

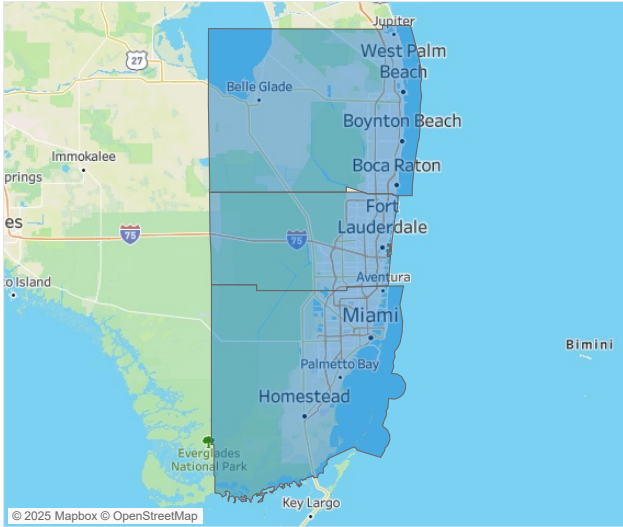


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

Razvan Cimpean
SEO Engineer
Razvan-I.Cimpean@yardi.com

Miami Metro
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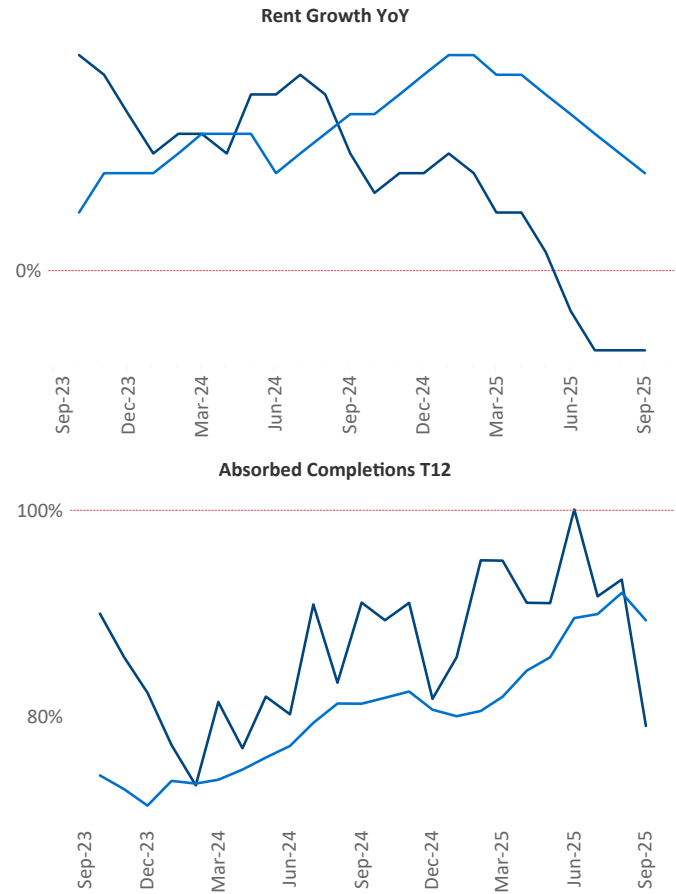
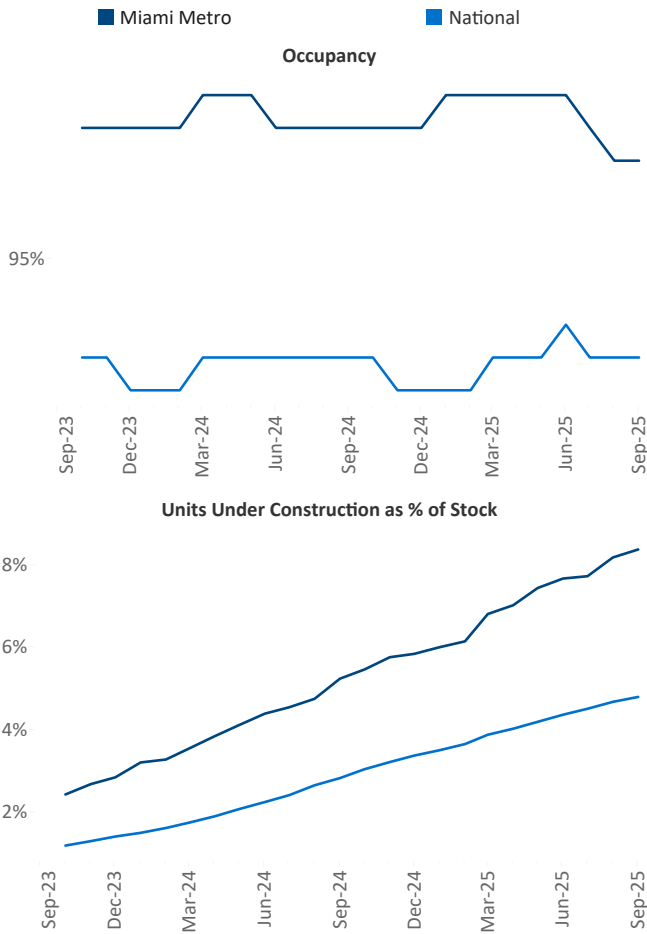


Miami Metro is the **8th** largest multifamily market with **392,643** completed units and **341,120** units in development, **32,865** of which have already broken ground.

Advertised **rents** are at **\$2,497**, down **-0.4%** ▼ from the previous year placing Miami Metro at **92nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **16,210** ▲ units absorbed over the past twelve months. Absorption decreased by **-1,789** ▼ units from the previous year's absorption gain of **17,999** ▲ units.

Employment in Miami Metro has grown by **0.3%** ▲ over the past 12 months, while hourly wages have risen by **4.7%** ▲ YoY to **\$32.71** according to the *Bureau of Labor Statistics*.



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