

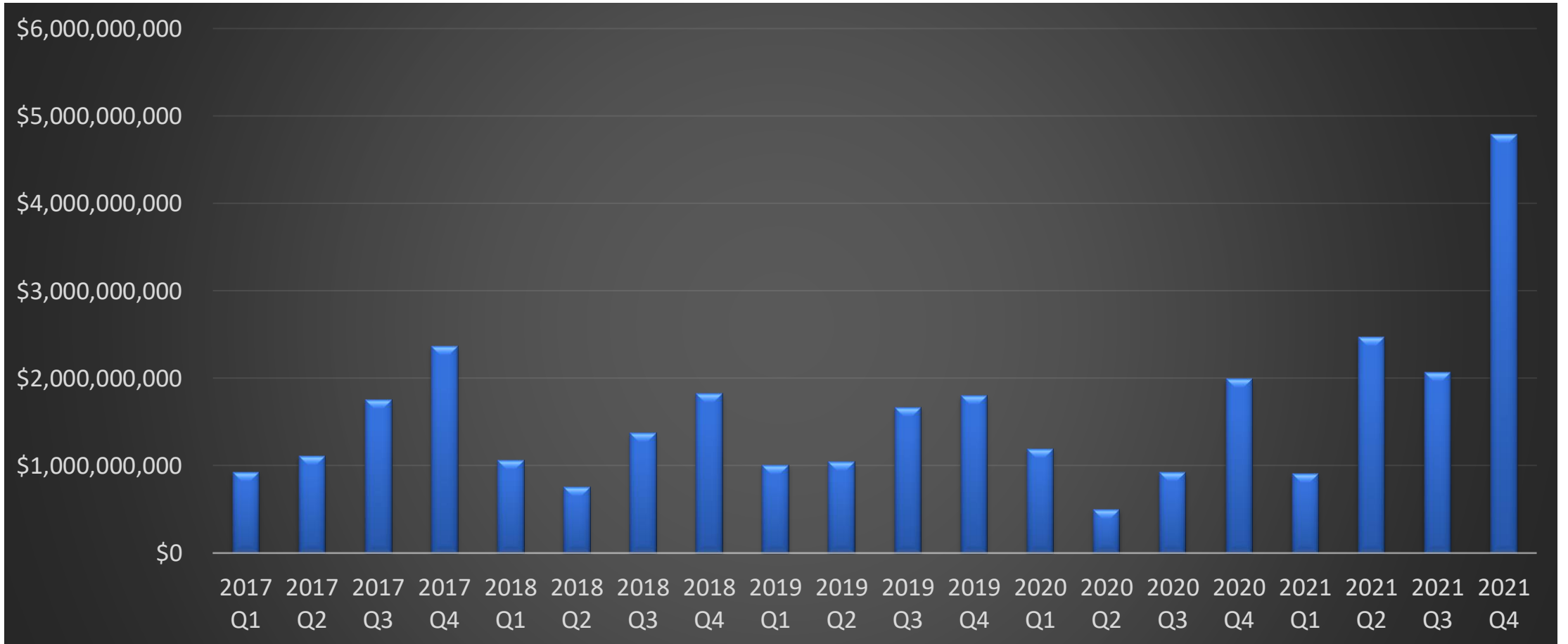


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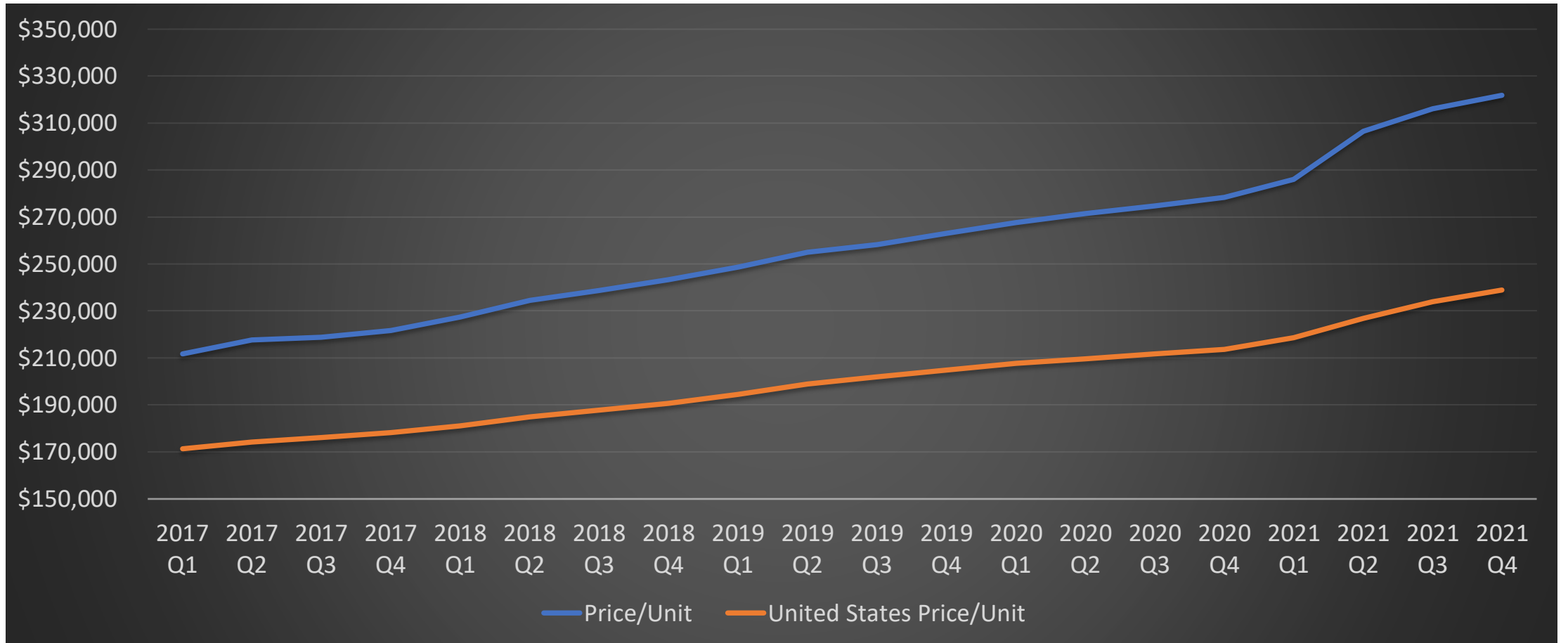
Denver Metro Market Update

