

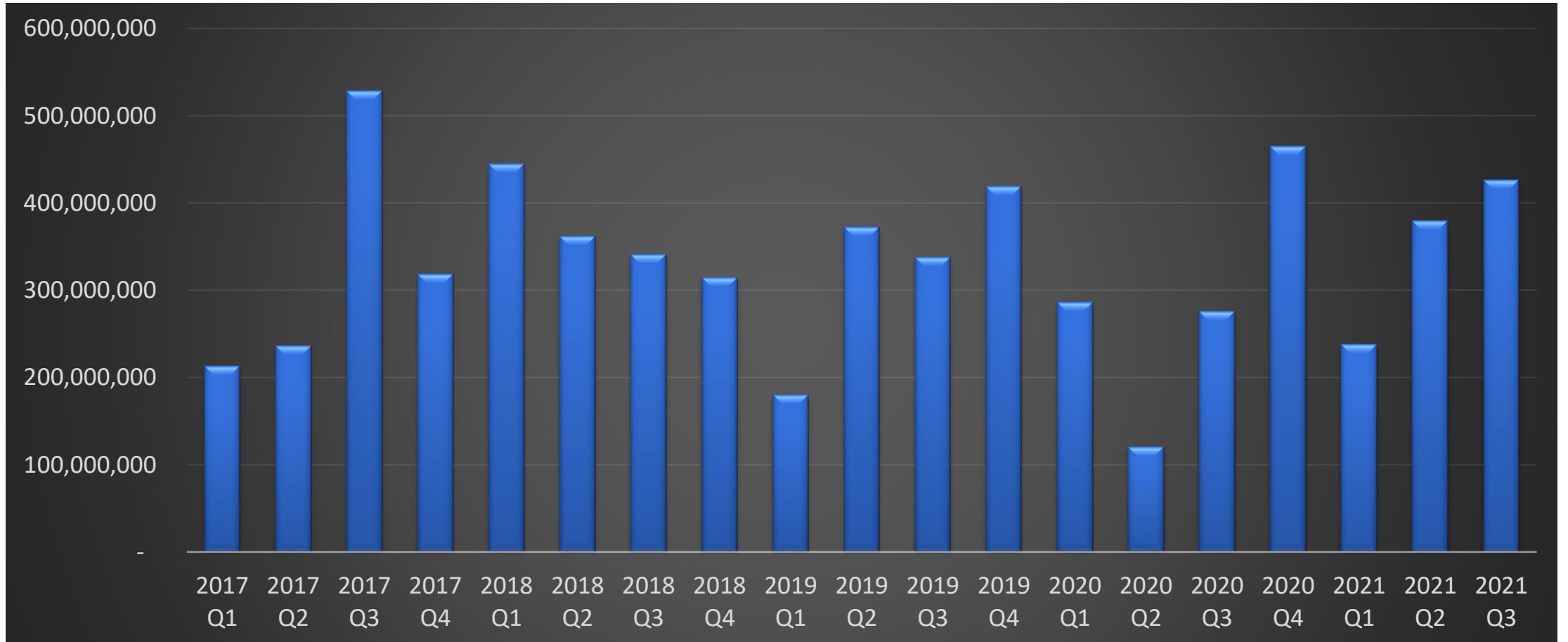


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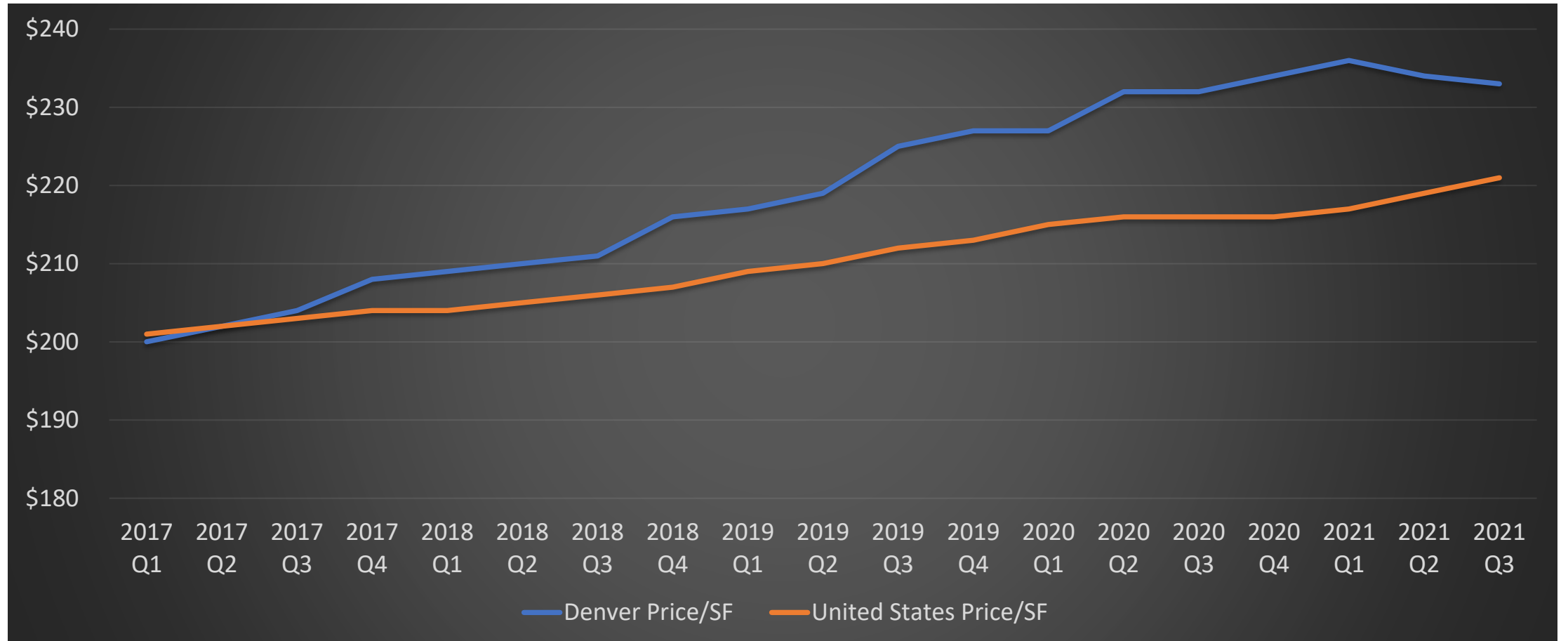
Denver Metro Market Update

