

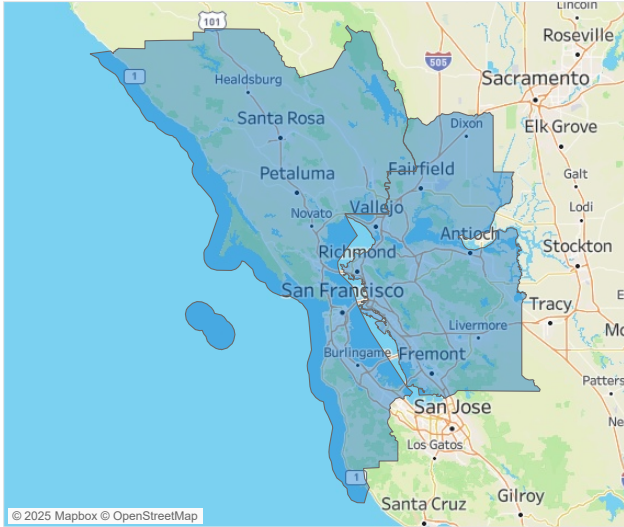


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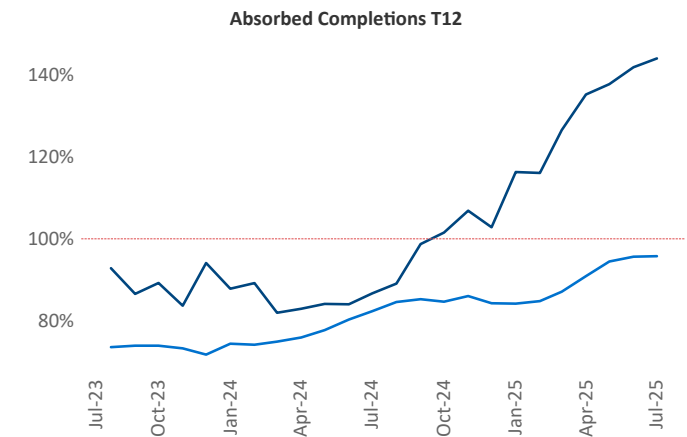
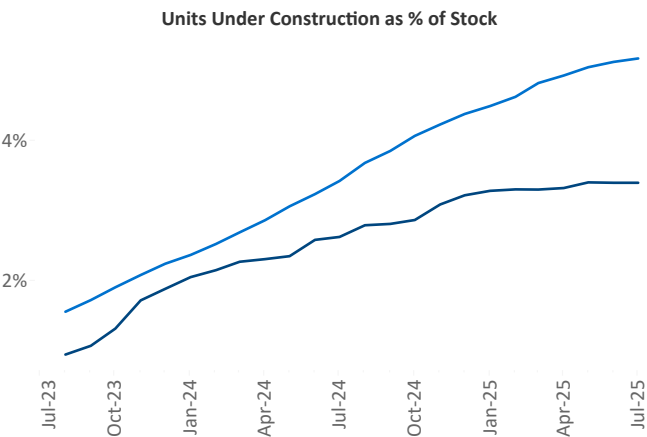
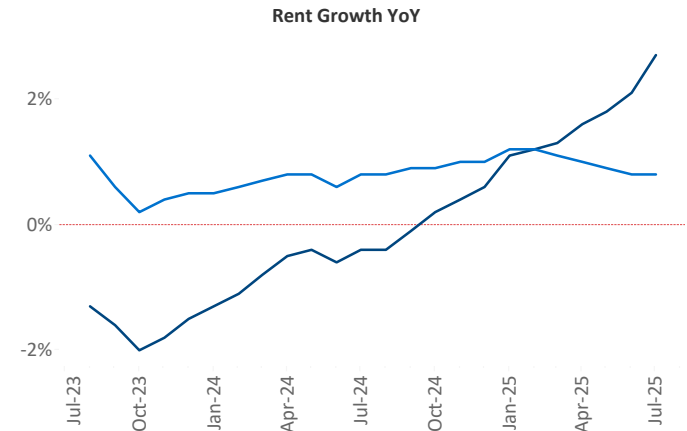
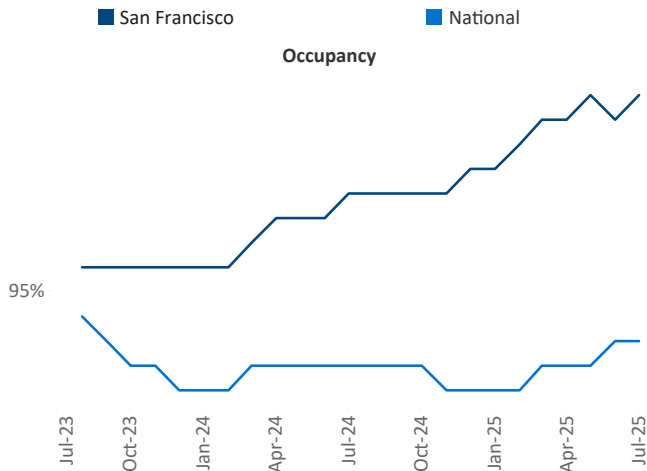


**San Francisco** is the **14th** largest multifamily market with **308,741** completed units and **146,550** units in development, **10,487** of which have already broken ground.

Advertised **rents** are at **\$2,915**, up **2.7%** ▲ from the previous year placing San Francisco at **38th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **11,343** ▲ units absorbed over the past twelve months. Absorption increased by **1,647** ▲ units from the previous year's absorption gain of **9,696** ▲ units.

**Employment** in San Francisco has shrunk by **-0.5%** ▼ over the past 12 months, while hourly wages have risen by **2.6%** ▲ YoY to **\$45.72** according to the *Bureau of Labor Statistics*.



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