

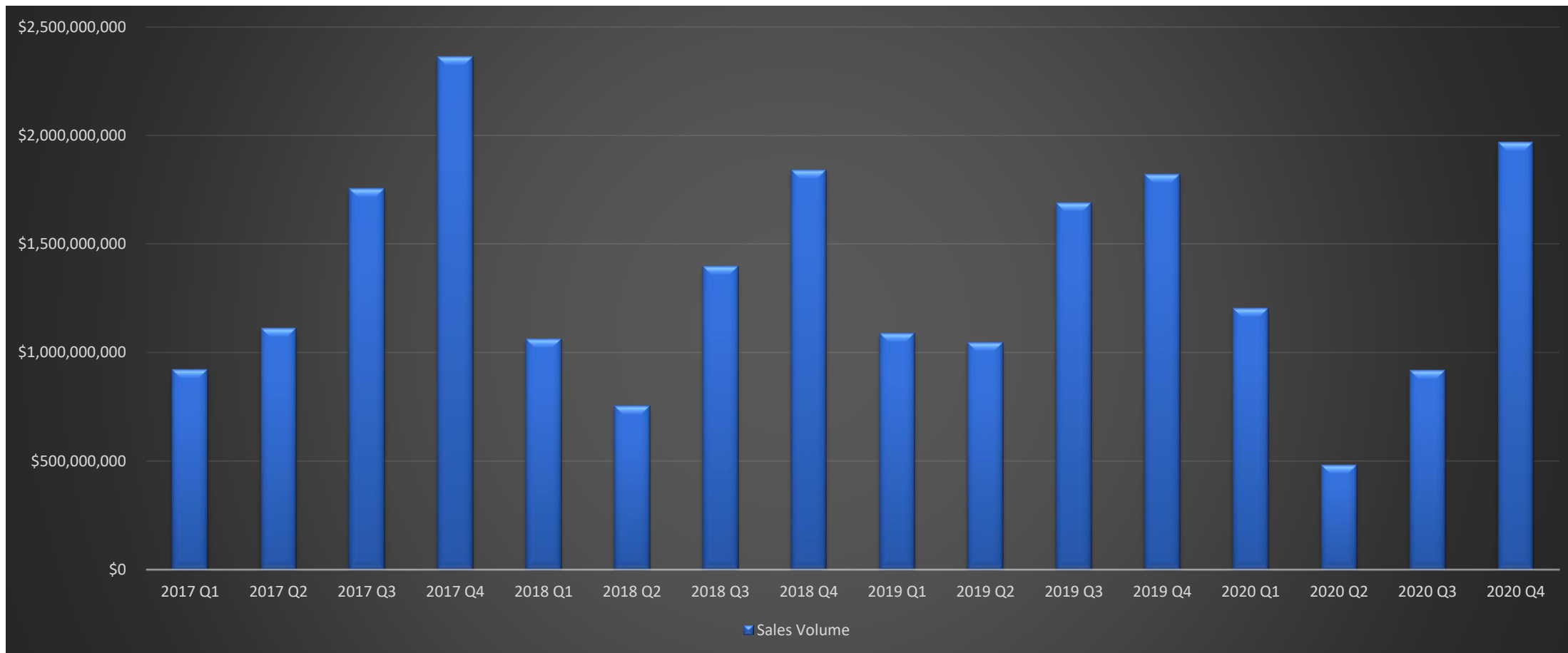


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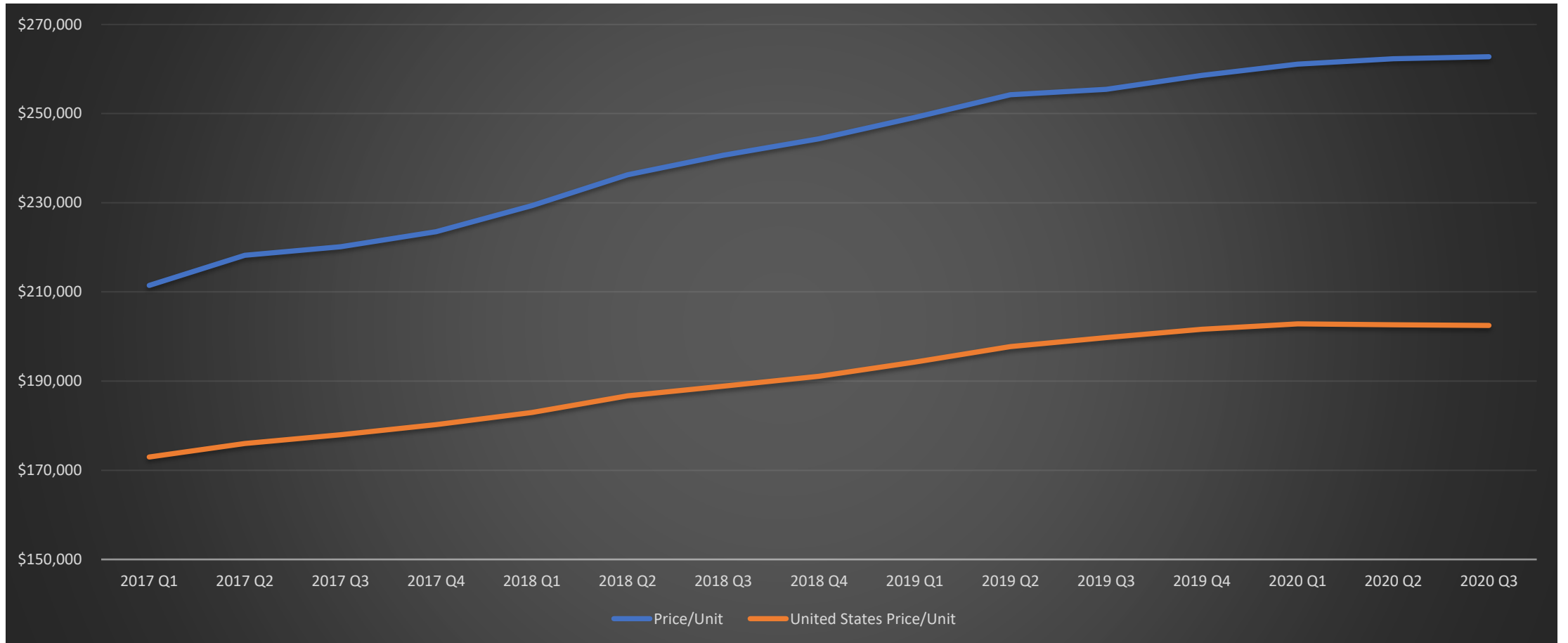
# Denver Metro Market Update

