

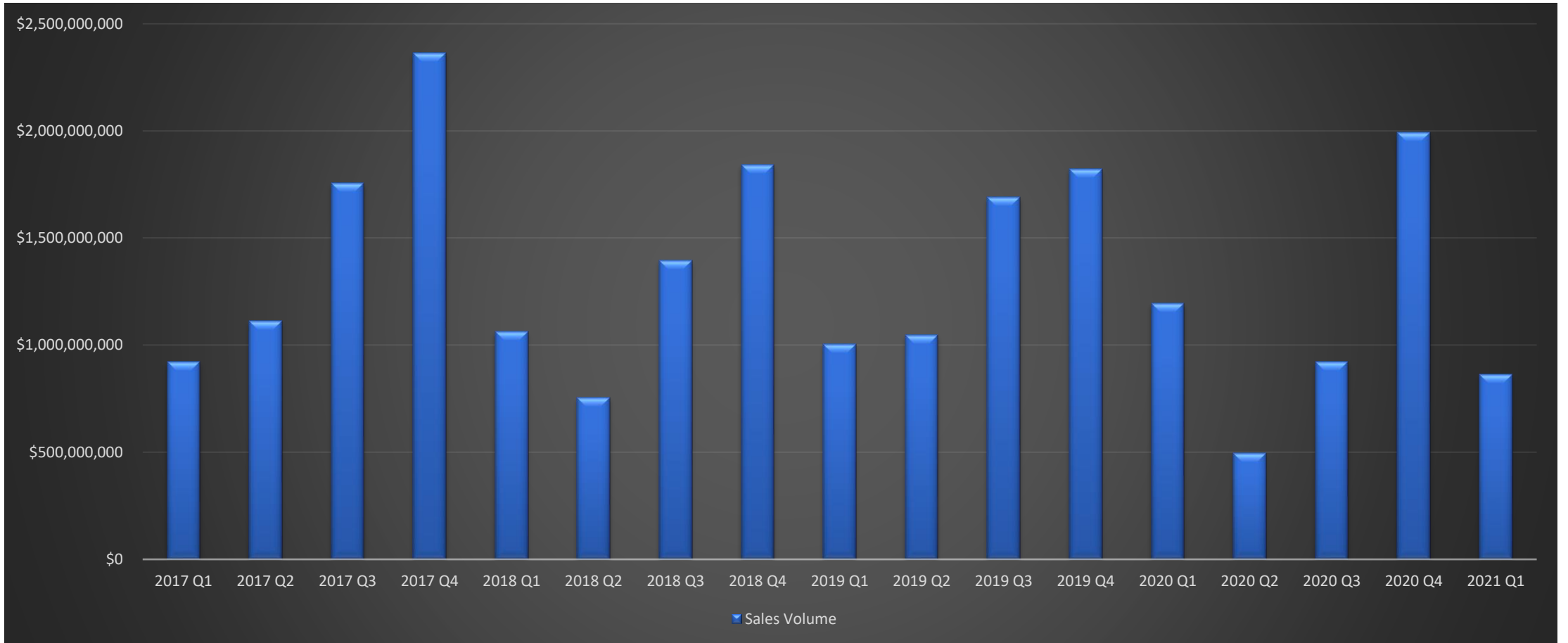


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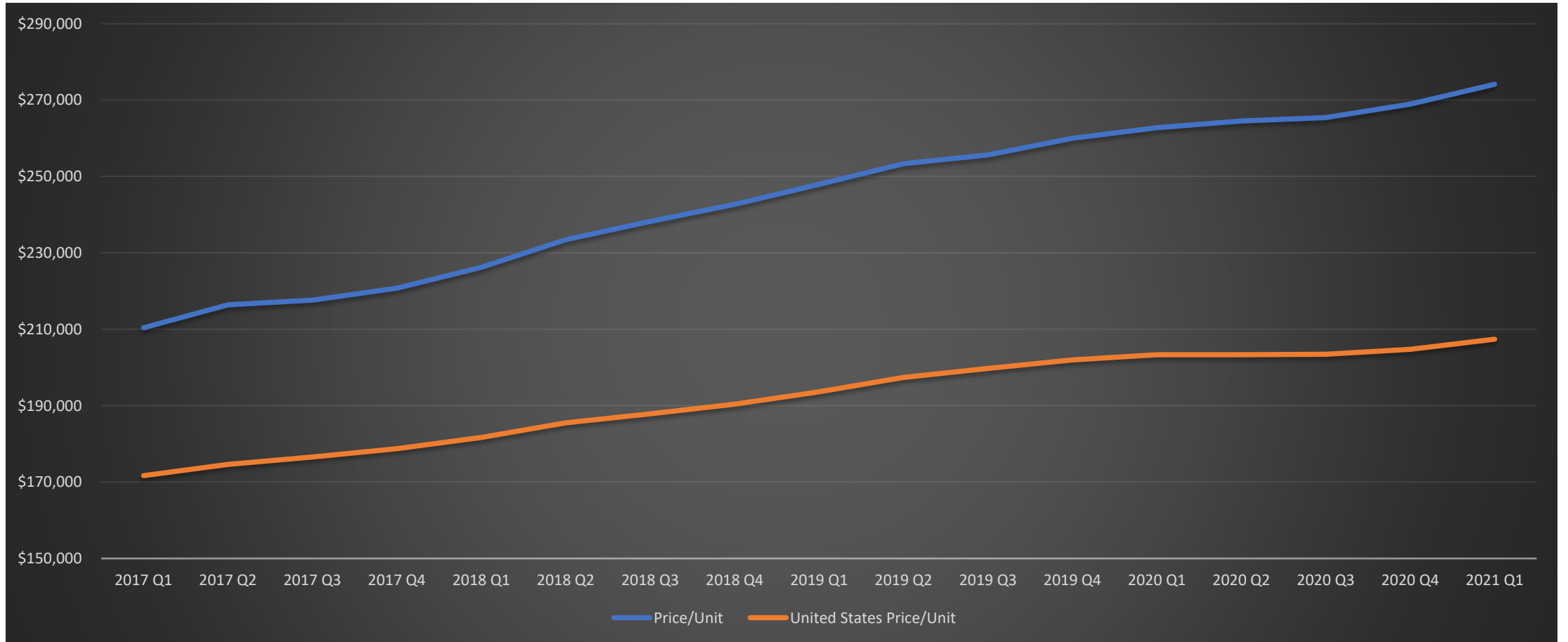
Denver Metro Market Update

