

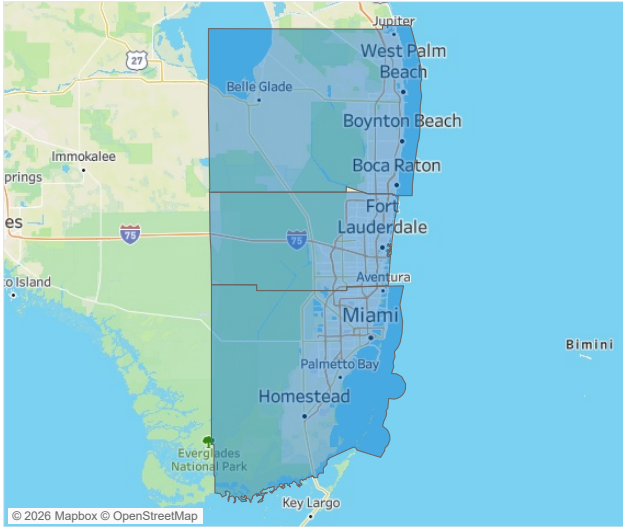


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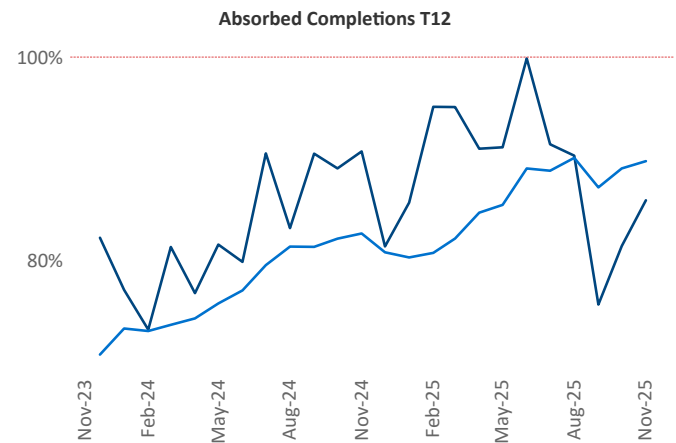
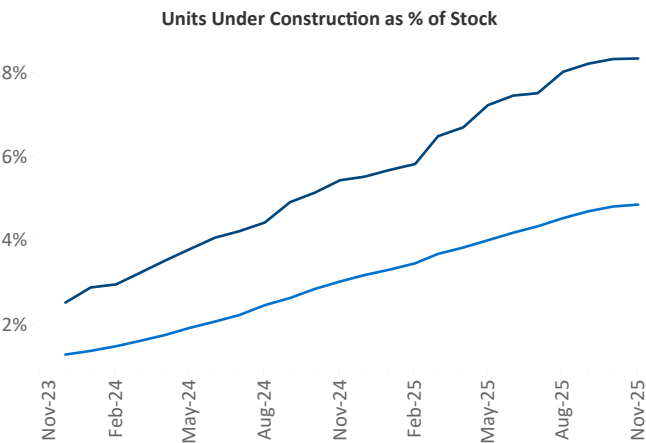
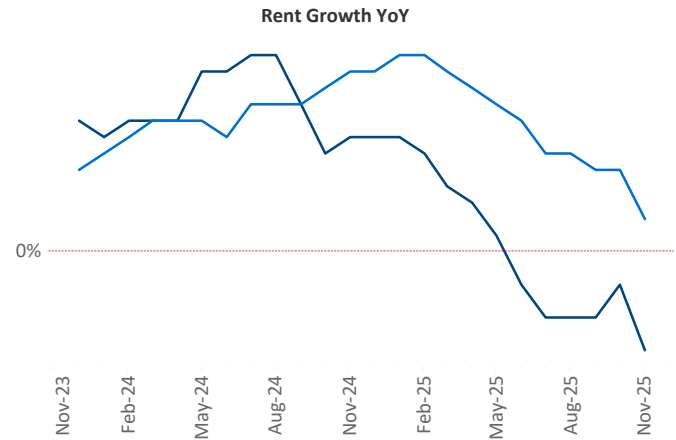
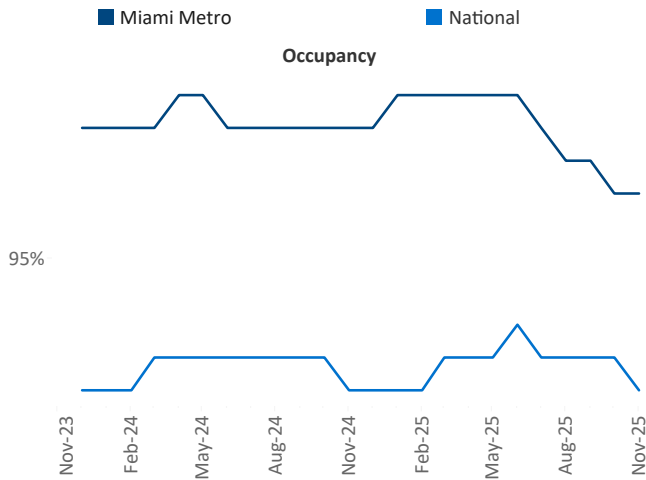


Miami Metro is the **8th** largest multifamily market with **394,753** completed units and **345,423** units in development, **32,967** of which have already broken ground.

Advertised **rents** are at **\$2,492**, down **-0.6%** ▼ from the previous year placing Miami Metro at **91st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **15,171** ▲ units absorbed over the past twelve months. Absorption decreased by **-3,679** ▼ units from the previous year's absorption gain of **18,850** ▲ units.

Employment in Miami Metro has grown by **0.5%** ▲ over the past 12 months, while hourly wages have risen by **7.7%** ▲ YoY to **\$33.65** according to the *Bureau of Labor Statistics*.



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