

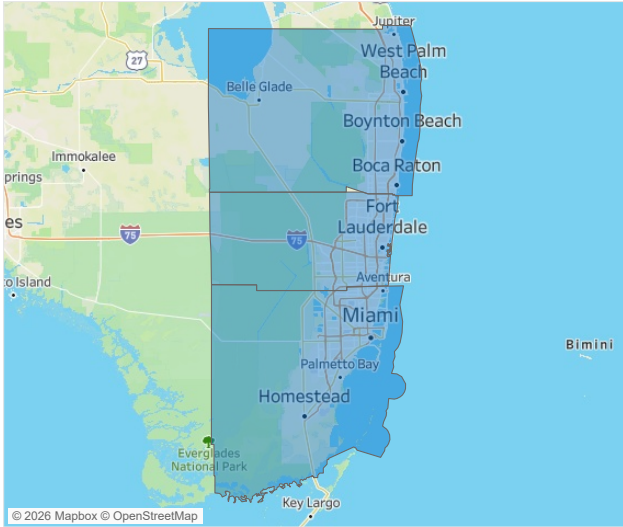


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Miami Metro
December 2025

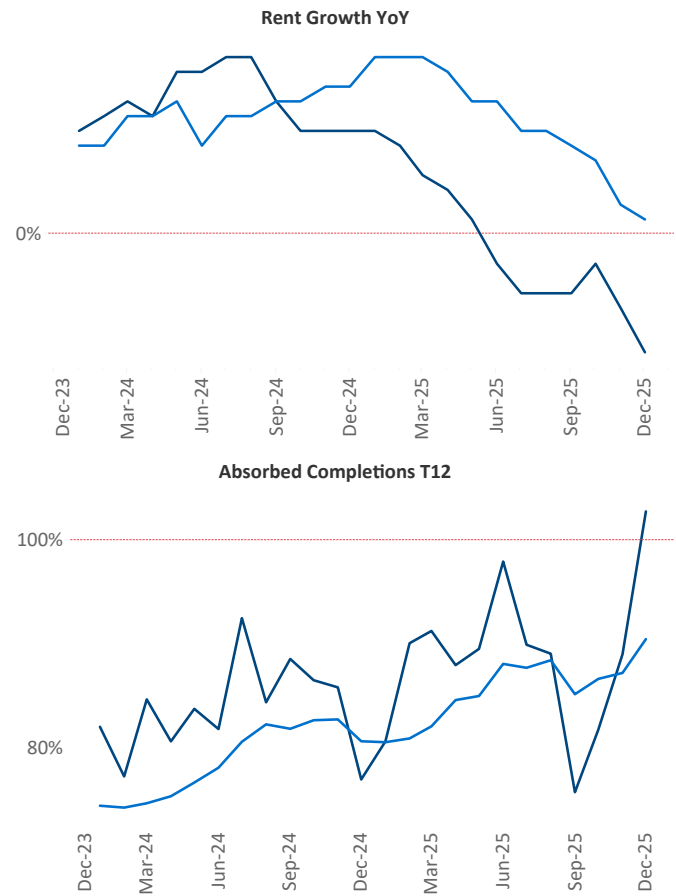
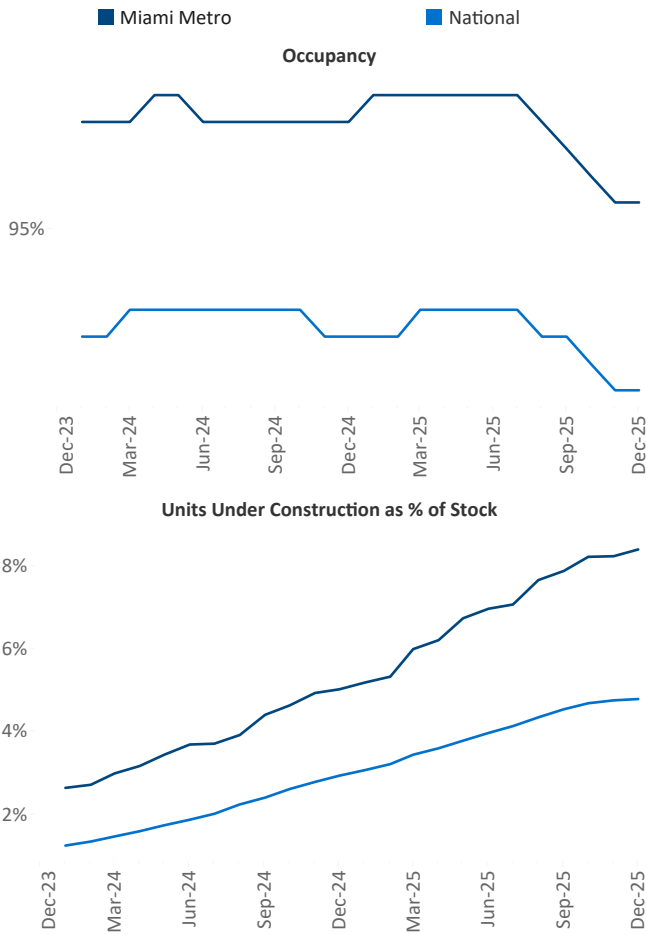


Miami Metro is the **8th** largest multifamily market with **396,293** completed units and **347,044** units in development, **33,303** of which have already broken ground.

Advertised **rents** are at **\$2,492**, down **-0.8%** ▼ from the previous year placing Miami Metro at **91st** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **15,745** ▲ units absorbed over the past twelve months. Absorption decreased by **-1,634** ▼ units from the previous year's absorption gain of **17,379** ▲ units.

Employment in Miami Metro has grown by **0.5%** ▲ over the past 12 months, while hourly wages have risen by **5.4%** ▲ YoY to **\$33.34** according to the *Bureau of Labor Statistics*.



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