## Multi-Family Q4 2020

# Sales Volume



# Price/ Unit



# Multi-Family Inventory Analysis

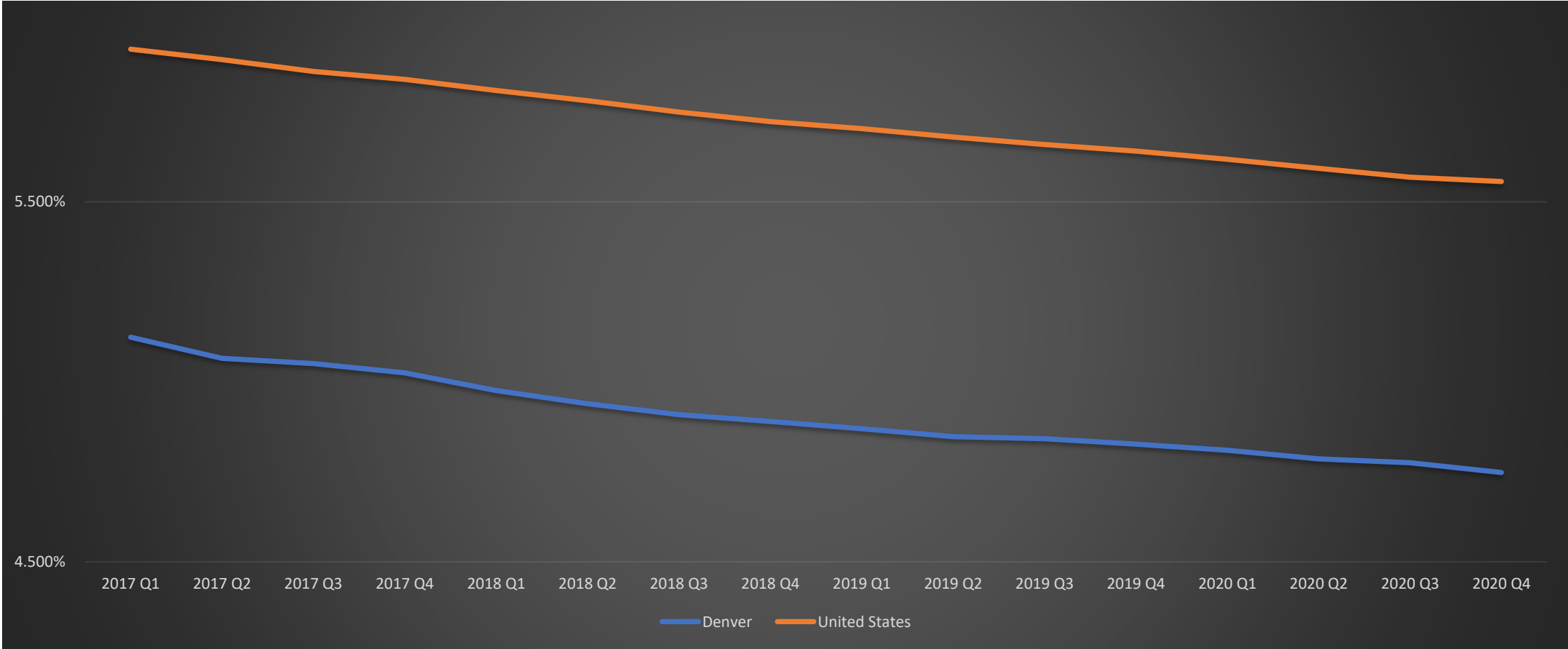
Total # of Comparable Sales (Settled) – 122