Multi-Family Q1 2021

Sales Volume



Price/ Unit



Multi-Family Inventory Analysis

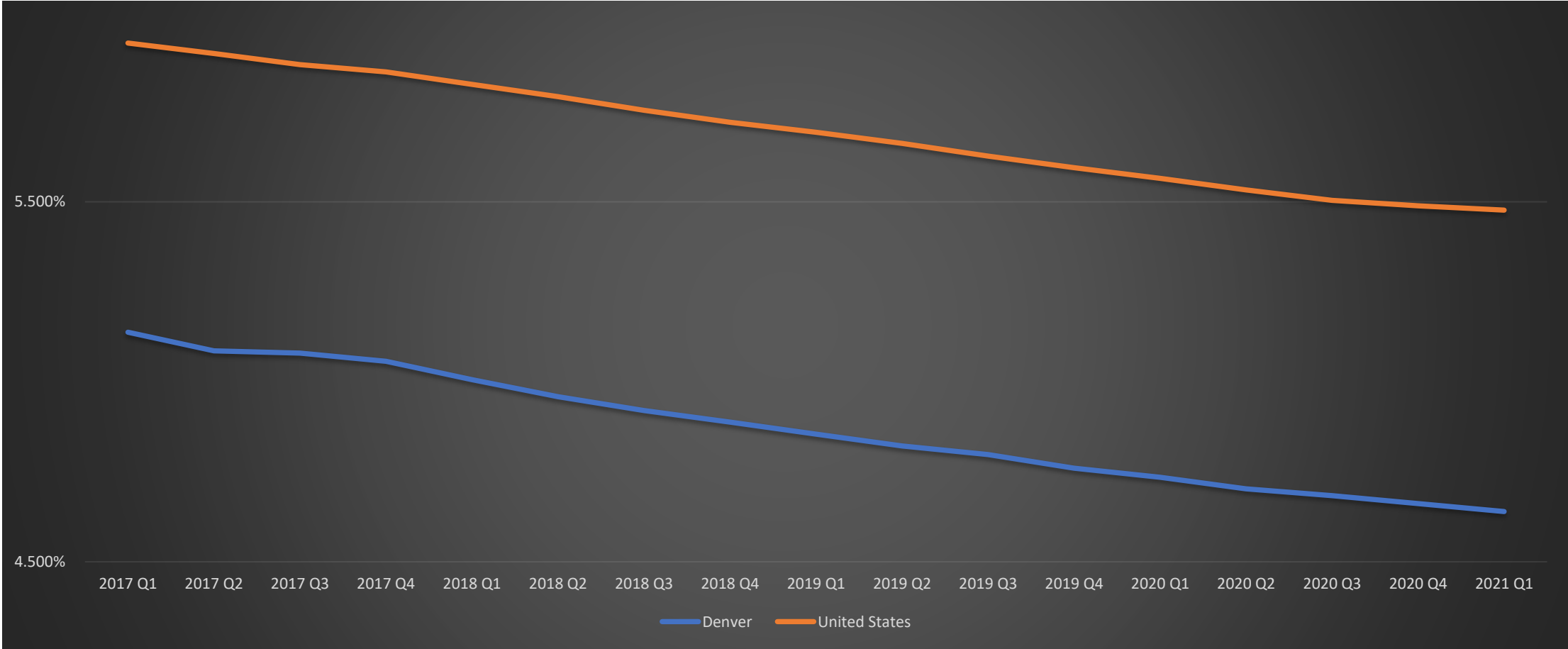
Total # of Comparable Sales (Settled) – 93