Multi-Family Q4 2021

Sales Volume



Price/ Unit



Multi-Family Inventory Analysis

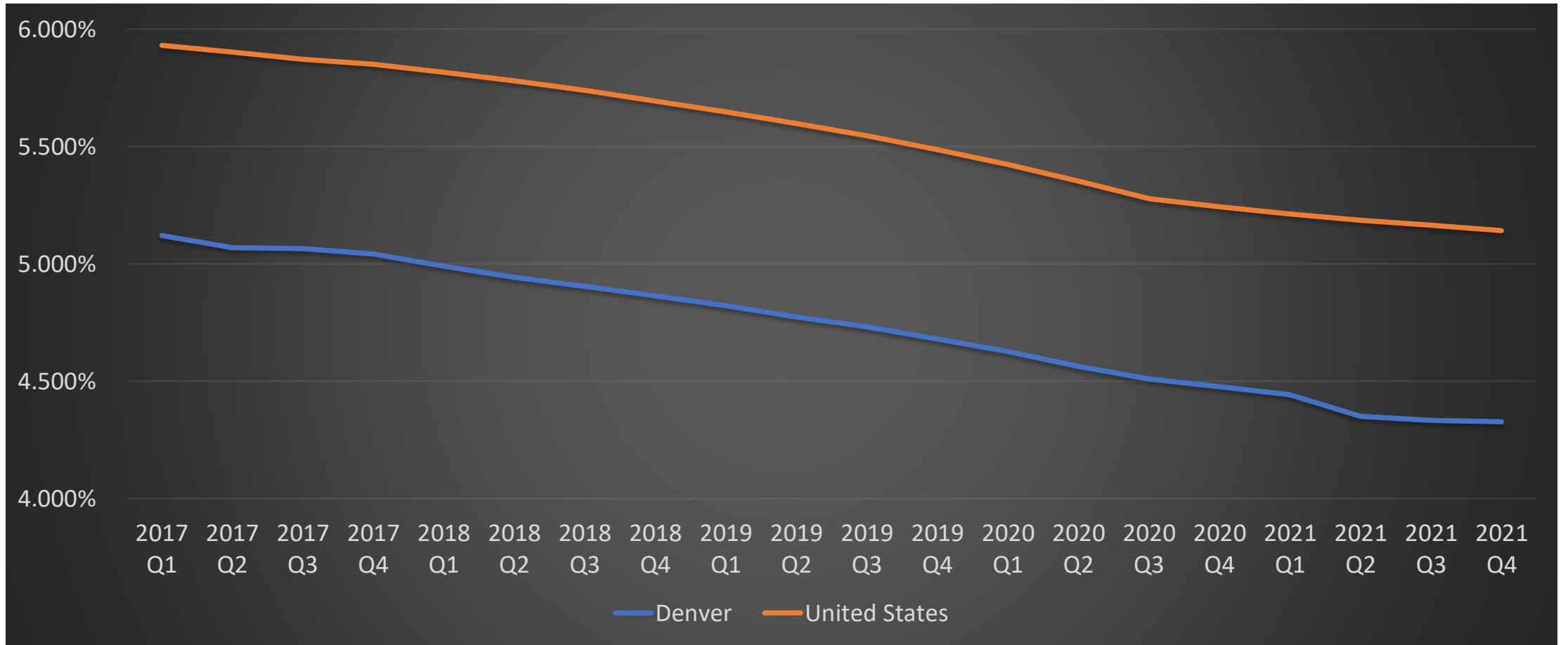
Total # of Comparable Sales (Settled) – 154

