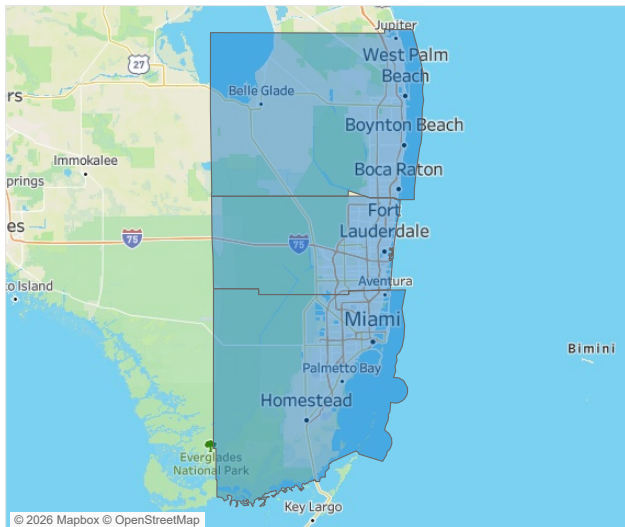


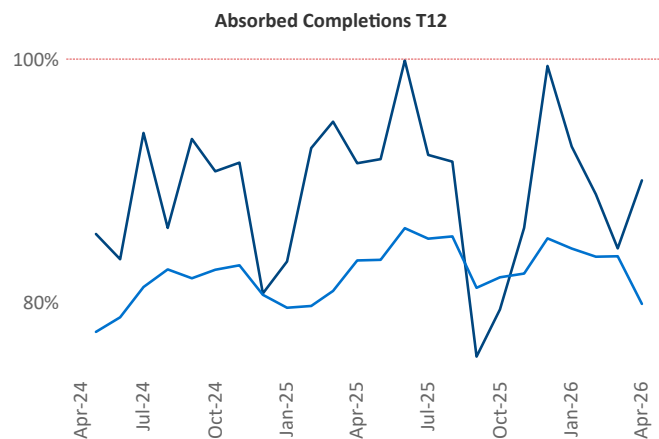
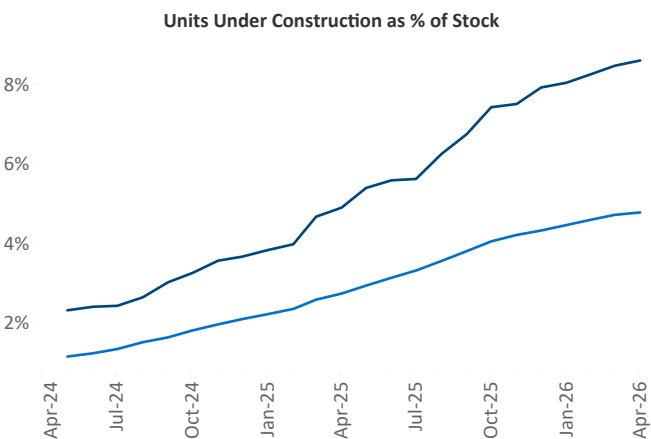
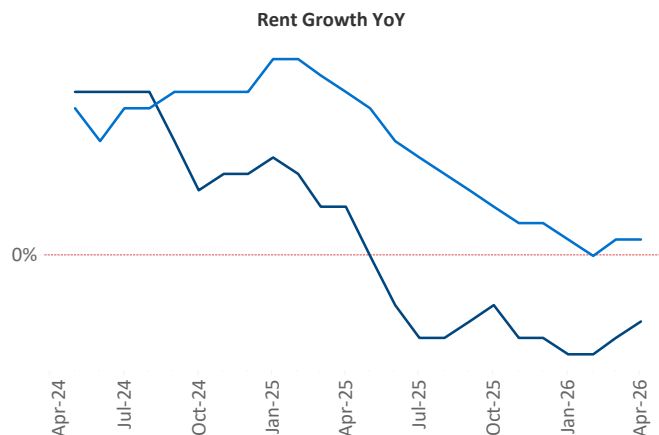
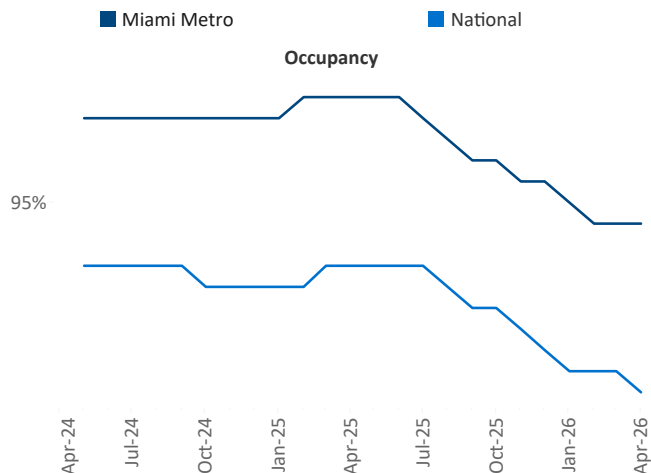


Miami Metro is the **8th** largest multifamily market with **401,863** completed units and **343,596** units in development, **34,575** of which have already broken ground.

Advertised **rents** are at **\$2,531**, down **-0.4%** ▼ from the previous year placing Miami Metro at **82nd** overall in year-over-year rent growth.

Multifamily housing **demand** was positive with **14,454** ▲ units absorbed over the last twelve months. Absorption decreased by **-5,686** ▼ units from the previous year's absorption gain of **20,140** ▲ units.

Employment in Miami Metro decreased **-0.5%** ▼ over the last twelve months, while hourly wages grew **4.9%** ▲ YoY to **\$33.47**, according to the *Bureau of Labor Statistics*.



DISCLAIMER

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