

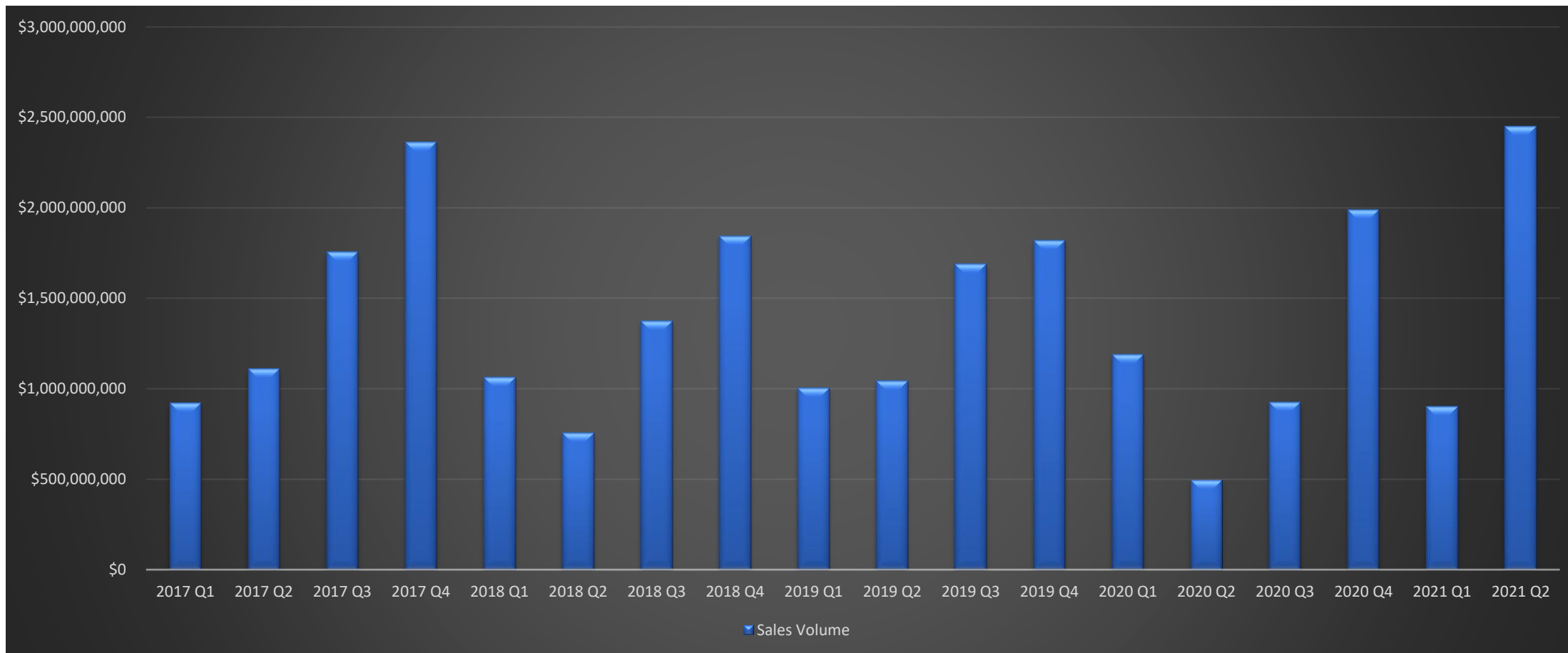


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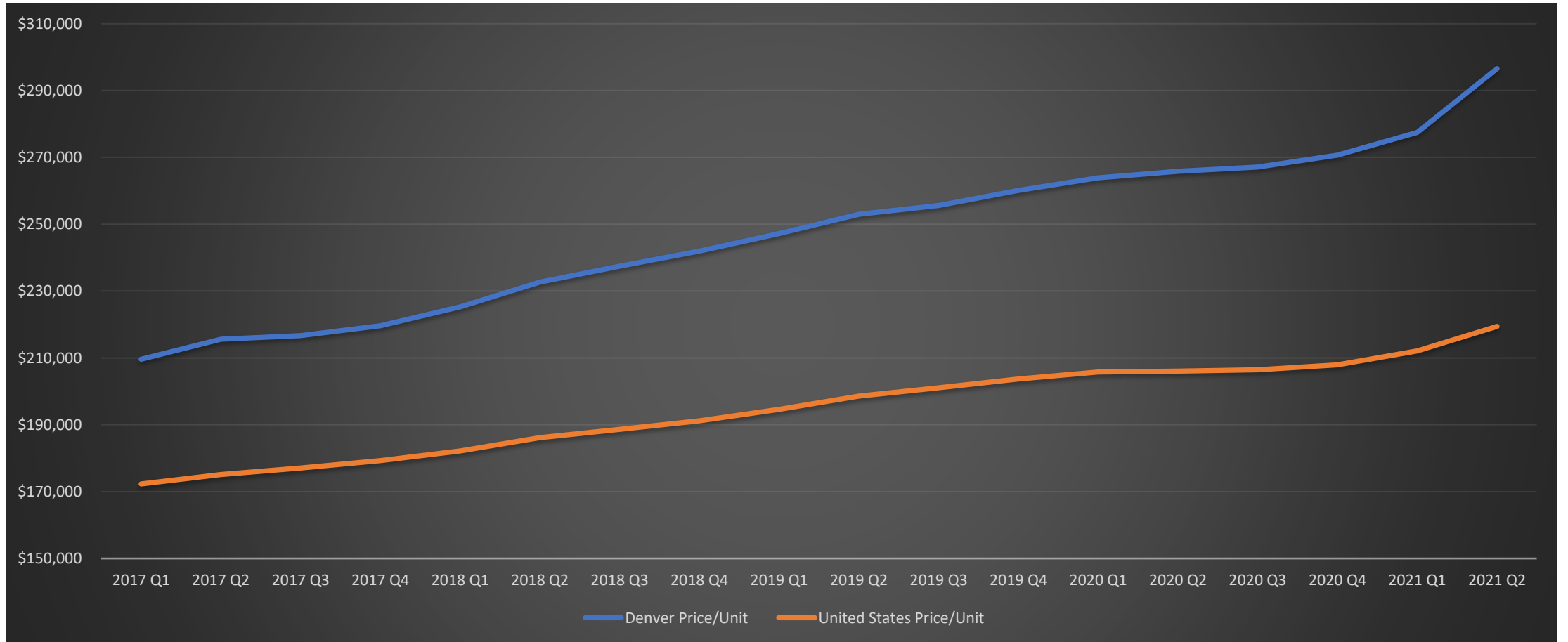
Denver Metro Market Update