Absorption Rate (Total Sales/Months) – 40.7

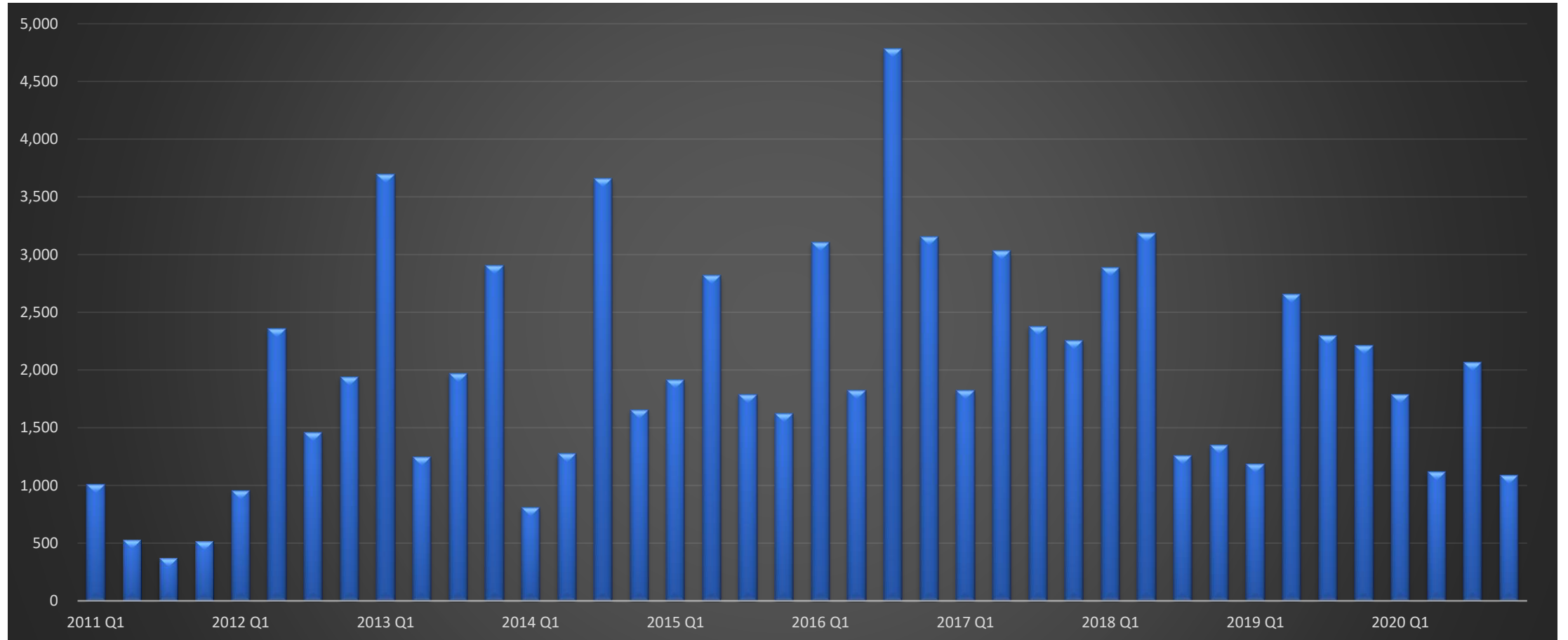
Total # of Comparable Active Listings – 109