Retail Q3 2021

Sales Volume



Price/ SF



Retail Inventory Analysis

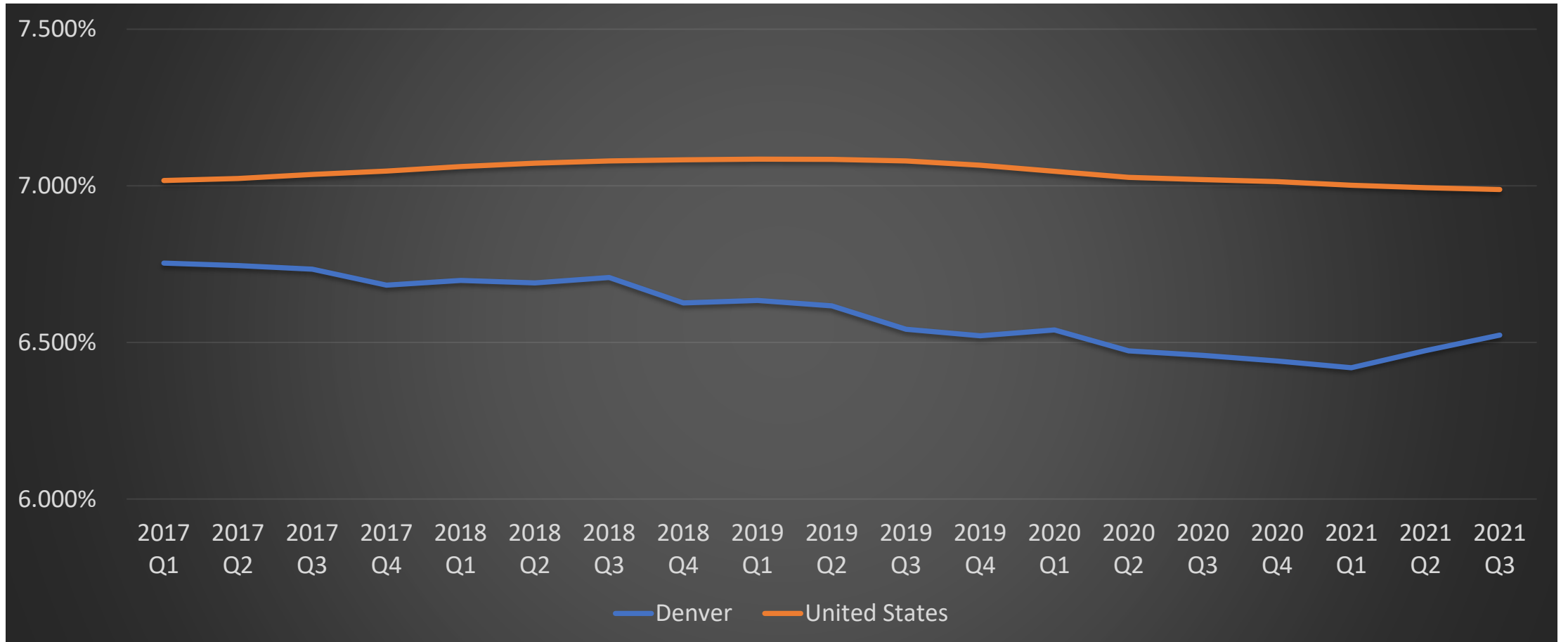
Total # of Comparable Sales (Settled) – 294