Multi-Family Q2 2021

Sales Volume



Price/ Unit



Multi-Family Inventory Analysis

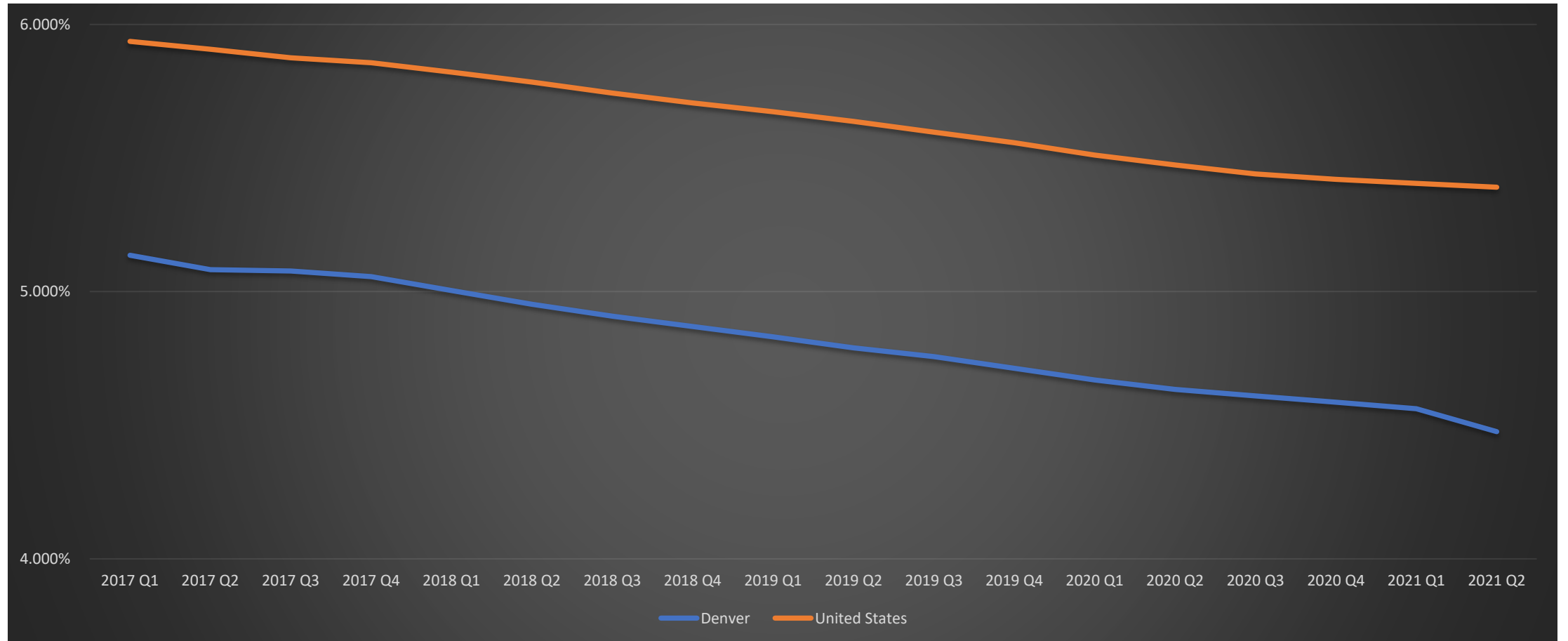
Total # of Comparable Sales (Settled) – 162

