

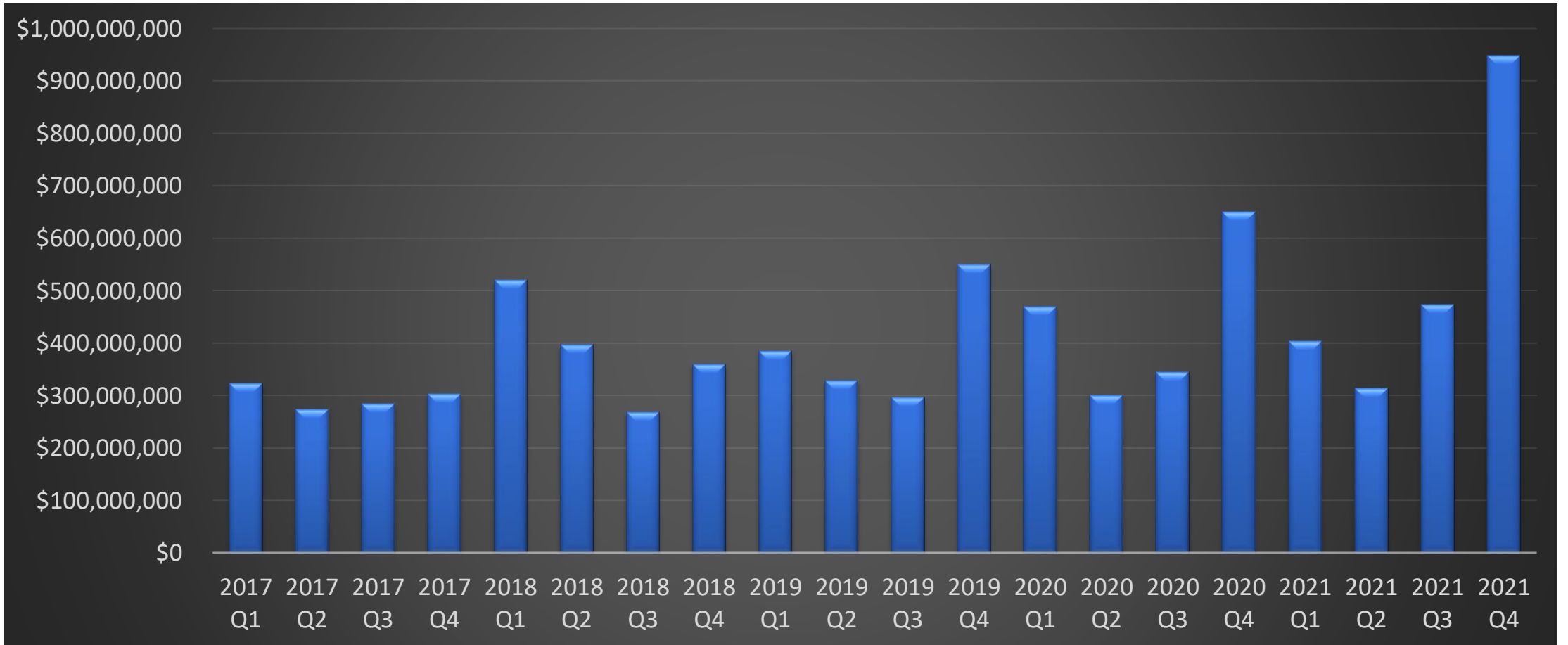


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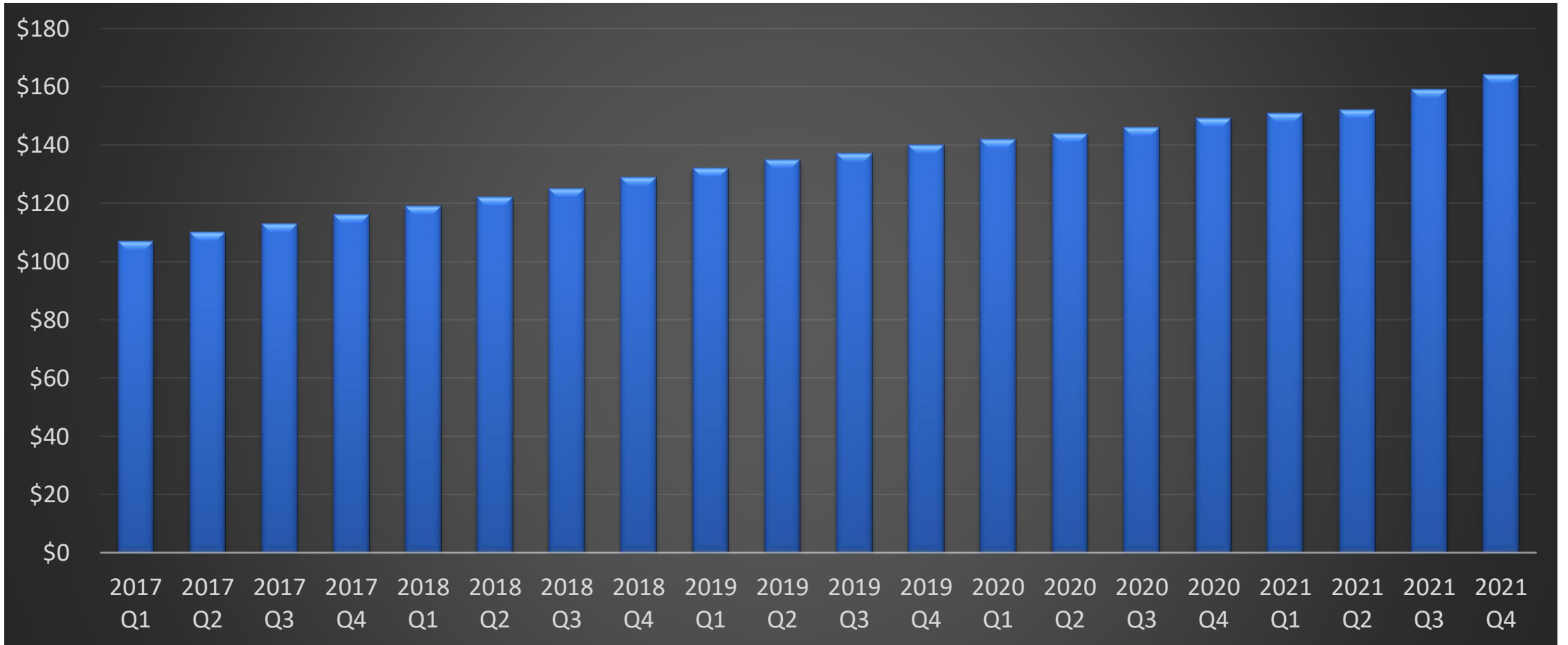
Denver Metro Market Update