Absorption Rate (Total Sales/Months) – 98

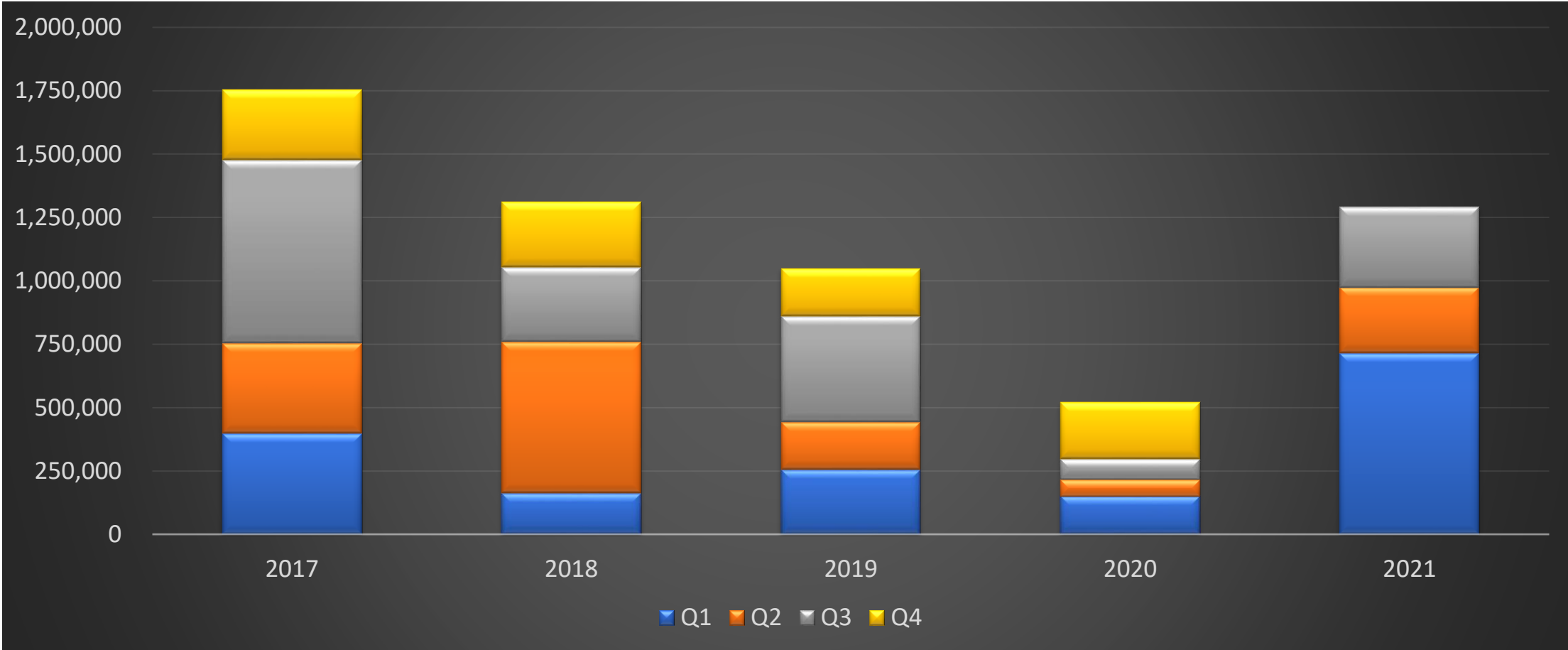
Total # of Comparable Active Listings – 279