**Months of Multi-family Supply (Lst/Ab. Rate) – 2.7 months**

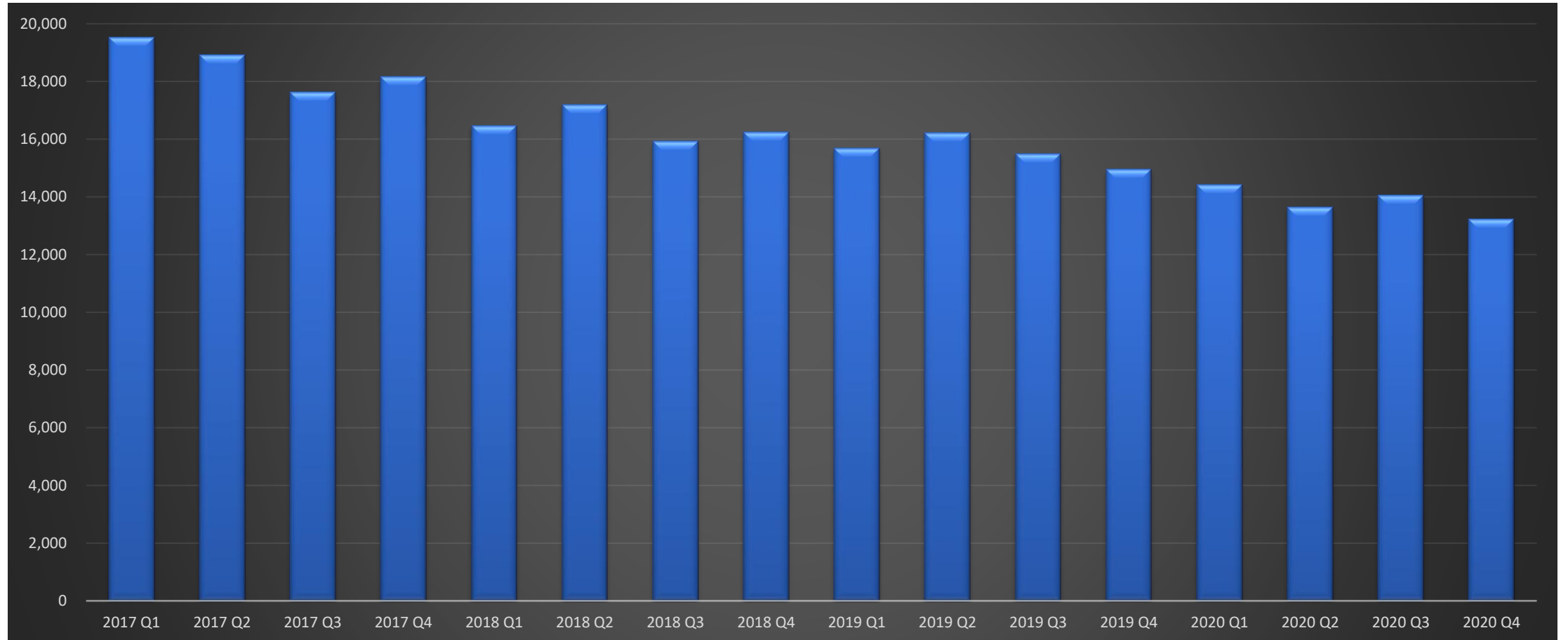
# Capitalization Rates



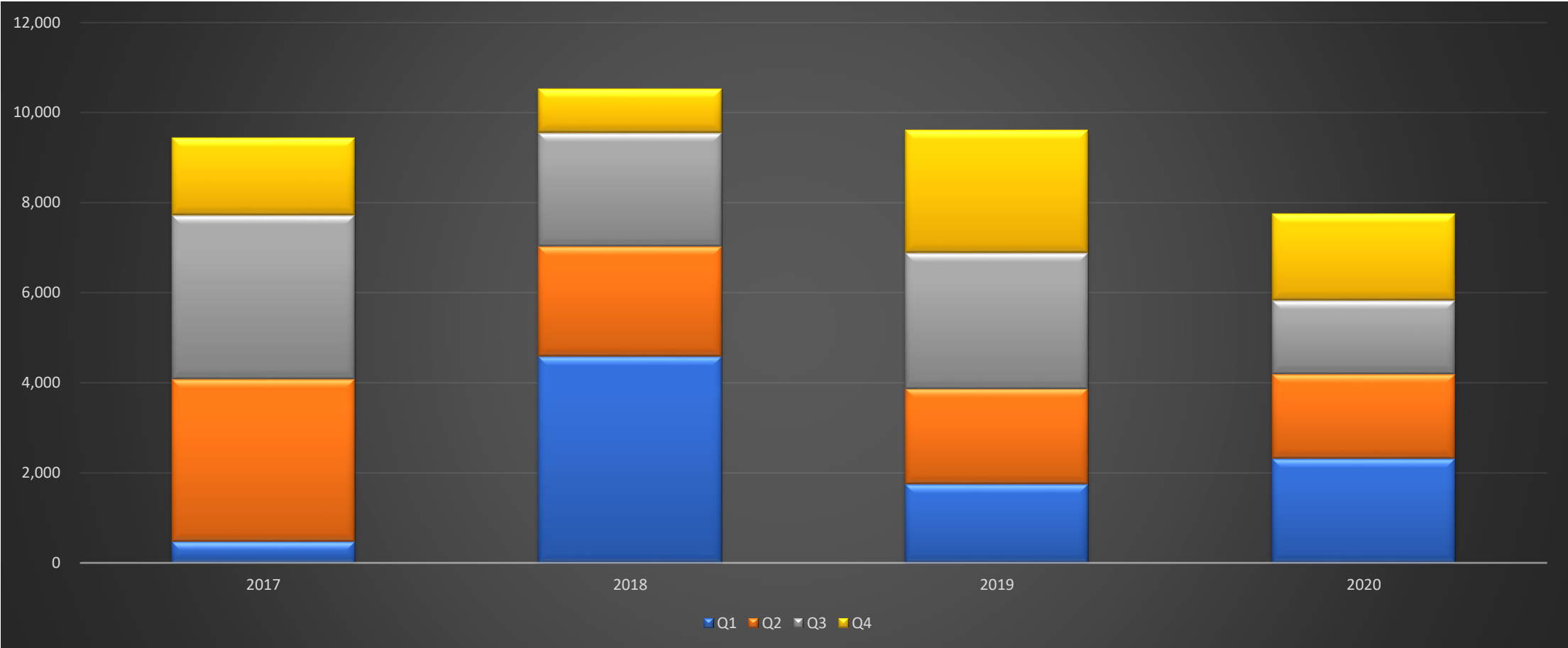
# Construction Starts In Units