Industrial Q4 2021

Sales Volume



Sales Price/ SF



Industrial Inventory Analysis

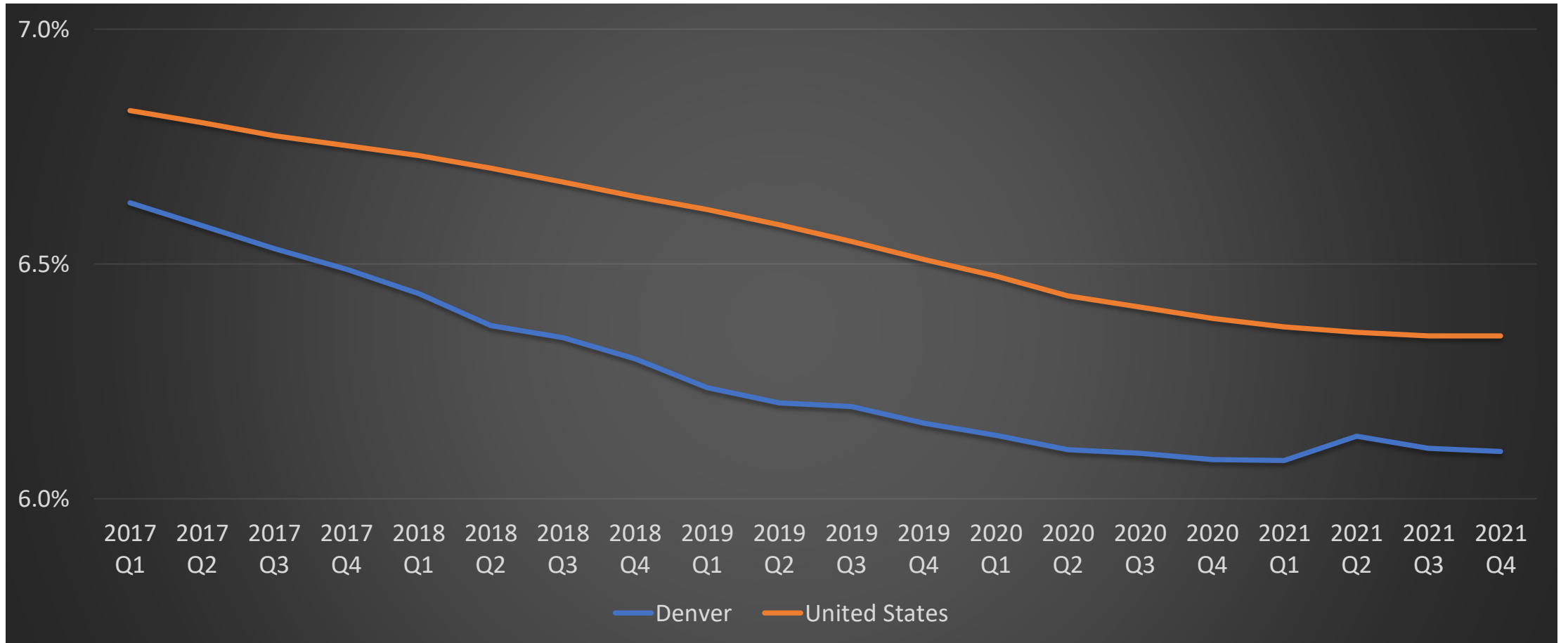
Total # of Comparable Sales (Settled) – 191