Months of Retail Supply (Lst/Ab. Rate) – 2.8 months

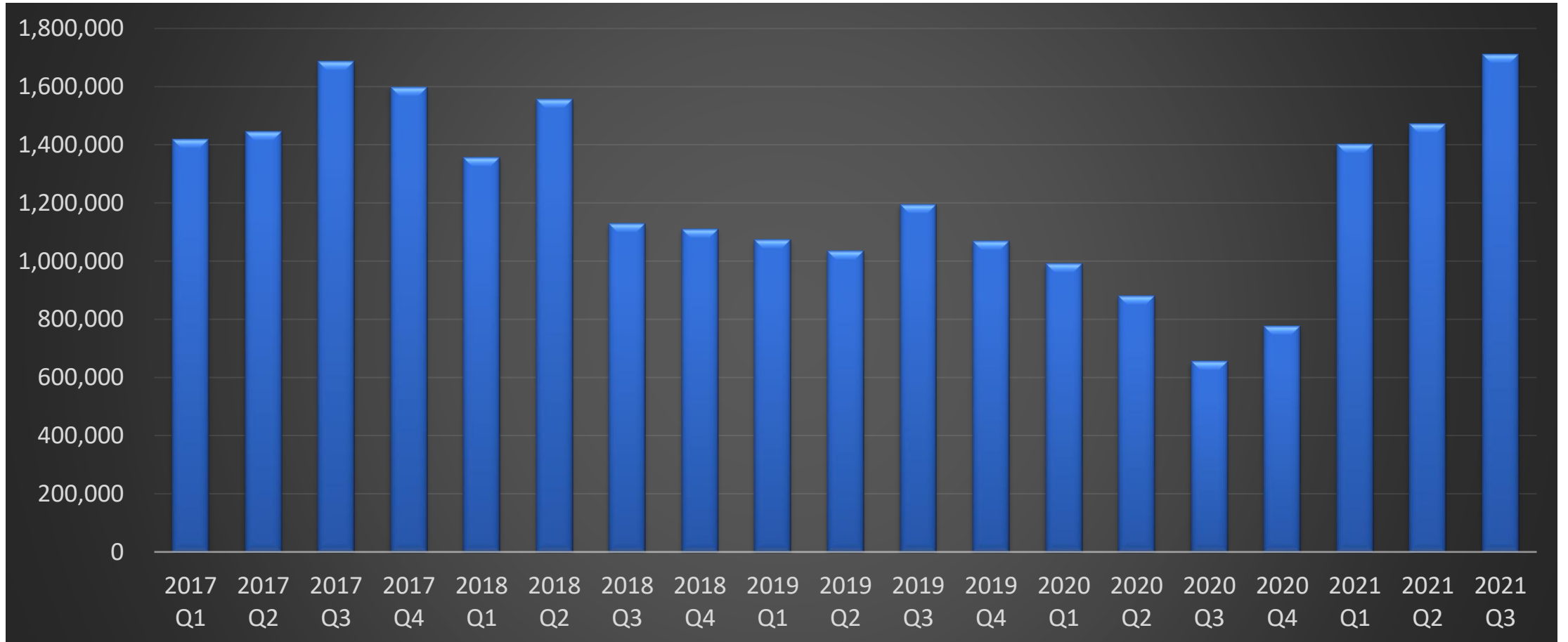
Capitalization Rate



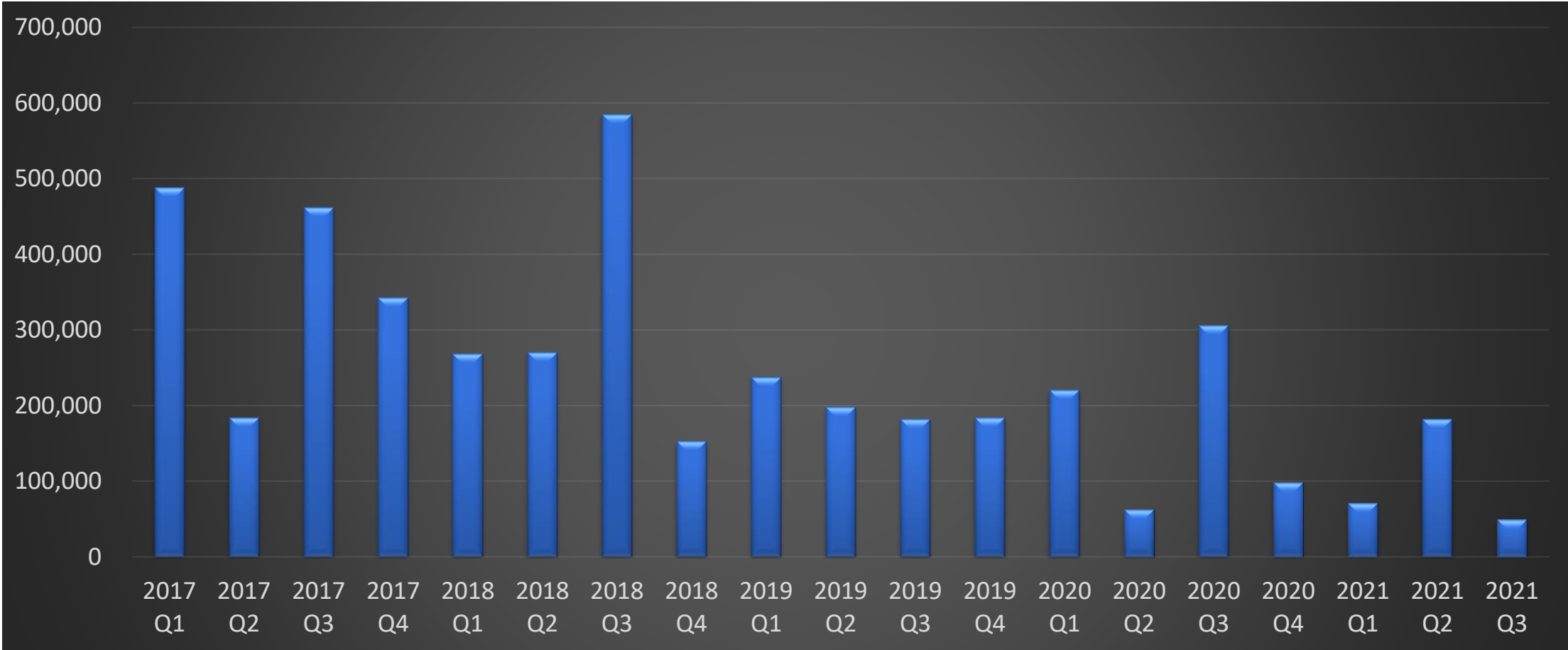
Construction Starts