Absorption Rate (Total Sales/Months) – 54

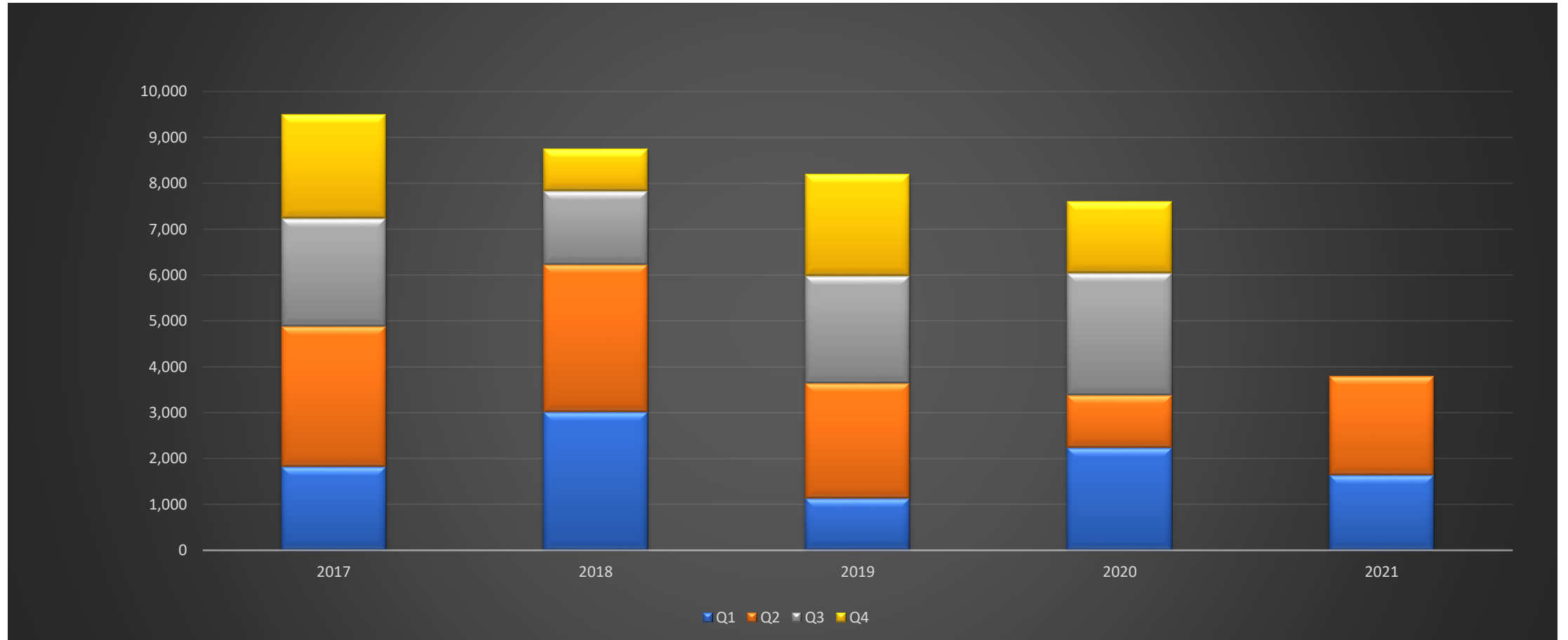
Total # of Comparable Active Listings – 115