Absorption Rate (Total Sales/Months) – 51.3

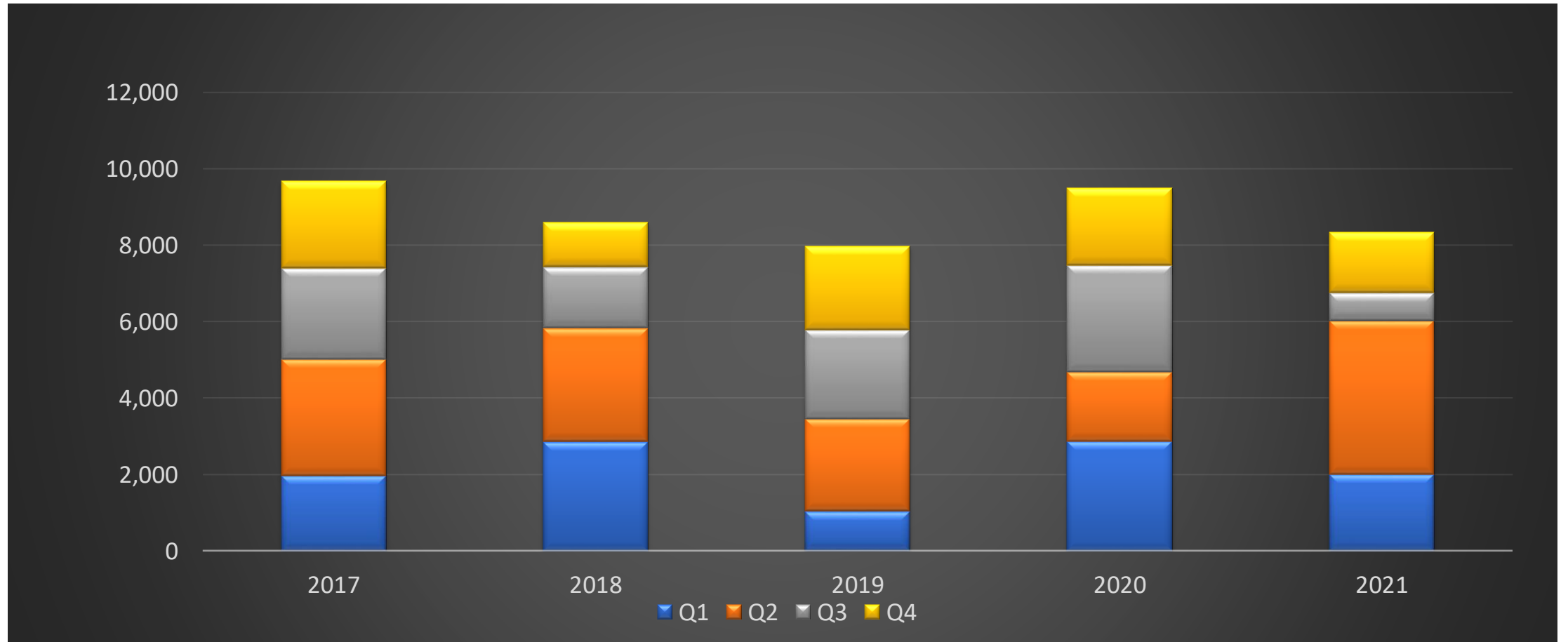
Total # of Comparable Active Listings – 45