Absorption Rate (Total Sales/Months) – 64

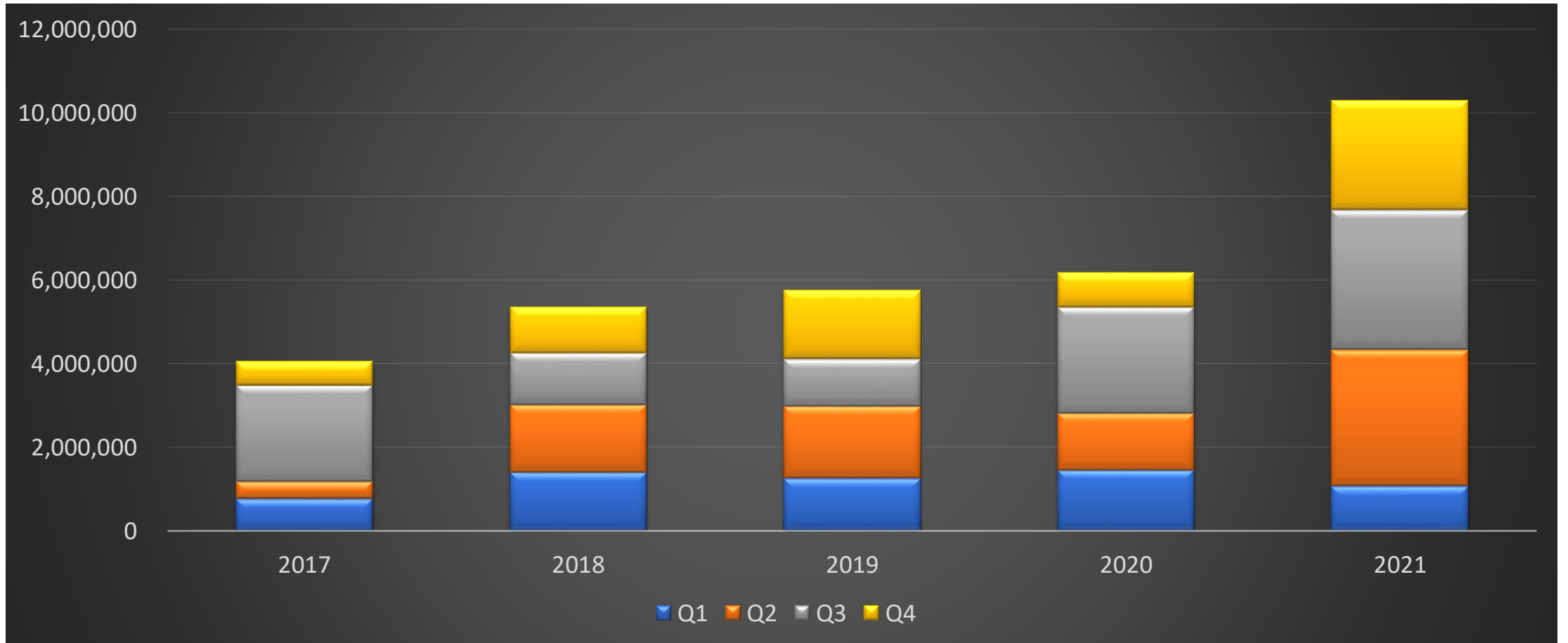
Total # of Comparable Active Listings – 204