Absorption Rate (Total Sales/Months) – 31

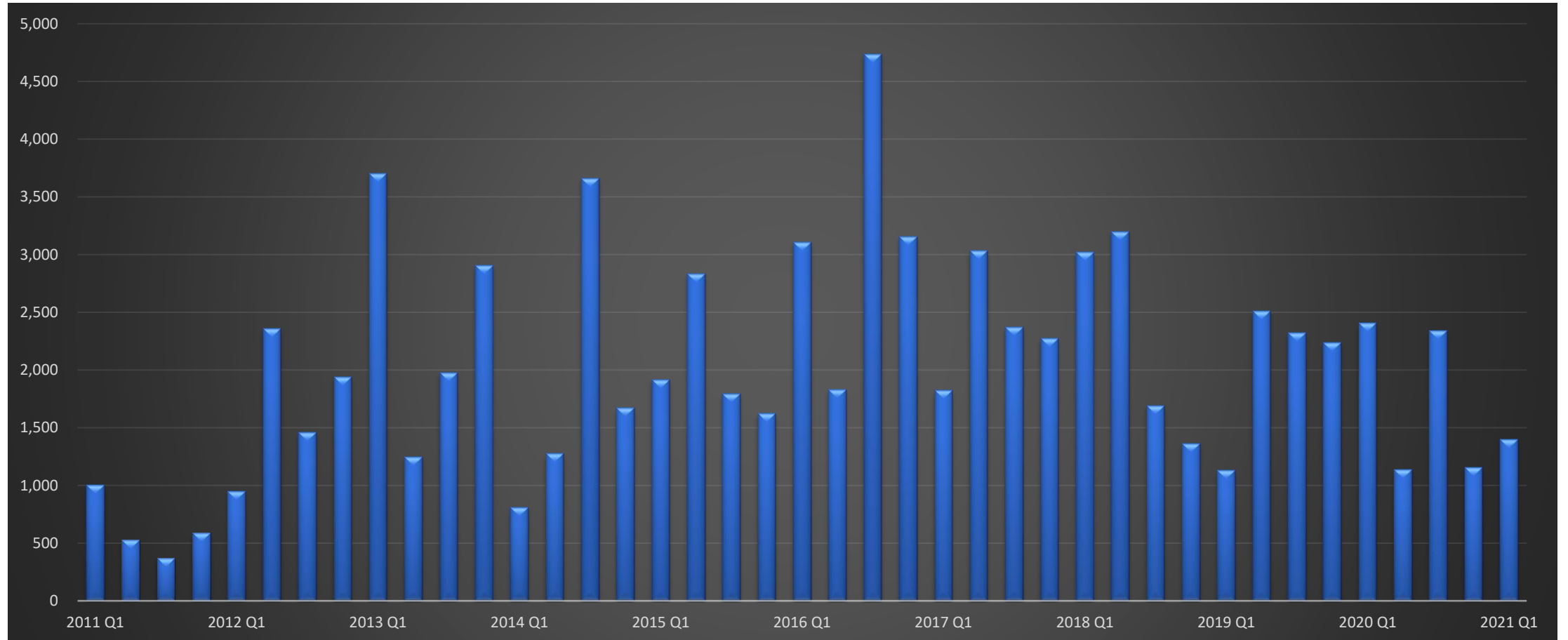
Total # of Comparable Active Listings – 67

