

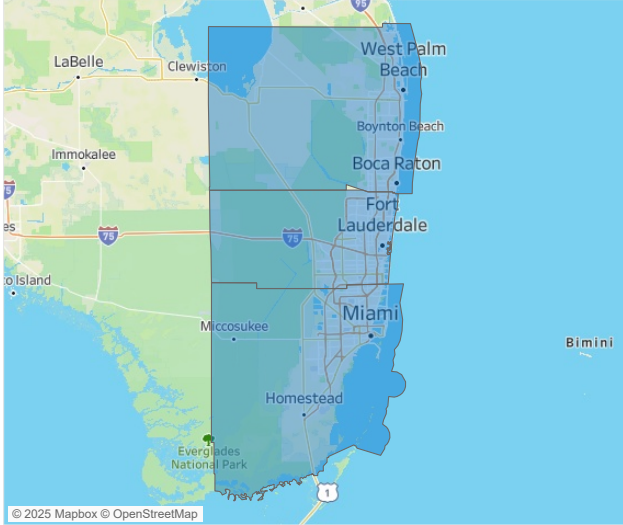


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Miami Metro
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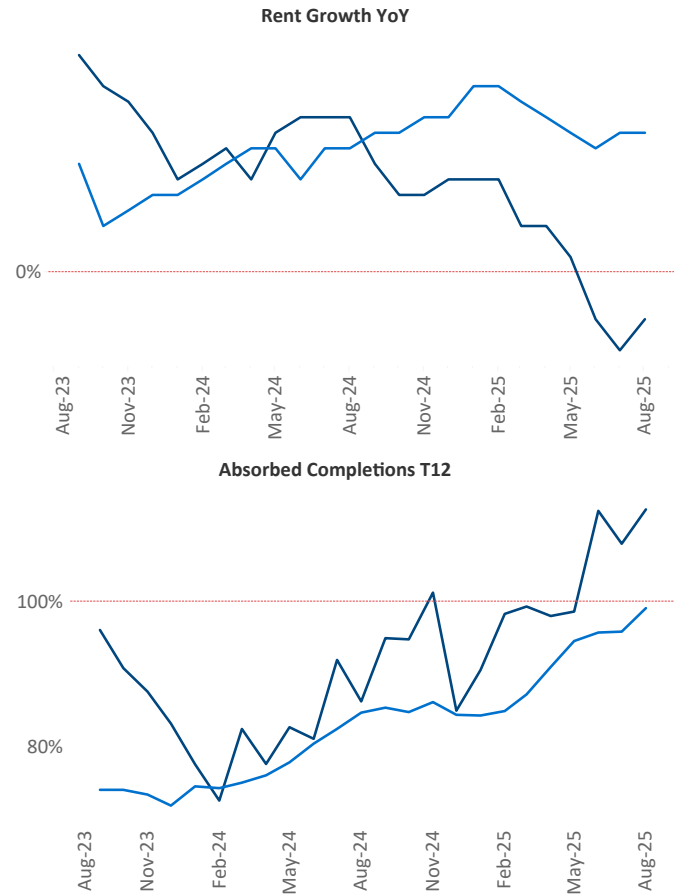
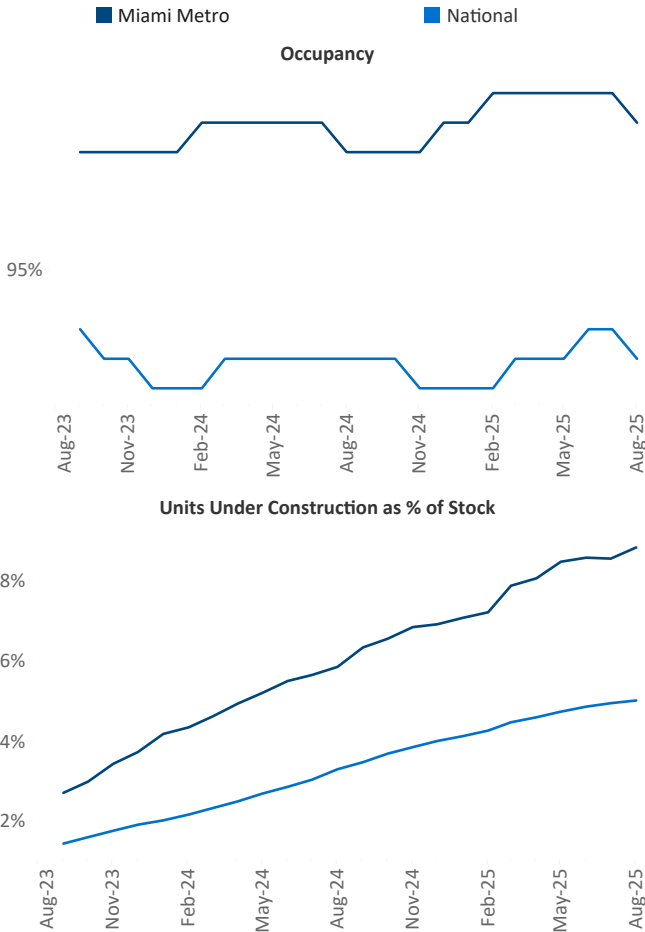


Miami Metro is the **8th** largest multifamily market with **390,134** completed units and **345,195** units in development, **34,438** of which have already broken ground.

Advertised **rents** are at **\$2,505**, down **-0.3%** ▼ from the previous year placing Miami Metro at **92nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **19,487** ▲ units absorbed over the past twelve months. Absorption increased by **2,891** ▲ units from the previous year's absorption gain of **16,596** ▲ units.

Employment in Miami Metro has grown by **0.6%** ▲ over the past 12 months, while hourly wages have risen by **5.1%** ▲ YoY to **\$31.87** according to the *Bureau of Labor Statistics*.



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