Months of Office Supply (Lst/Ab. Rate) – 3.2 months

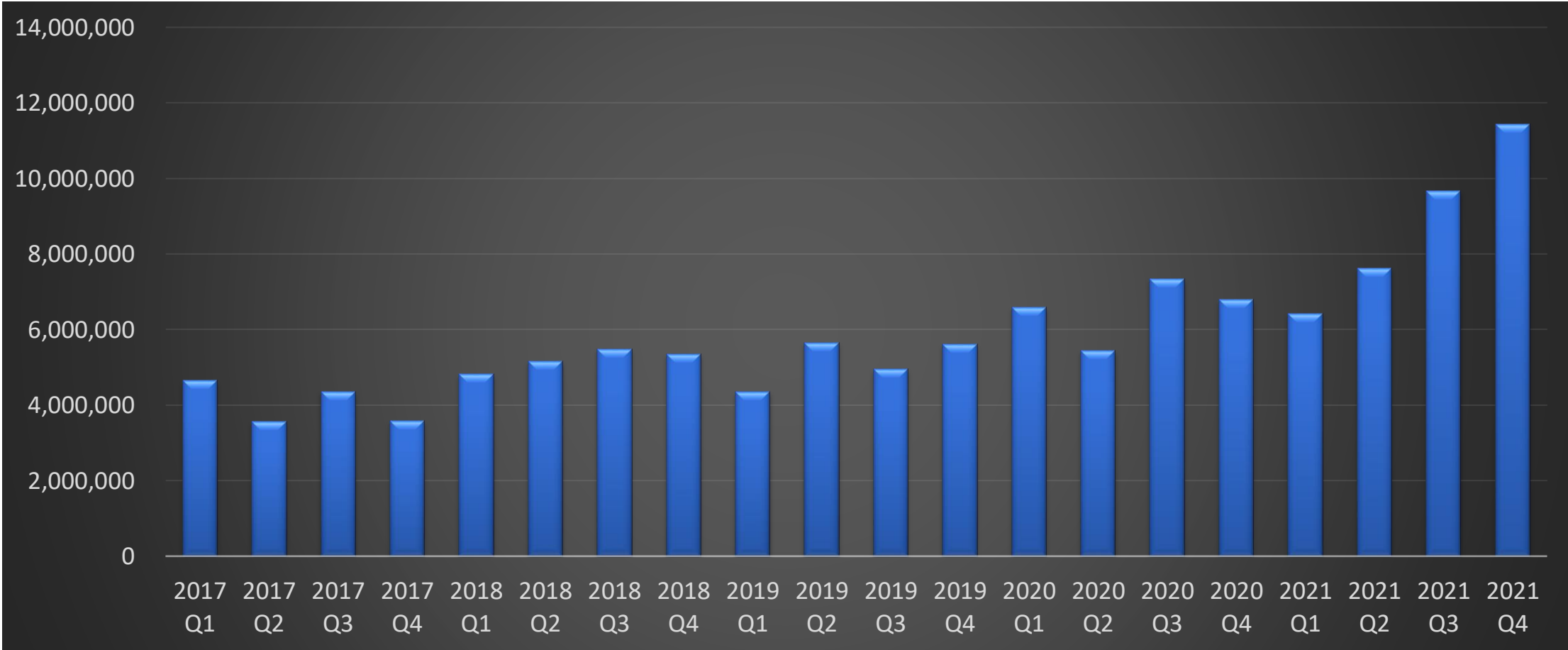
Capitalization Rate



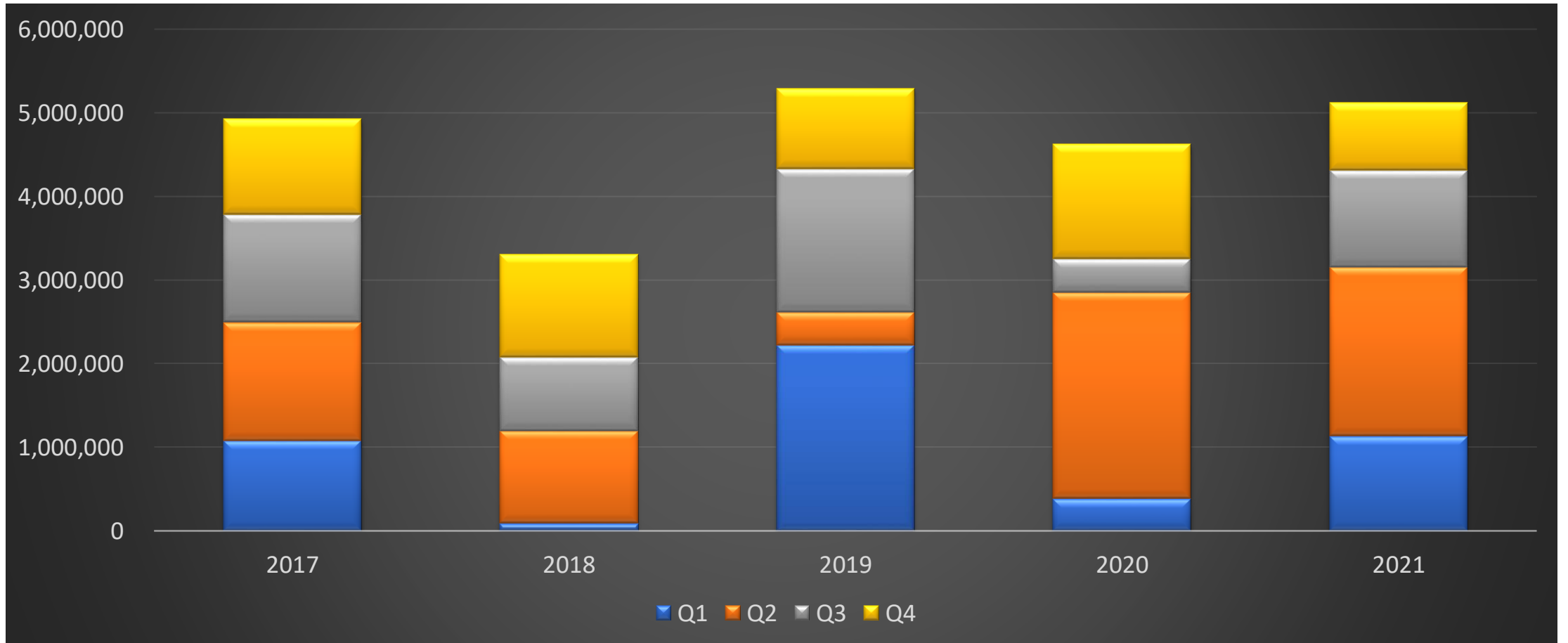
Construction Starts In SF



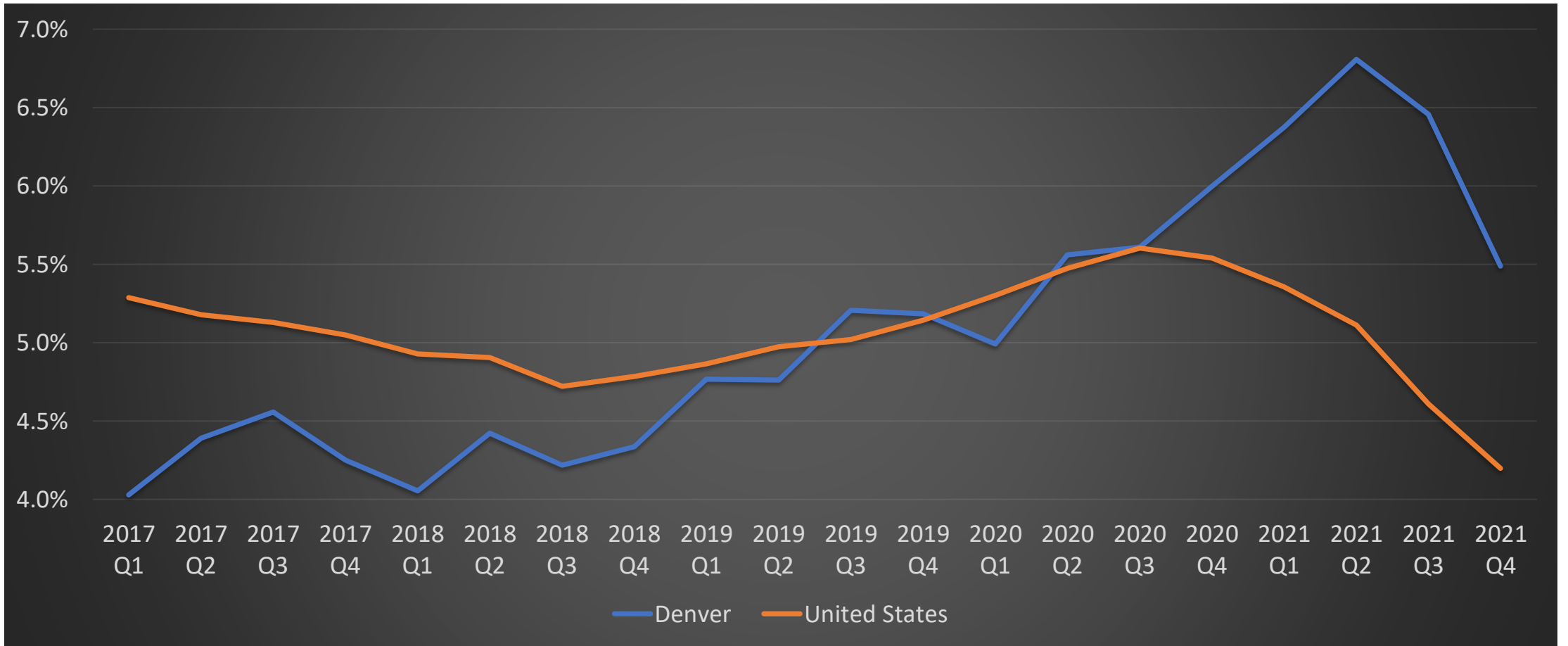