Months of Multi-family Supply (Lst/Ab. Rate) – 0.87 months

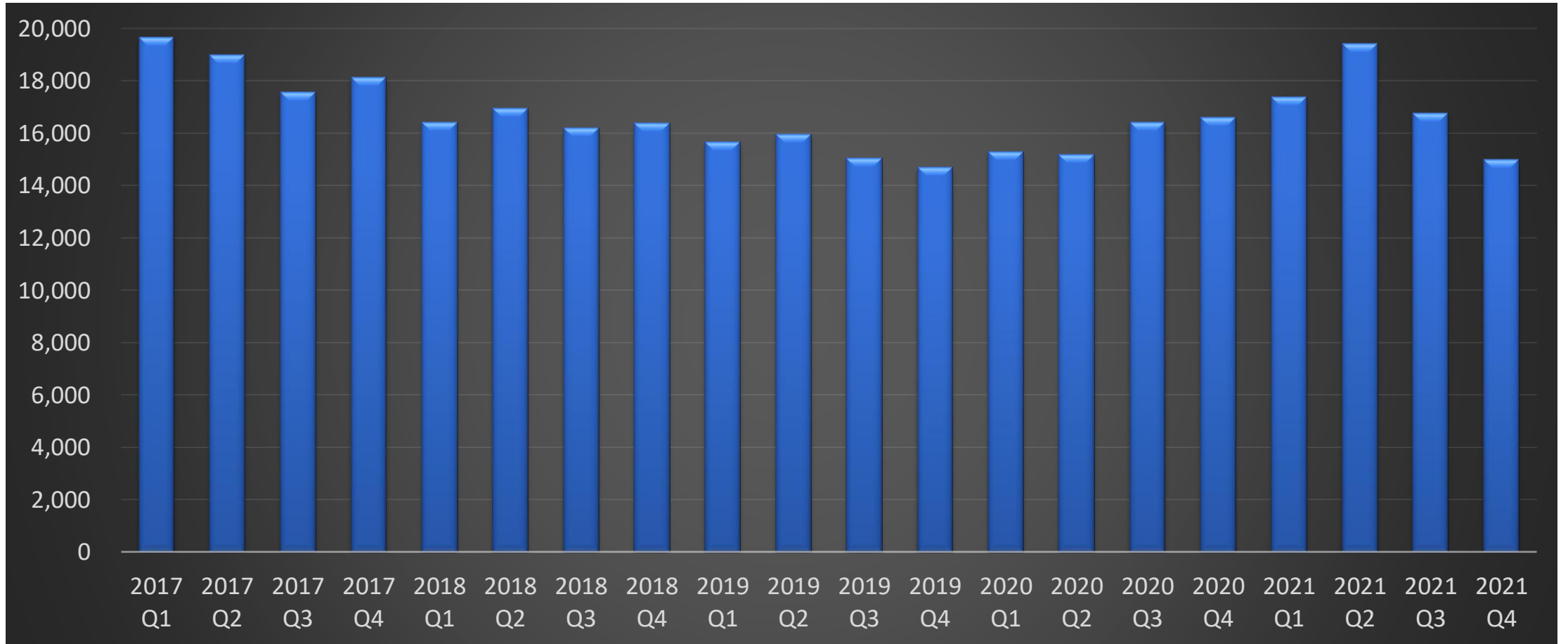
