

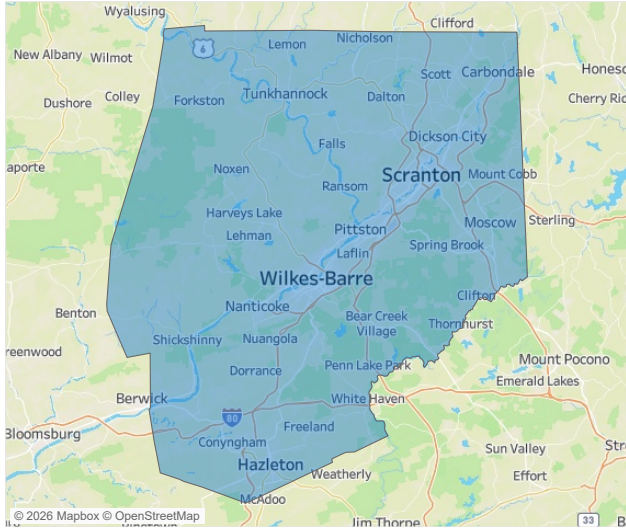


Jeff Adler  
Vice President  
[Jeff.Adler@yardi.com](mailto:Jeff.Adler@yardi.com)

Contacts

Razvan Cimpean  
SEO Engineer  
[Razvan-I.Cimpean@yardi.com](mailto:Razvan-I.Cimpean@yardi.com)

Scranton-Wilkes-Barre  
November 2025



Scranton-Wilkes-Barre is the **119th** largest multifamily market with **12,696** completed units and **1,541** units in development, **196** of which have already broken ground.

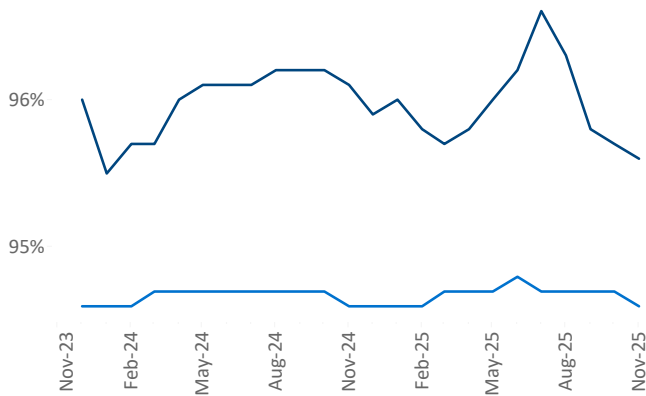
Advertised rents are at **\$1,562**, up **2.3%** ▲ from the previous year placing Scranton-Wilkes-Barre at **31st** overall in year-over-year rent growth.

Multifamily housing demand has been negative with **-67** ▼ units absorbed over the past twelve months. Absorption decreased by **-103** ▼ units from the previous year's absorption gain of **36** ▲ units.

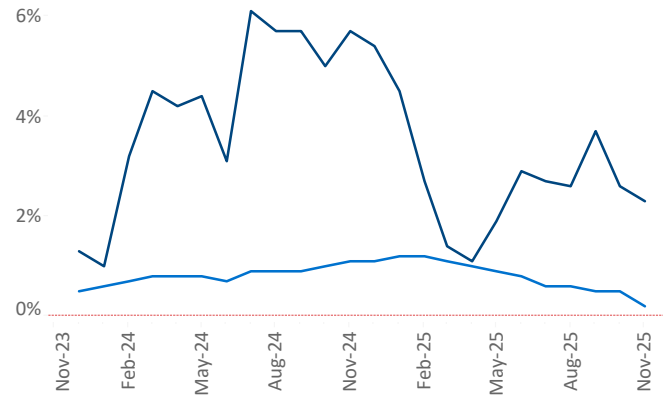
Employment in Scranton-Wilkes-Barre has grown by **0.8%** ▲ over the past 12 months, while hourly wages have fallen by **0.0%** ▼ YoY to **\$26.89** according to the *Bureau of Labor Statistics*.

■ Scranton-Wilkes-Barre ■ National

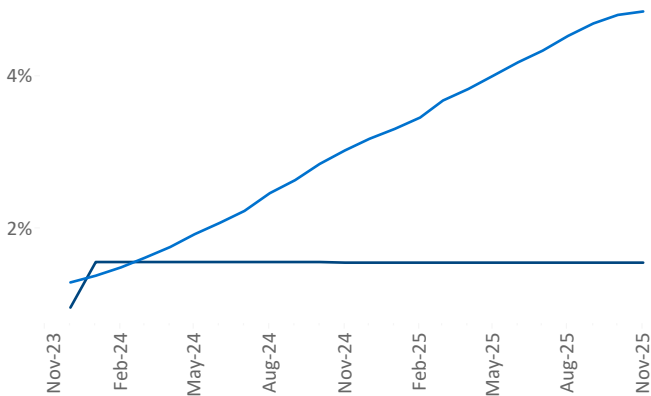
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

