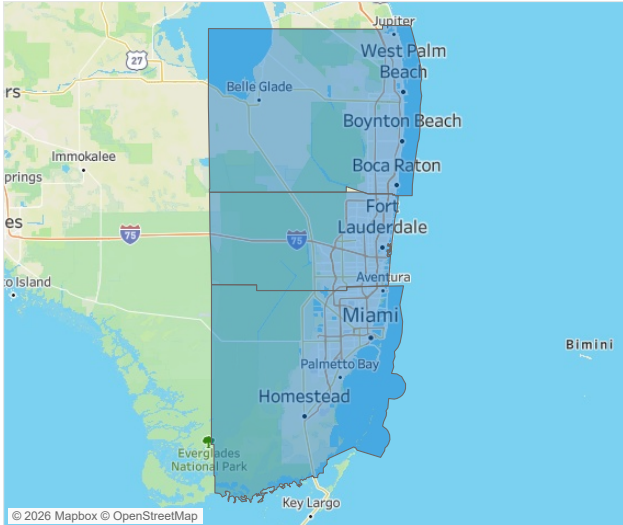


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Miami Metro  
January 2026



**Miami Metro** is the **8th** largest multifamily market with **398,408** completed units and **340,833** units in development, **32,611** of which have already broken ground.

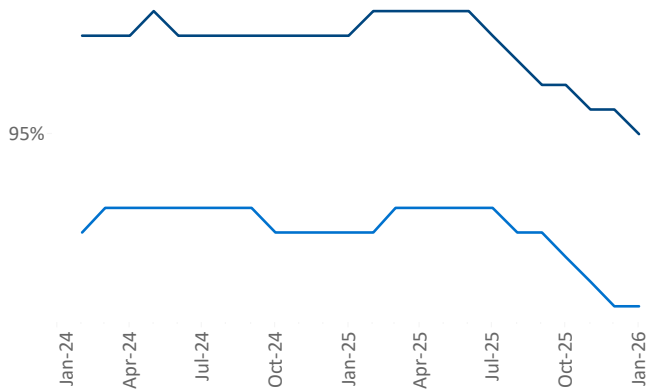
Advertised **rents** are at **\$2,510**, down **-0.5%** ▼ from the previous year placing Miami Metro at **85th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **16,780** ▲ units absorbed over the past twelve months. Absorption decreased by **-1,148** ▼ units from the previous year's absorption gain of **17,928** ▲ units.

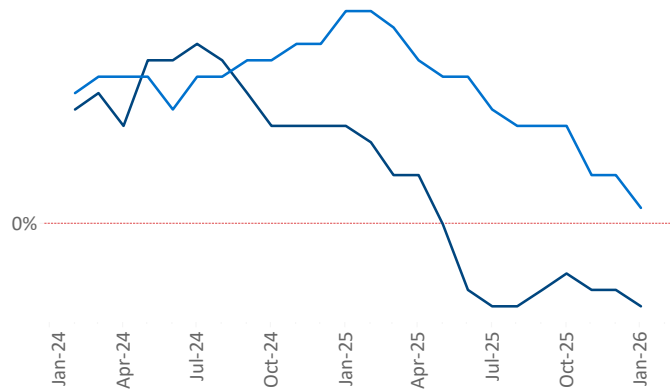
**Employment** in Miami Metro has shrunk by **-1.0%** ▼ over the past 12 months, while hourly wages have risen by **9.7%** ▲ YoY to **\$34.31** according to the *Bureau of Labor Statistics*.

■ Miami Metro      ■ National

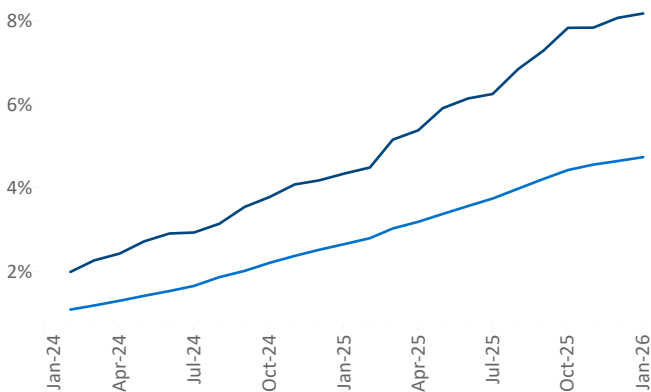
Occupancy



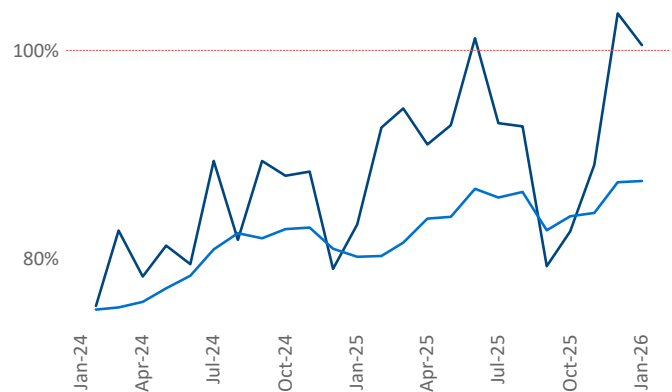
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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