Capitalization Rates



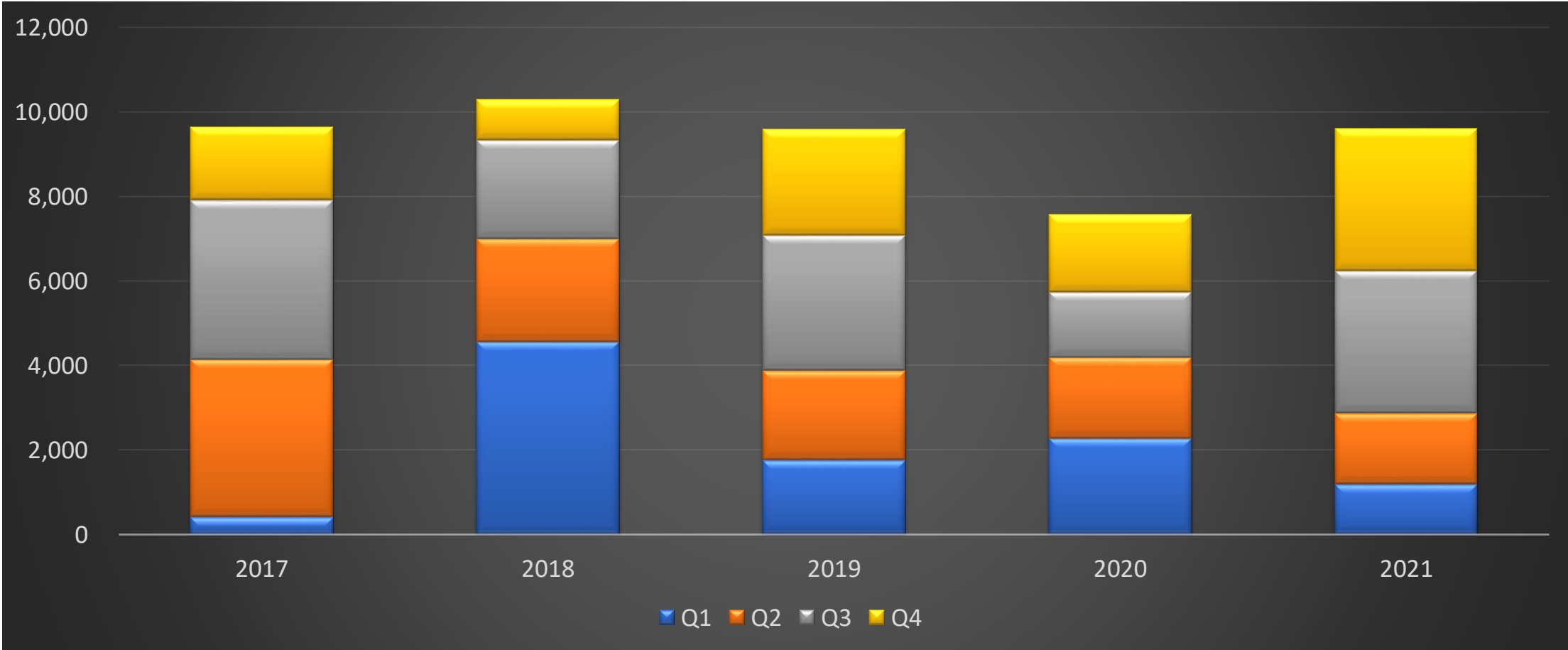
Construction Starts In Units