SF Under Construction



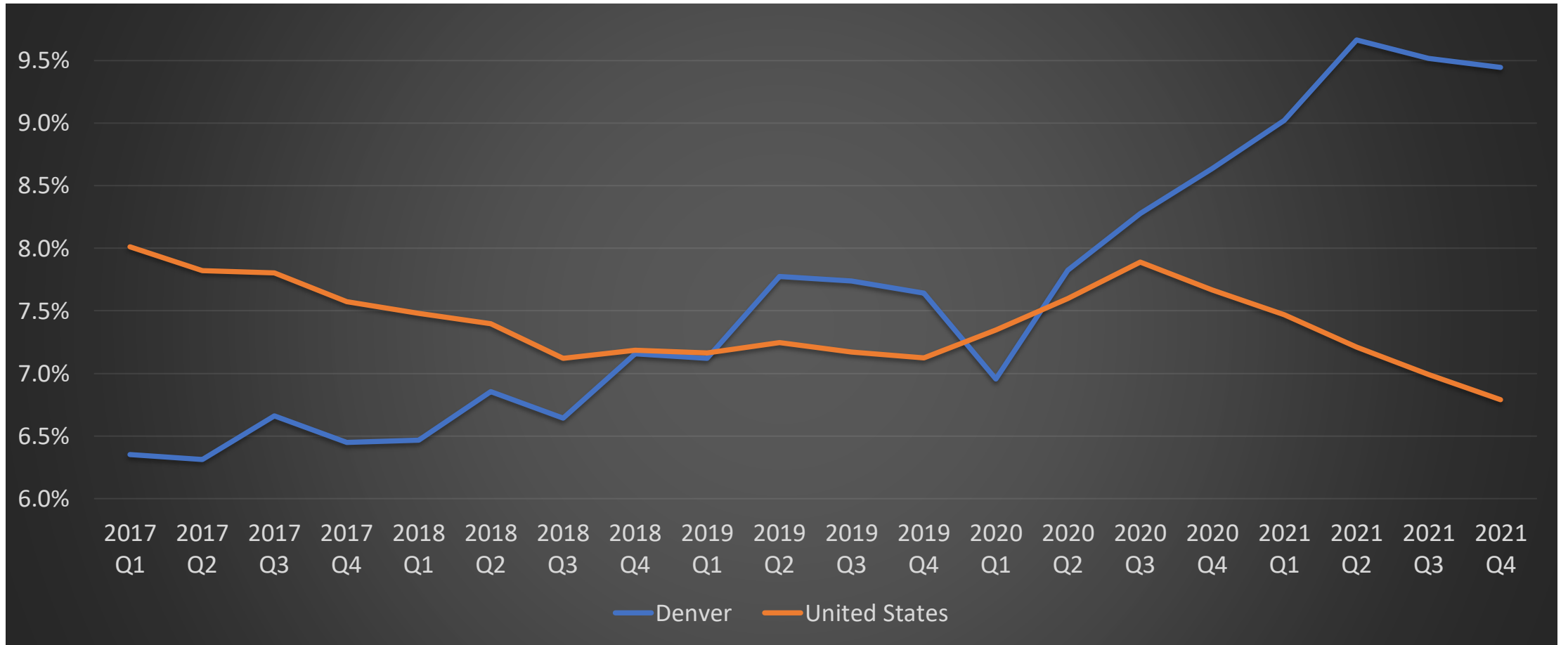
Net Deliveries In SF



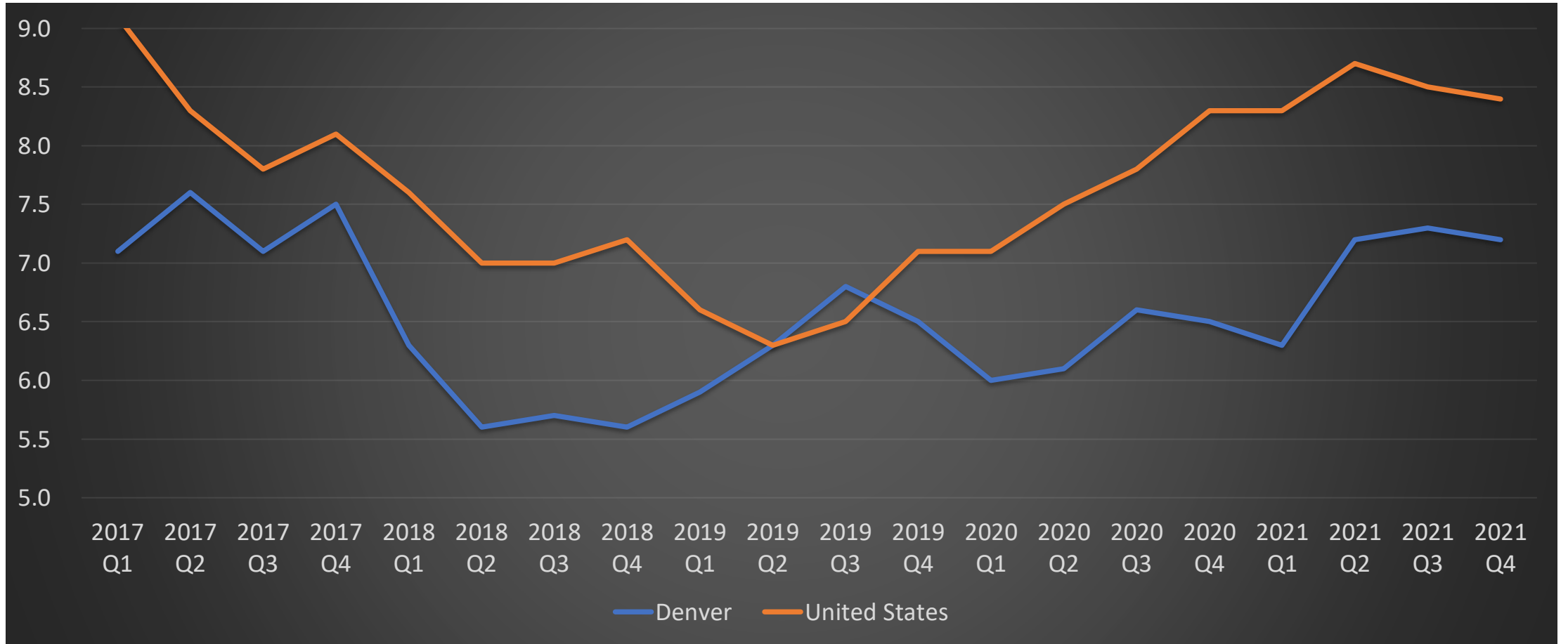
Vacancy Rate



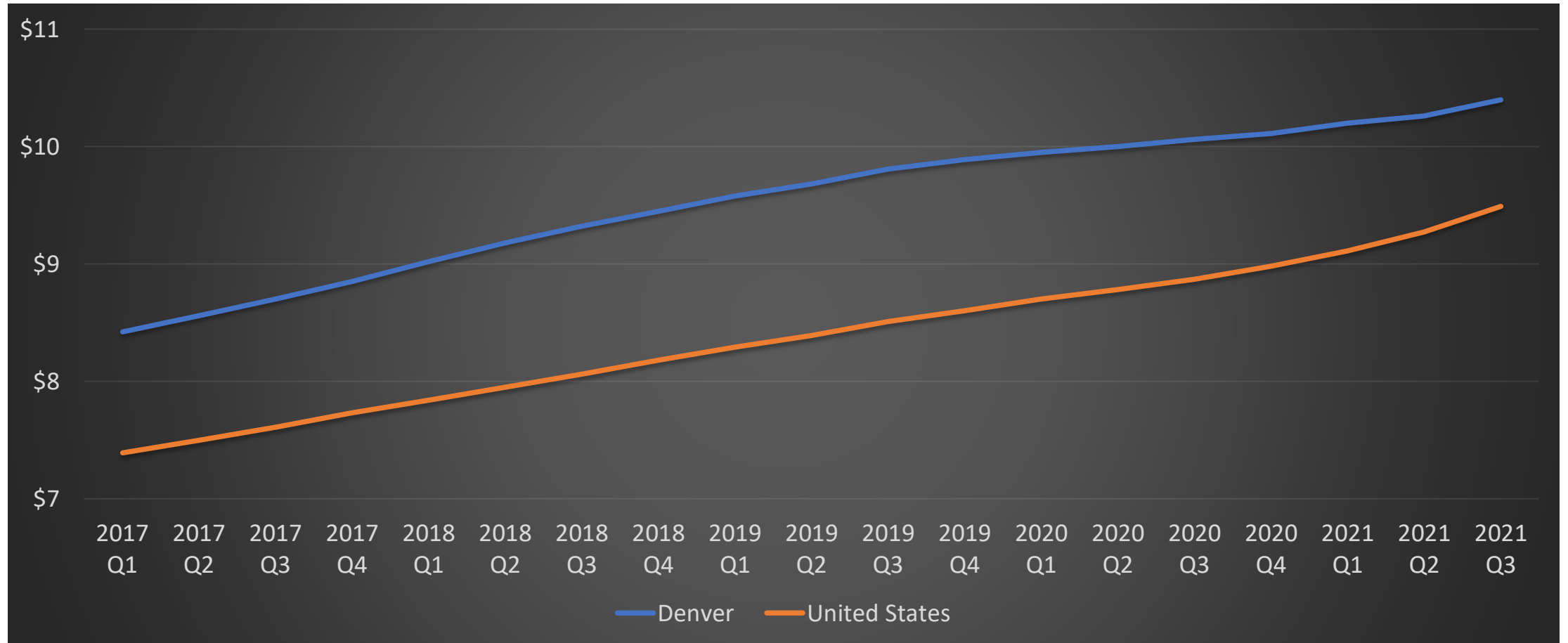
Availability Rate



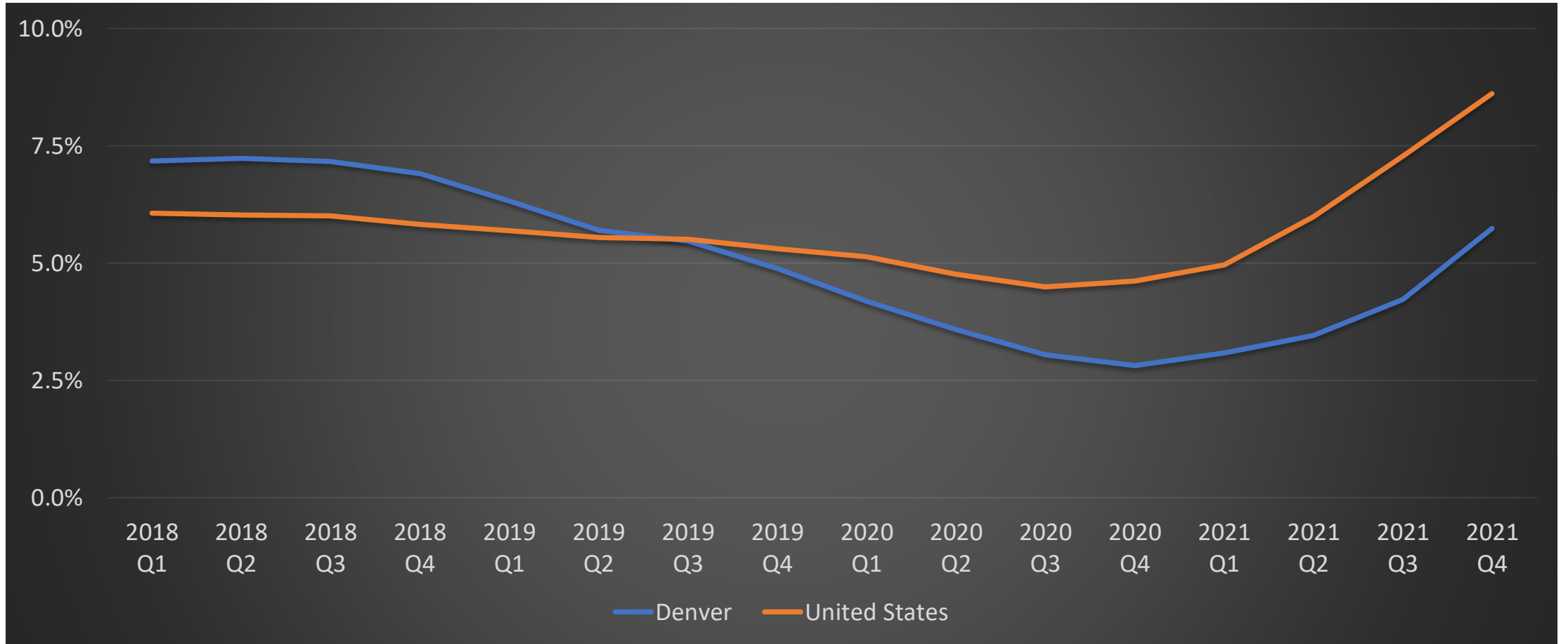