Months of Multi-family Supply (Lst/Ab. Rate) – 2.1 months

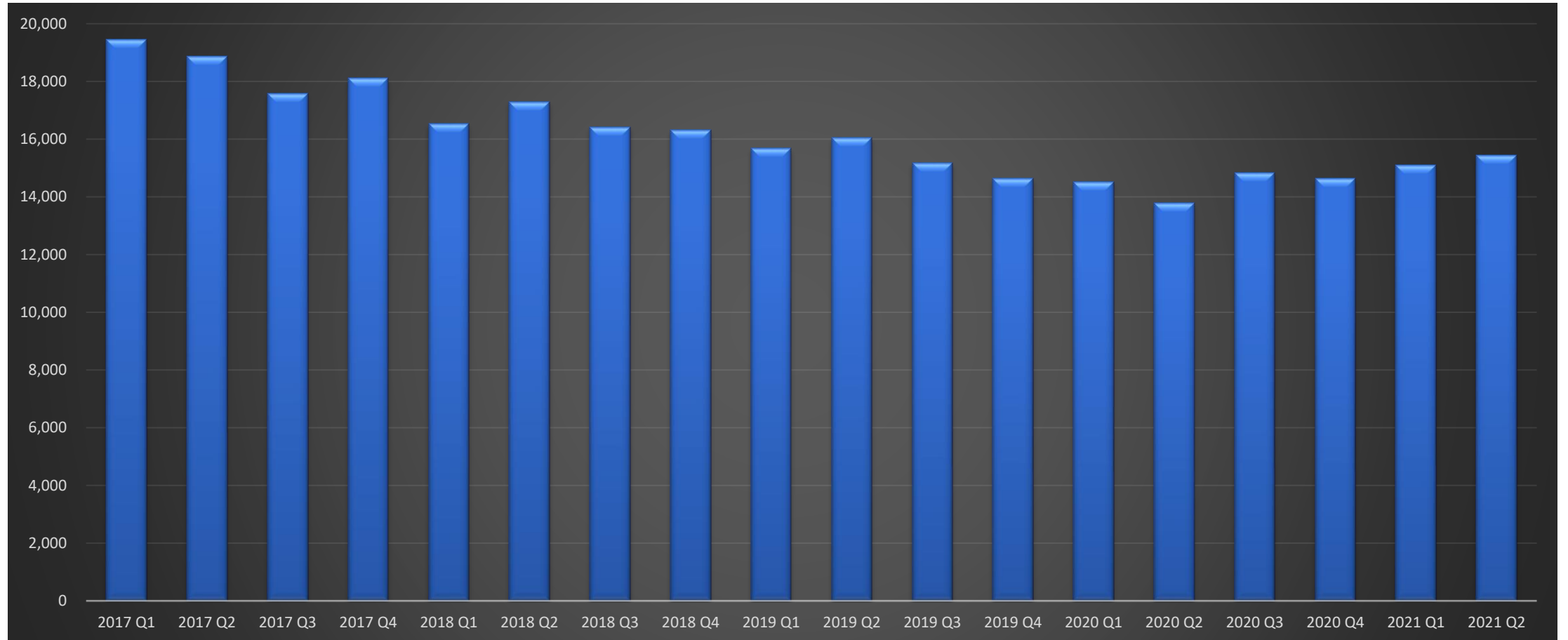
Capitalization Rates



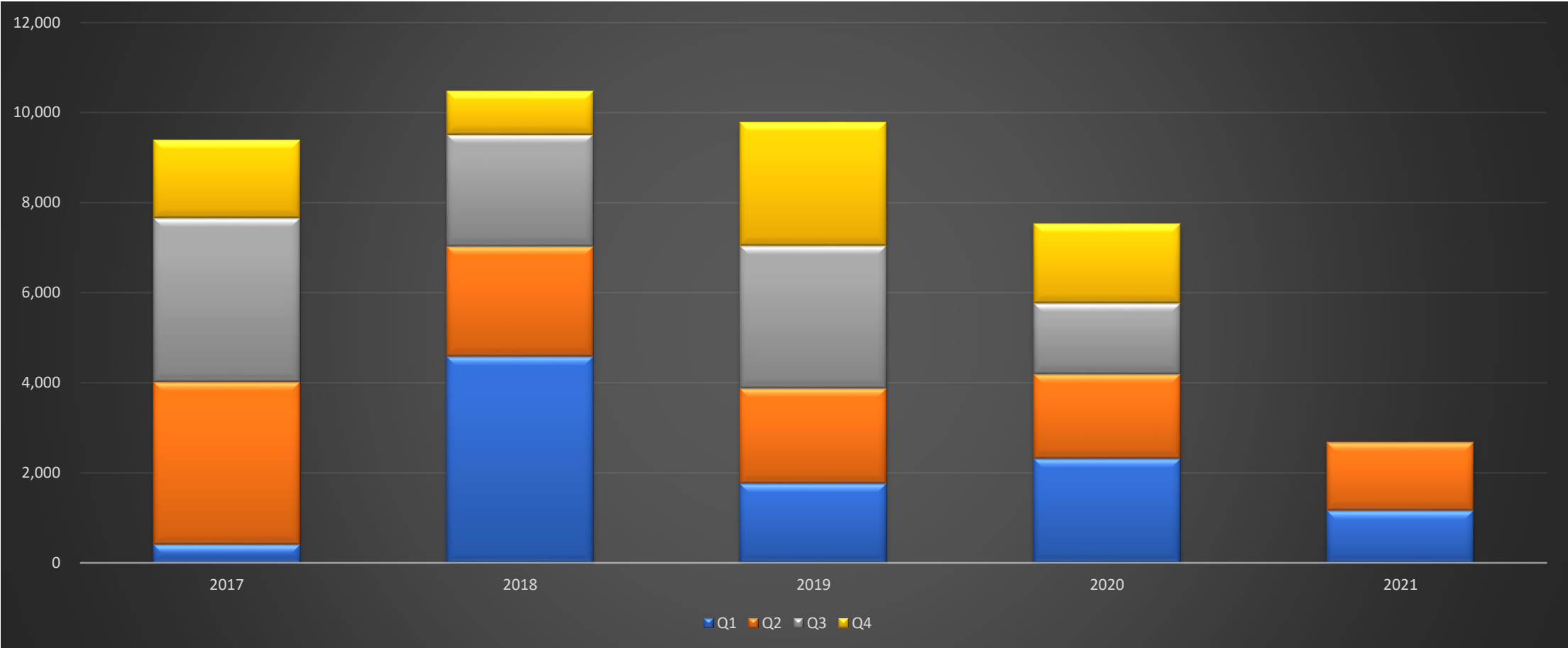
Construction Starts In Units