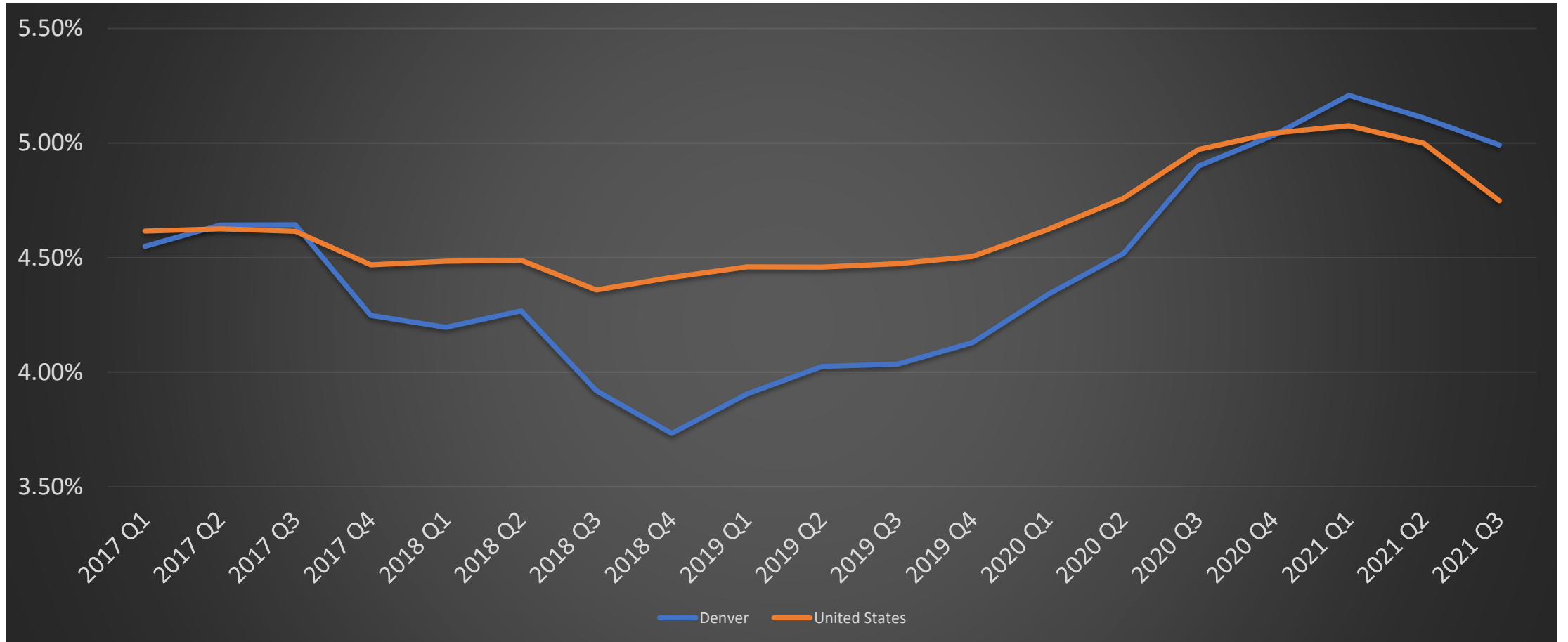
Under Construction



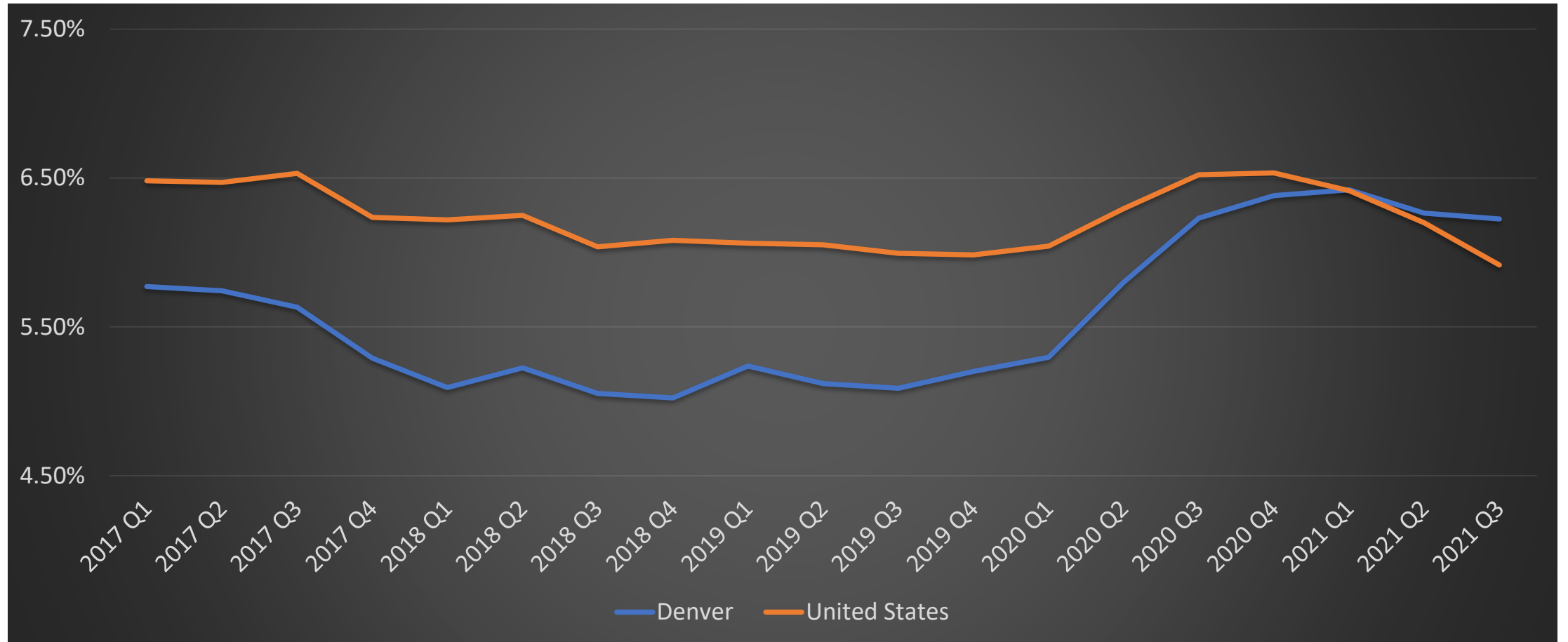
Net Deliveries



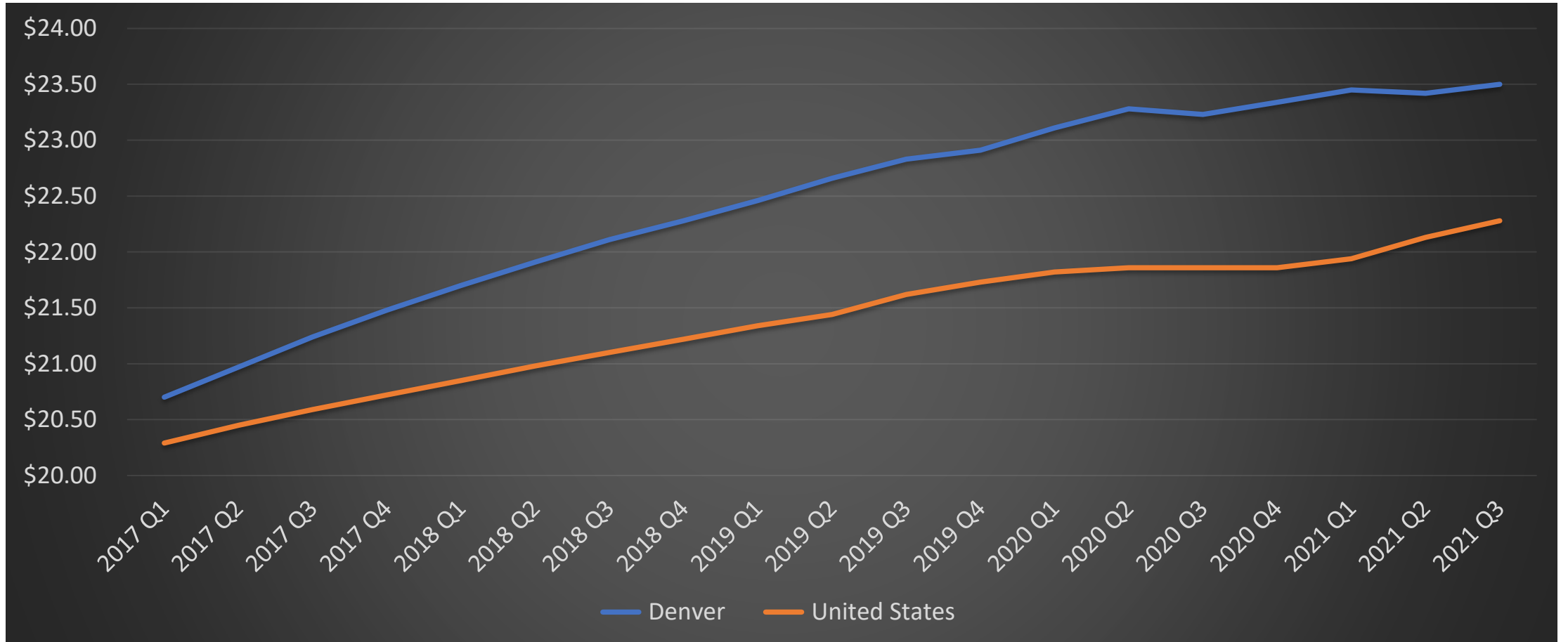
Vacancy Rate



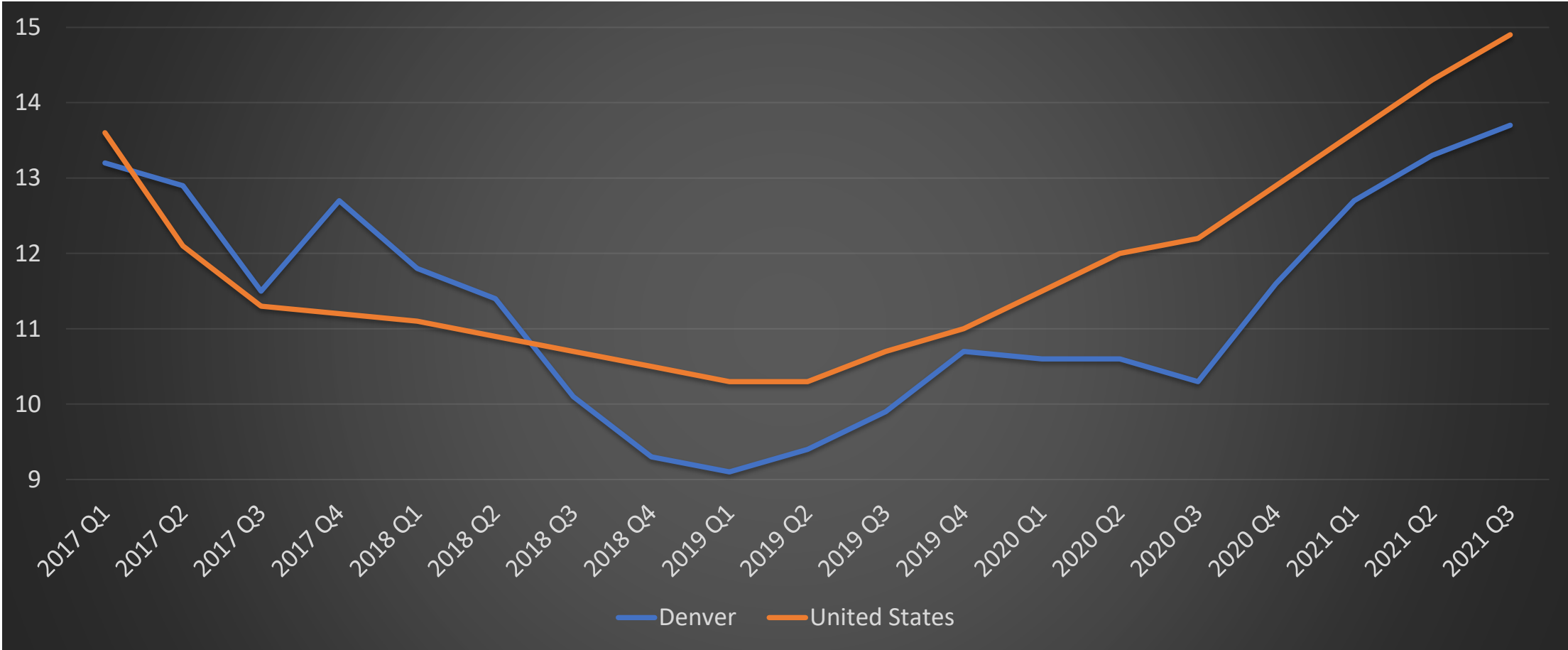