Months of Multi-family Supply (Lst/Ab. Rate) – 2.2 months

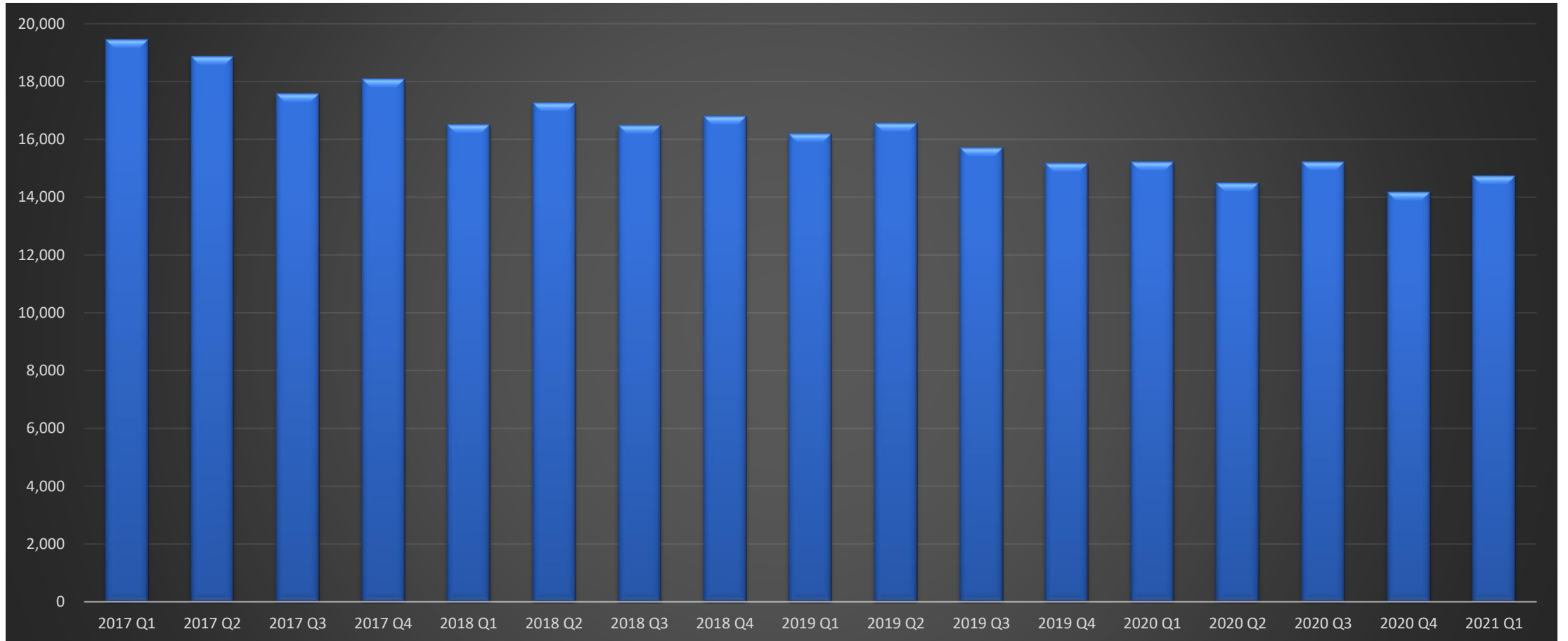
Capitalization Rates



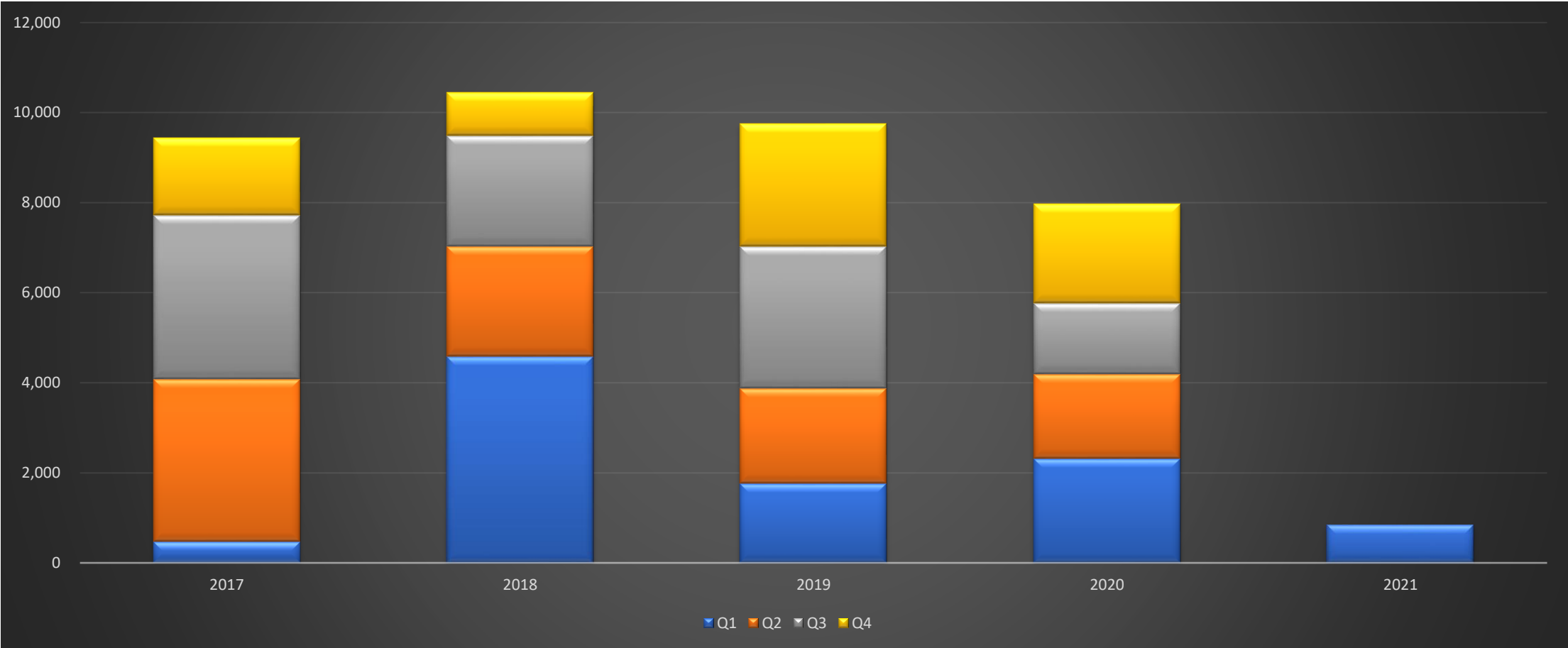
Construction Starts In Units