Months On Market For Lease



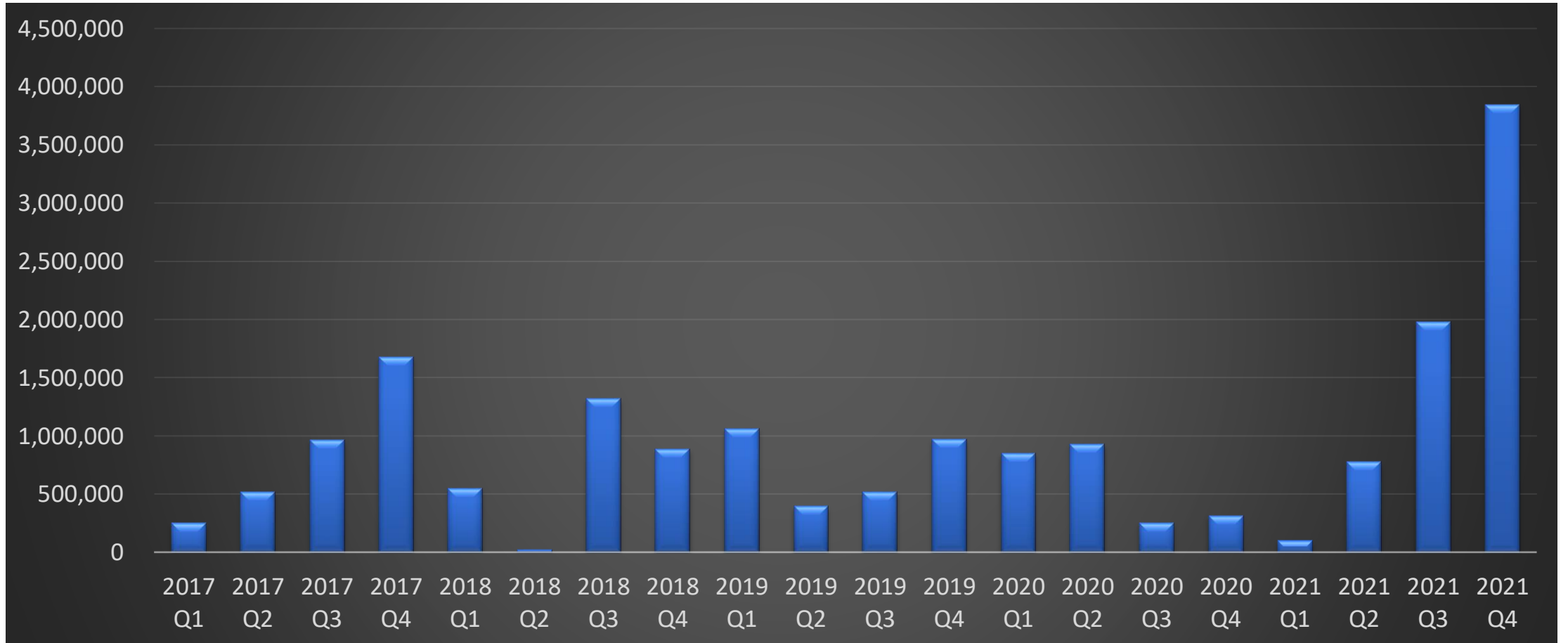
Market Rent Per SF (NNN)



Market Rent Growth YOY



Net Absorption (For Lease)



Conclusions

The 4th quarter saw a very large increase in sales volume. Total dollar volume climbed 21.2% YOY.

Total Construction Starts increased 67% YOY!

The vacancy rate declined by 50 basis points YOY.

There were 8 leases signed in Q4 with more than 80,000 sf totaling 917,391 sf. This made up 23.9% of the total SF leased.

Total sales volume was up 45.9% YOY. This was mainly drive by the top 6 sales which totaled \$435M of the \$948M in volume.

Data Analyzed By



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Data Source

www.CoStar.com