# Units Under Construction

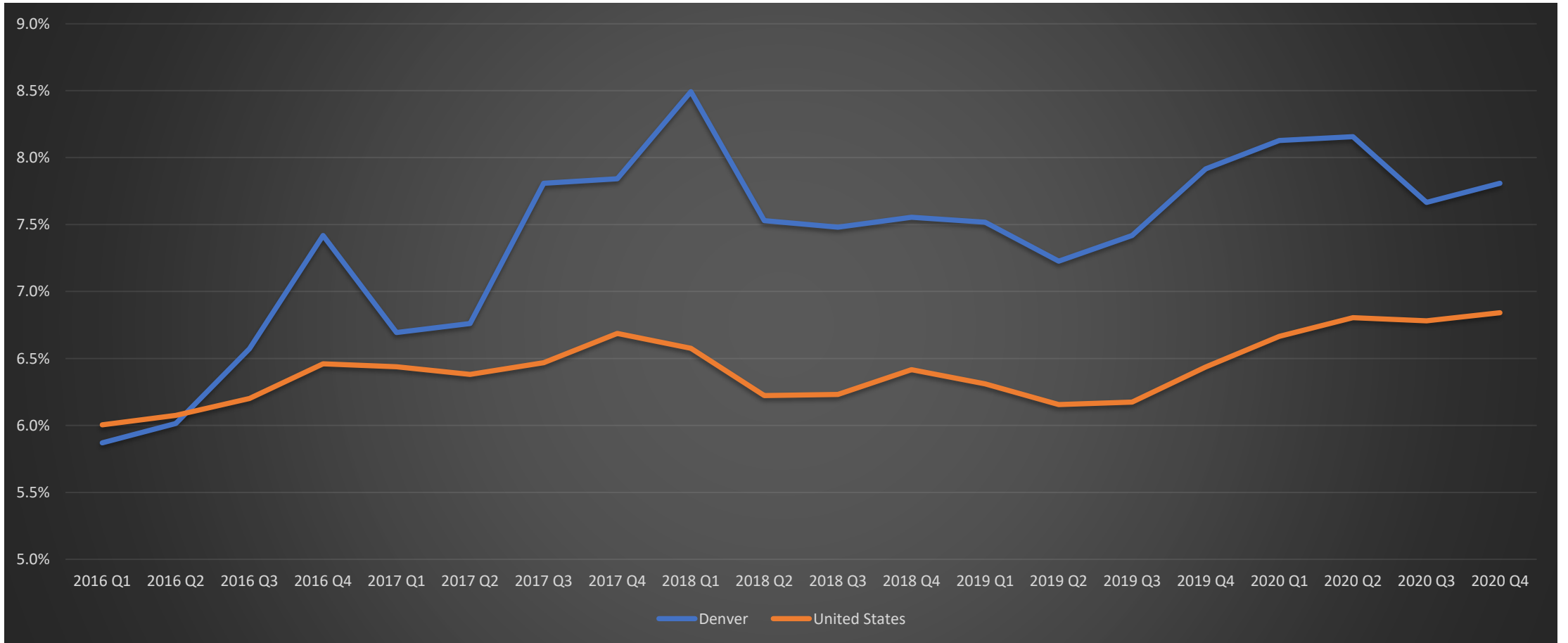


# Net Deliveries

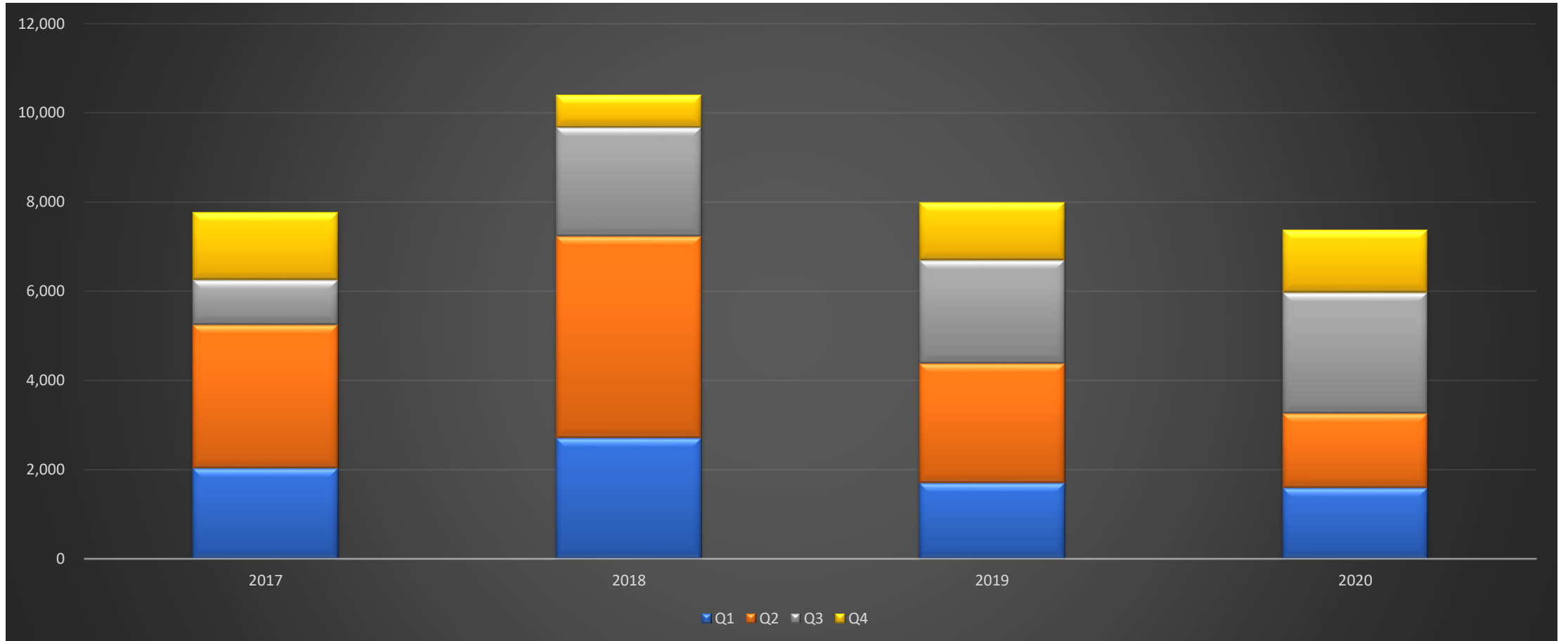




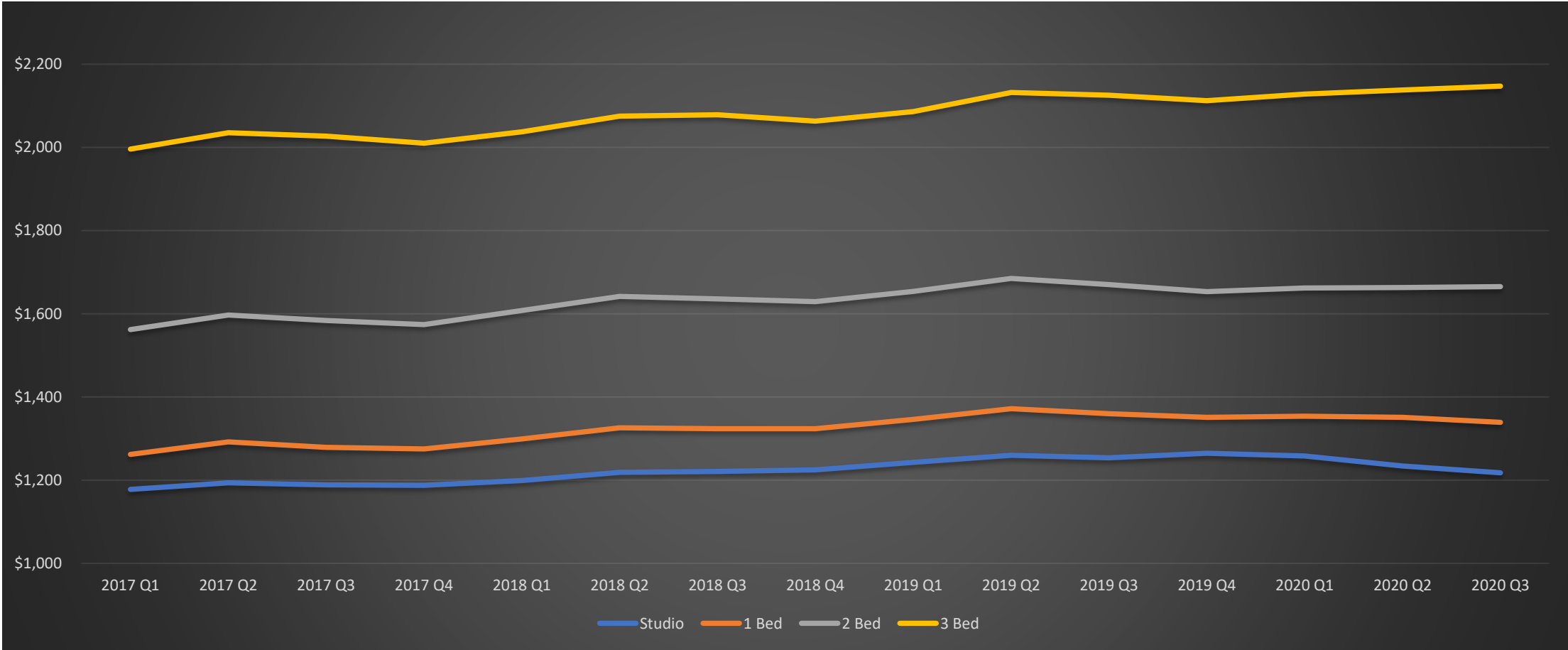
# Vacancy Rate



# Absorption In Units



# Market Rent Per Unit By Bedroom



# Conclusions

Sales volume had the second highest dollar volume since Q4 of 2017

Properties with a 4-5 star rating have 3% higher vacancy than 2-3 star properties.

Total 2020 leasing is down (7.7%) in unit leasing volume compared to 2019.

Data Analyzed By



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Data Source

[www.CoStar.com](http://www.CoStar.com)