largest multifamily market with **386,489** completed units and **343,918** units in development, **34,007** of which have already broken ground.

Advertised **rents** are at **\$2,509**, down **-0.2%** ▼ from the previous year placing Miami Metro at **92nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **18,061** ▲ units absorbed over the past twelve months. Absorption increased by **2,264** ▲ units from the previous year's absorption gain of **15,797** ▲ units.

Employment in Miami Metro has grown by **1.0%** ▲ over the past 12 months, while hourly wages have risen by **4.7%** ▲ YoY to **\$32.07** according to the *Bureau of Labor Statistics*.



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