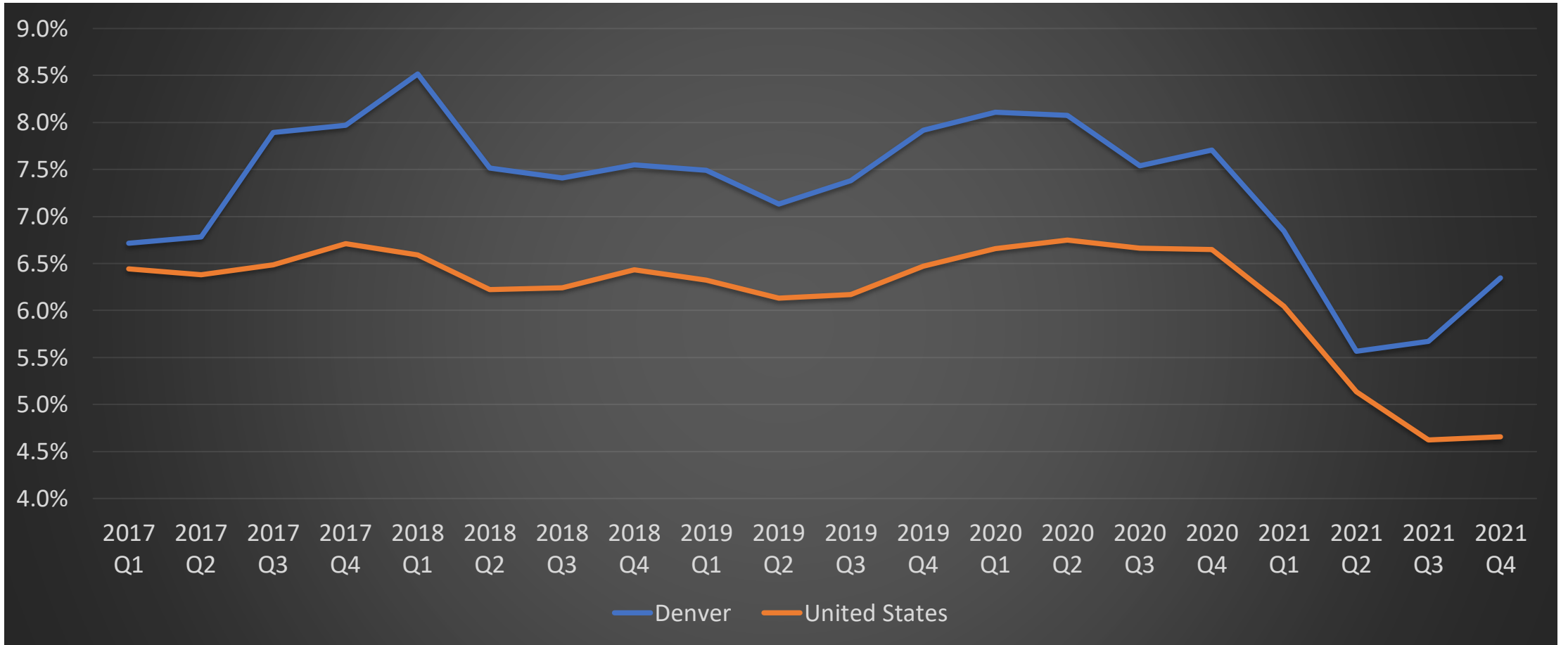
Units Under Construction