Availability Rate



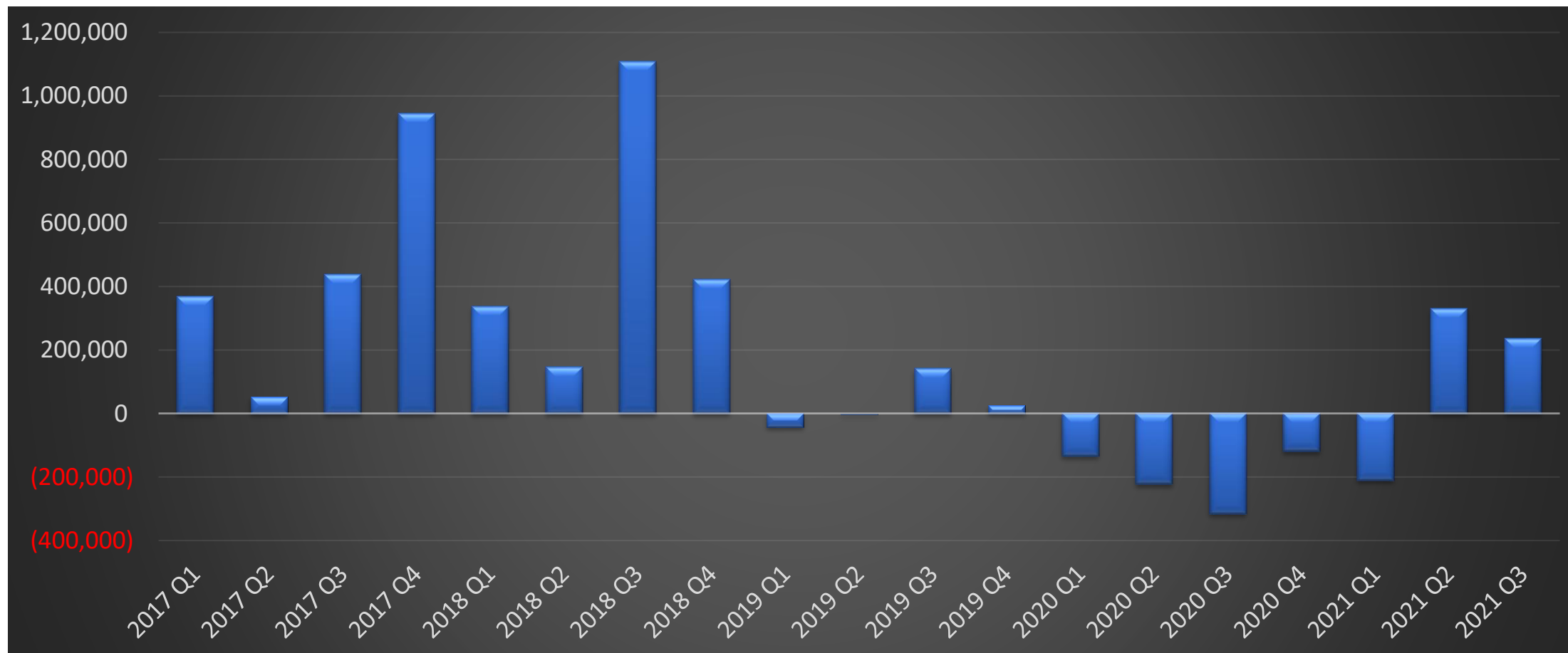
Market Rent Per SF (Gross Lease)



Months On Market (For Lease)



Net Absorption (For Lease)



Conclusions

The months of inventory dropped to 2.8 months.

YTD Construction starts (in sf) are 4 times higher than the same time last year.

The vacancy rate is still quite low.

For lease months on market hit a new high of 13.7 months.

Net absorption was positive for two quarters after being negative for the prior five quarters.

Data Analyzed By



www.beaconrealestateservices.com

Data Source

www.CoStar.com