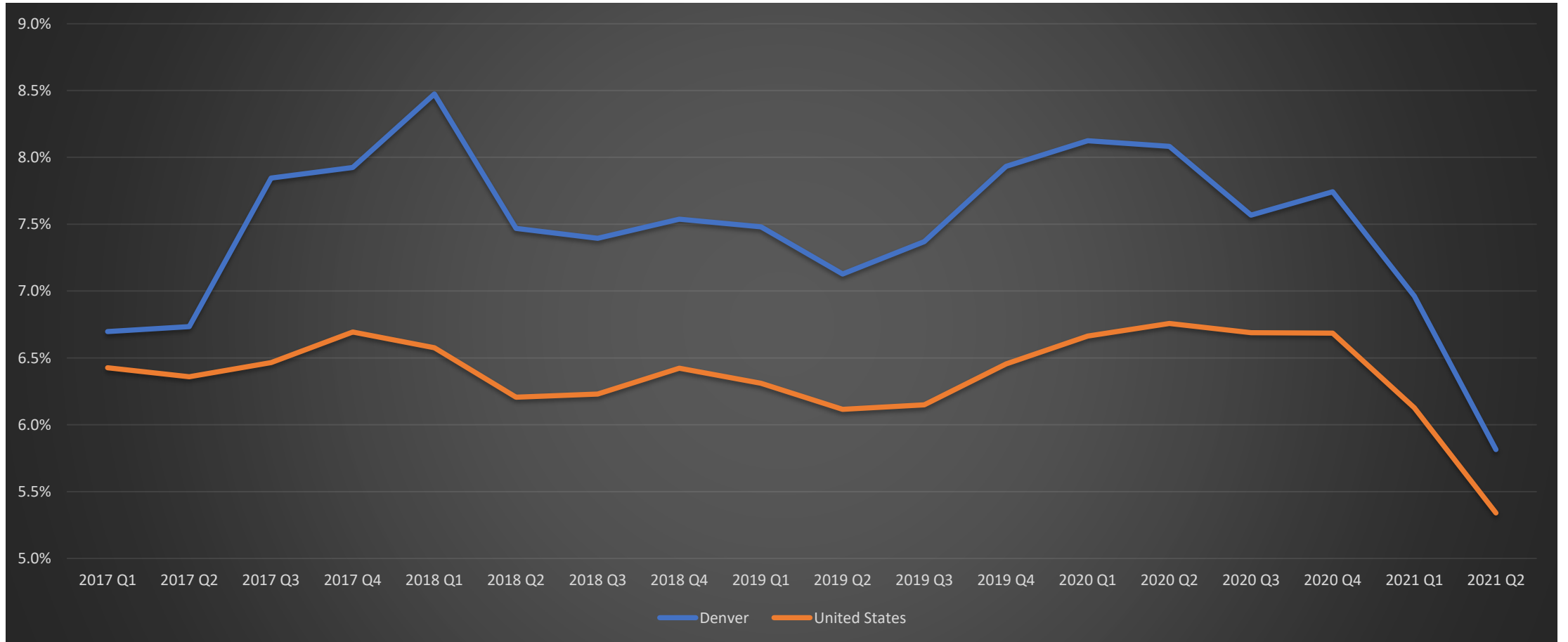
Units Under Construction



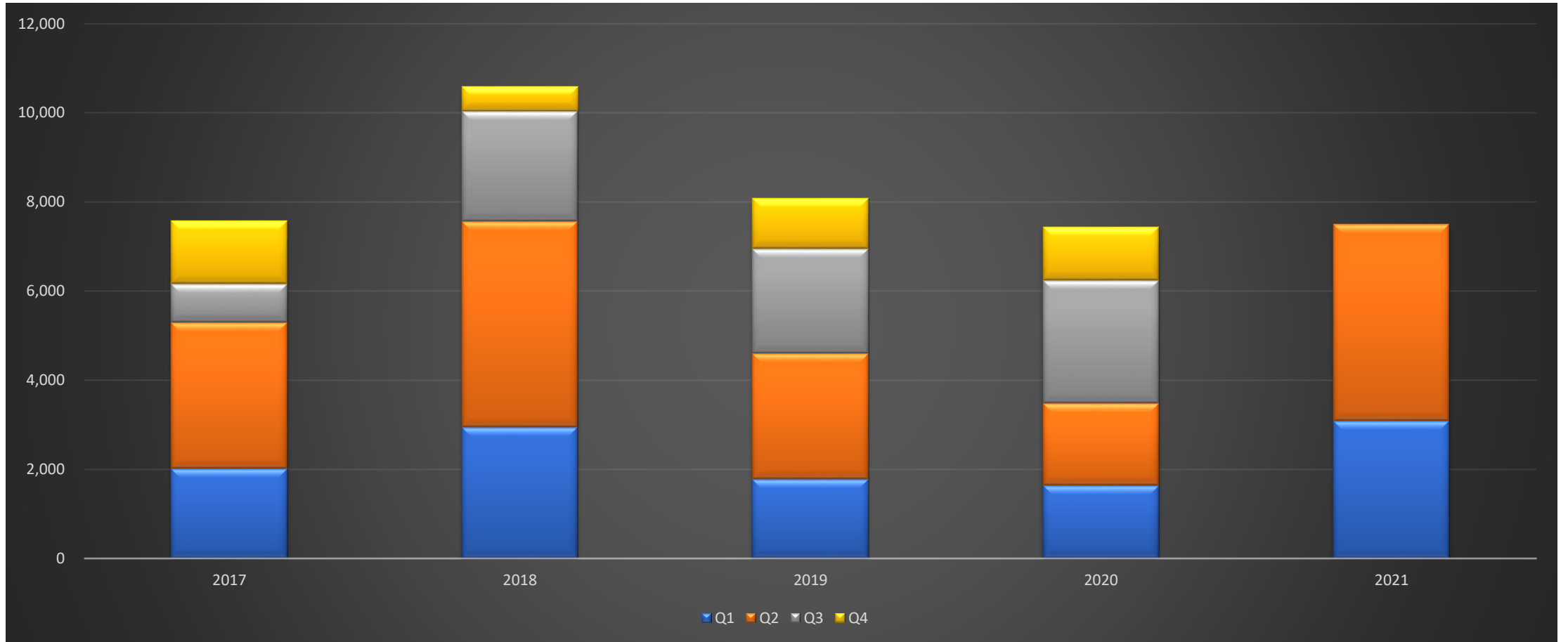
Net Deliveries



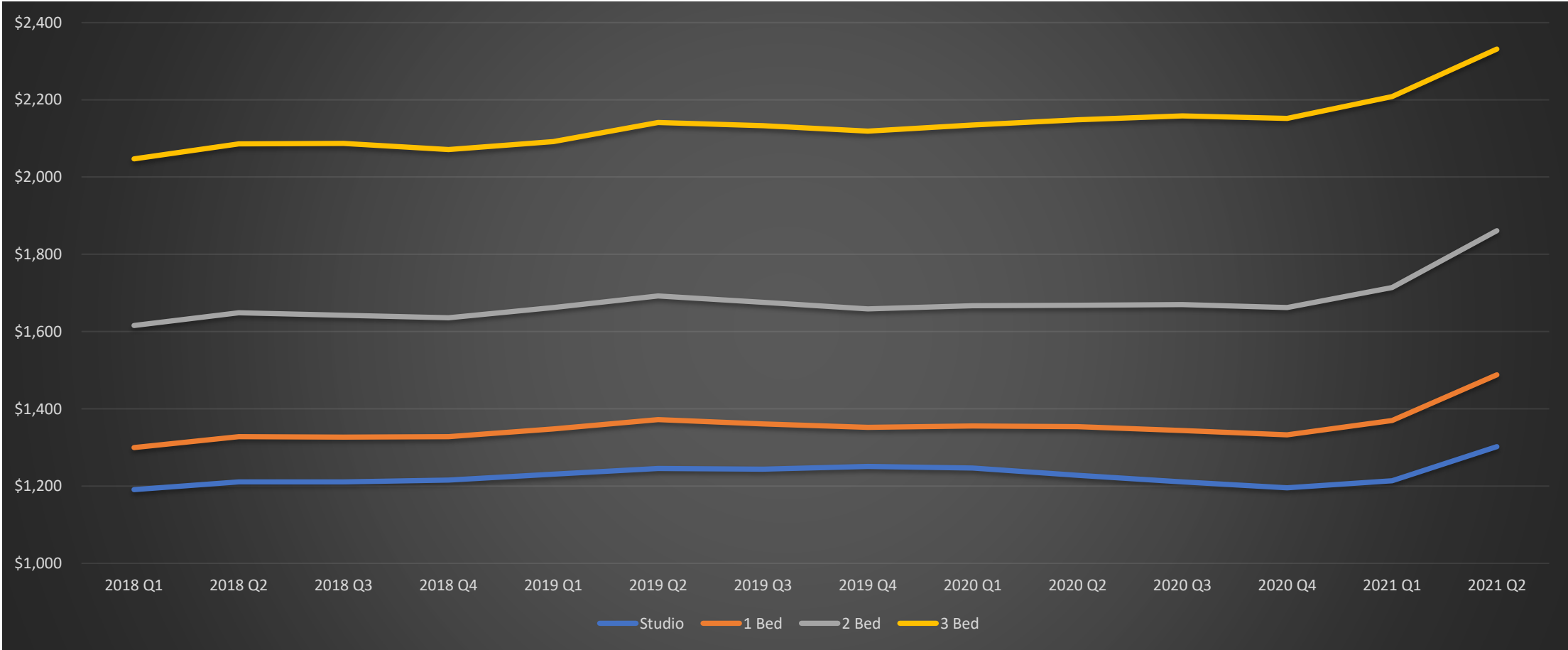
Vacancy Rate



Absorption In Units



Market Rent Per Unit By Bedroom



Conclusions

There is only 2.1 months of inventory for multi-family properties!

Developers have increased the total unit development by 12% YOY.

Cap rates are compressing as vacancy rates decline and rents increase.

Data Analyzed By



www.beaconrealestateservices.com

Data Source

www.CoStar.com