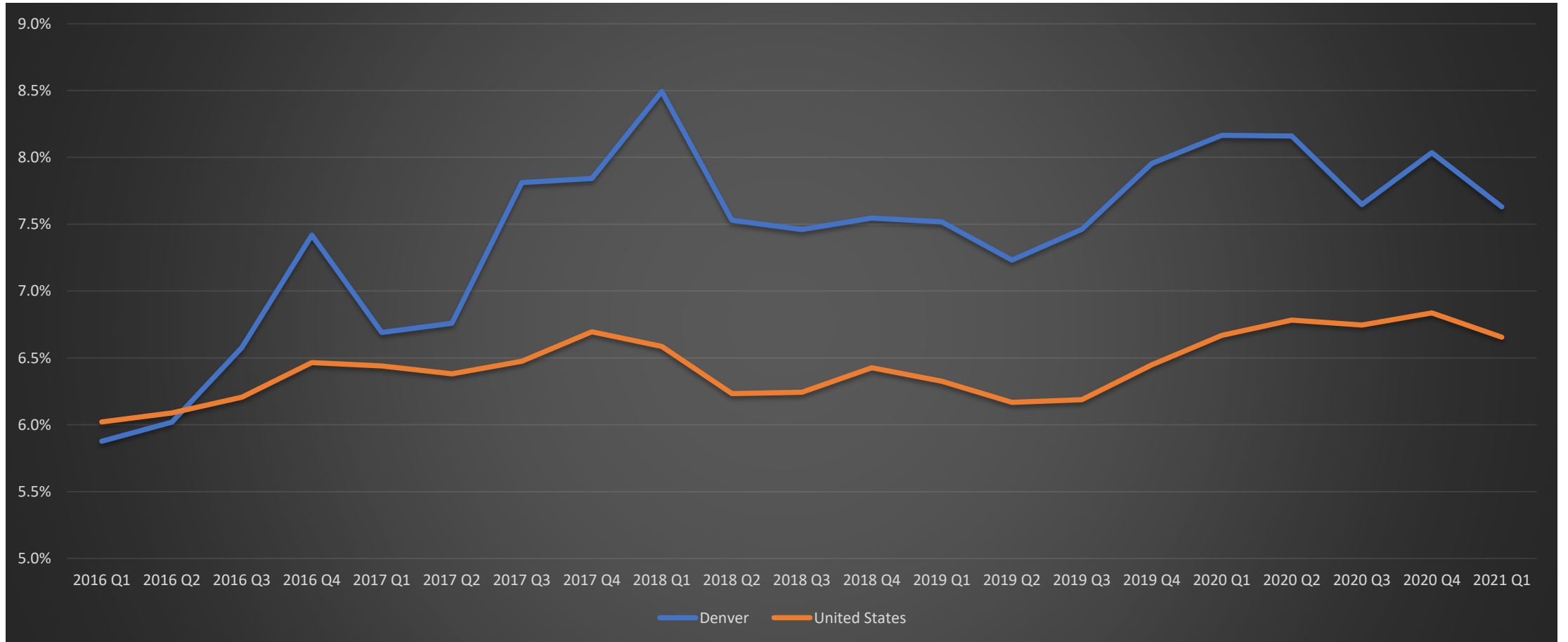
Units Under Construction



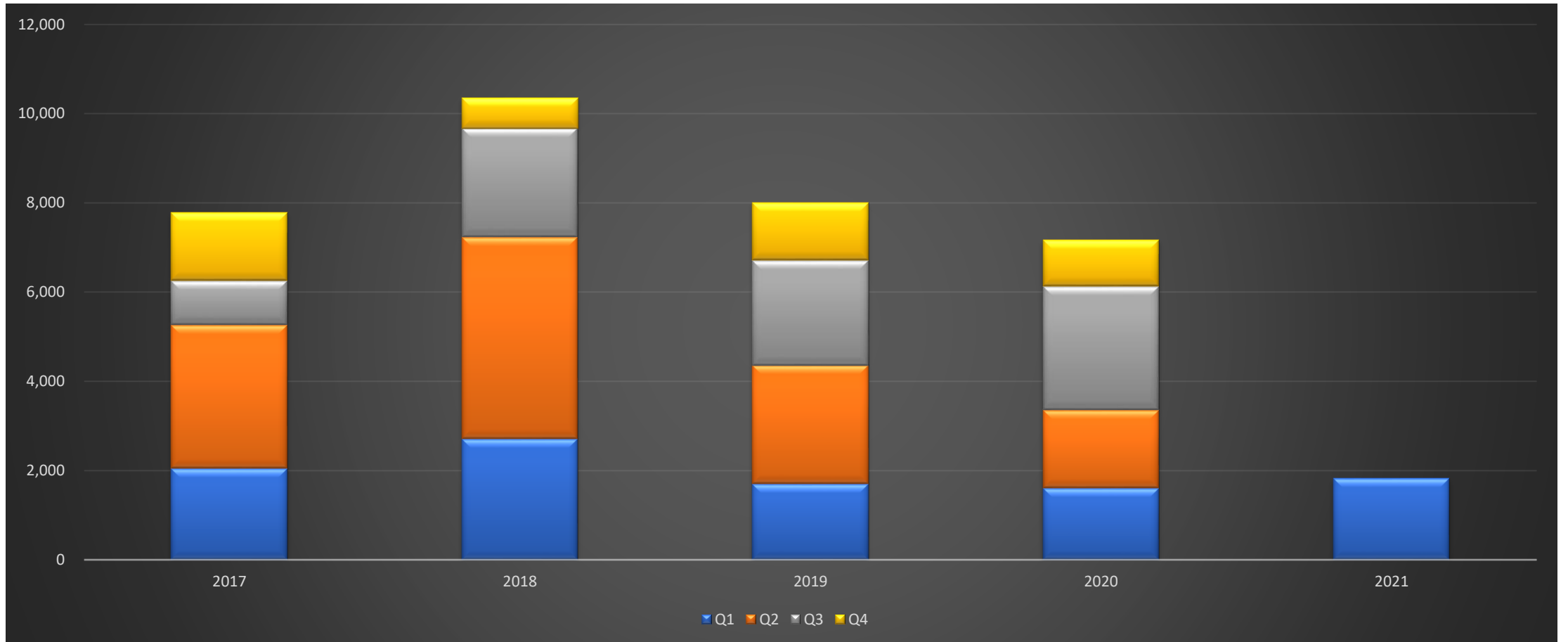
Net Deliveries



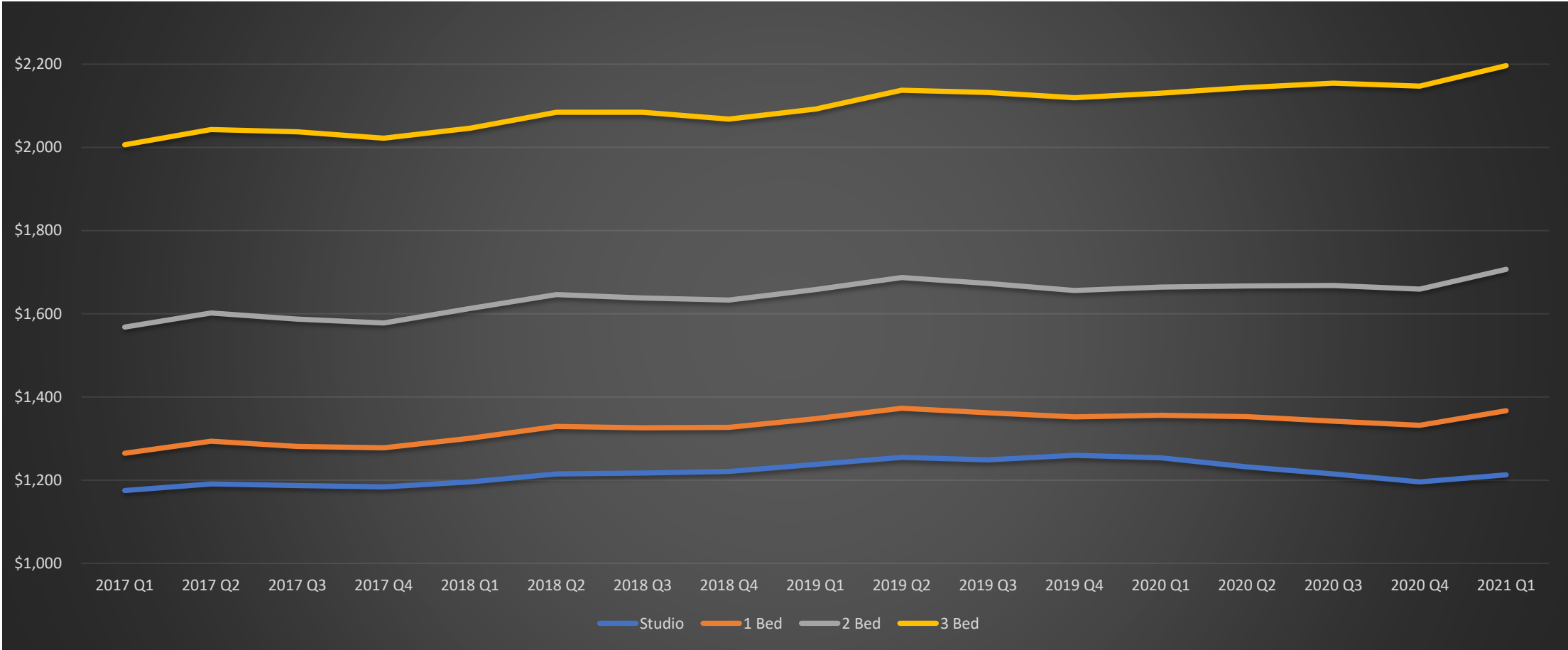
Vacancy Rate



Absorption In Units



Market Rent Per Unit By Bedroom



Conclusions

Sales volume was down compared to the same time last year but this is mostly because we didn't have large (\$100M+) transactions closing.

Developers have slowed the pace of starting new units.

Cap rates for multi-family are the lowest among commercial property types.

Data Analyzed By



www.beaconrealestateservices.com

Data Source

www.CoStar.com