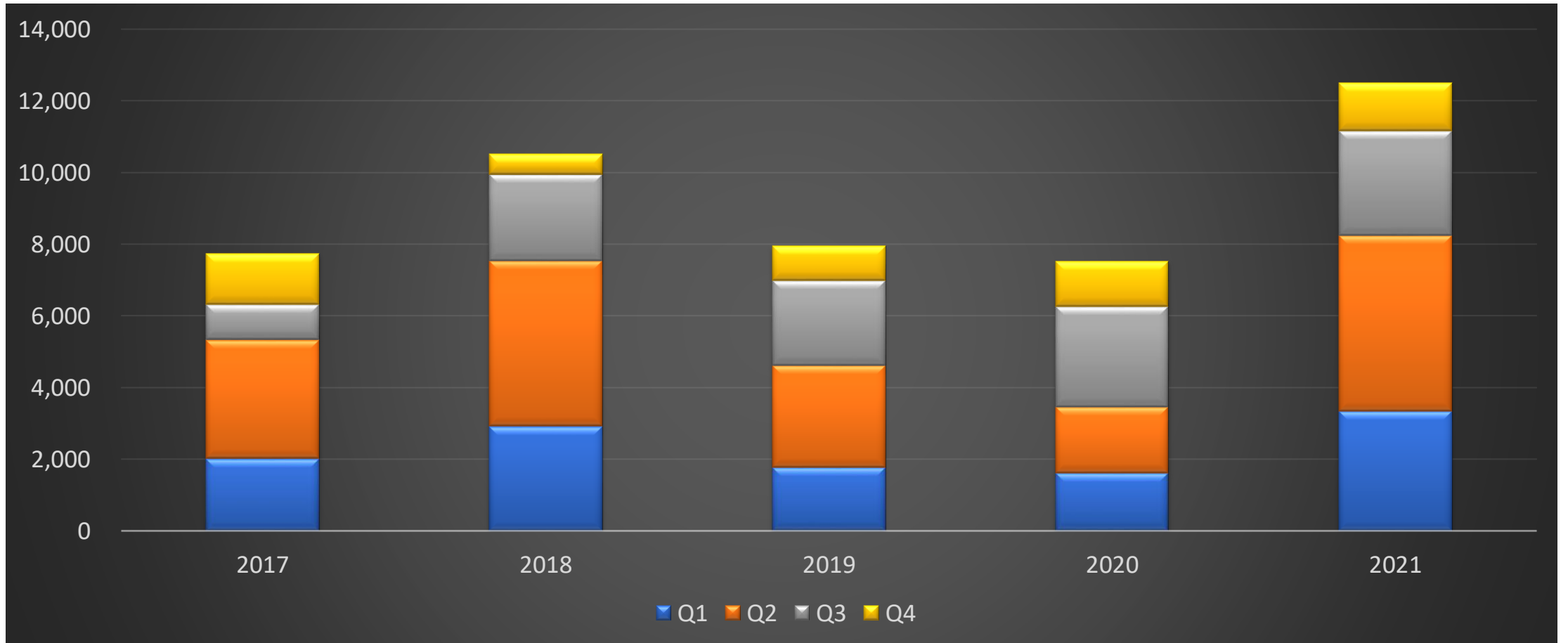
Net Deliveries



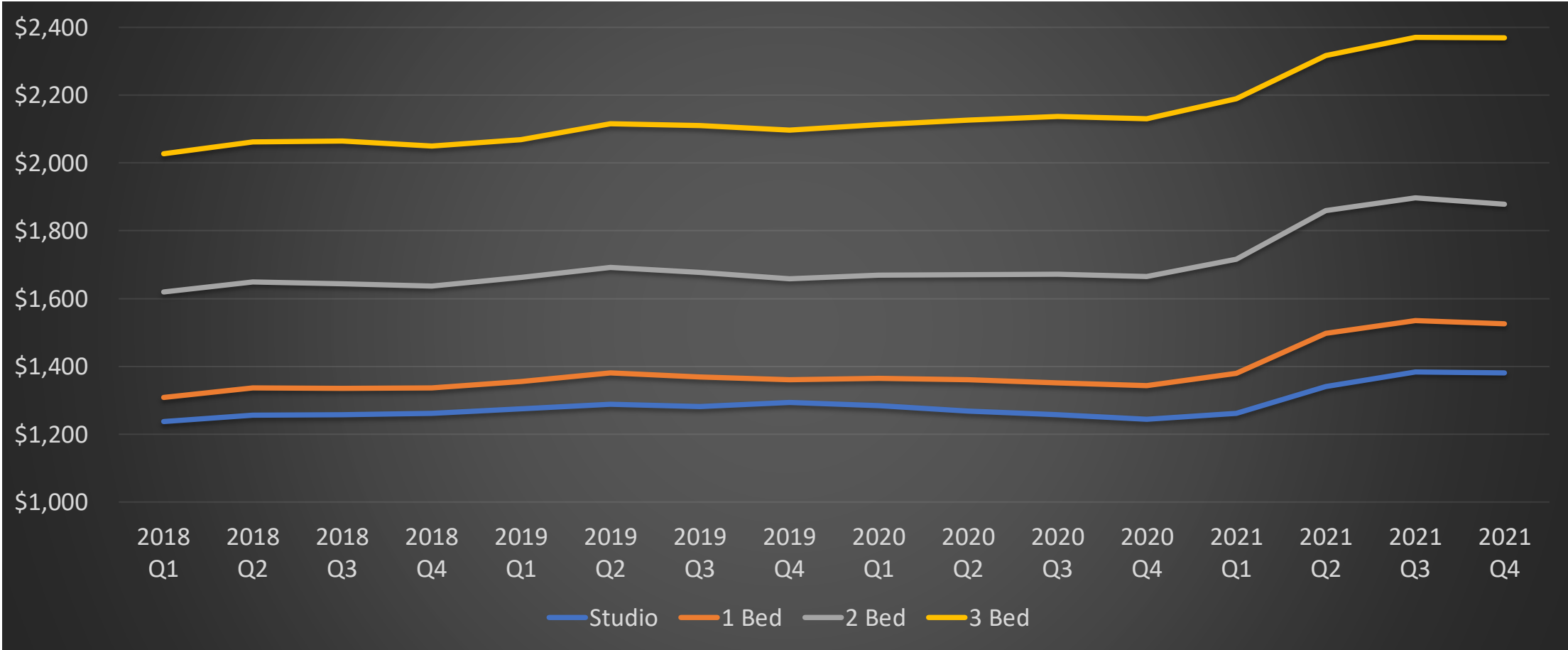
Vacancy Rate



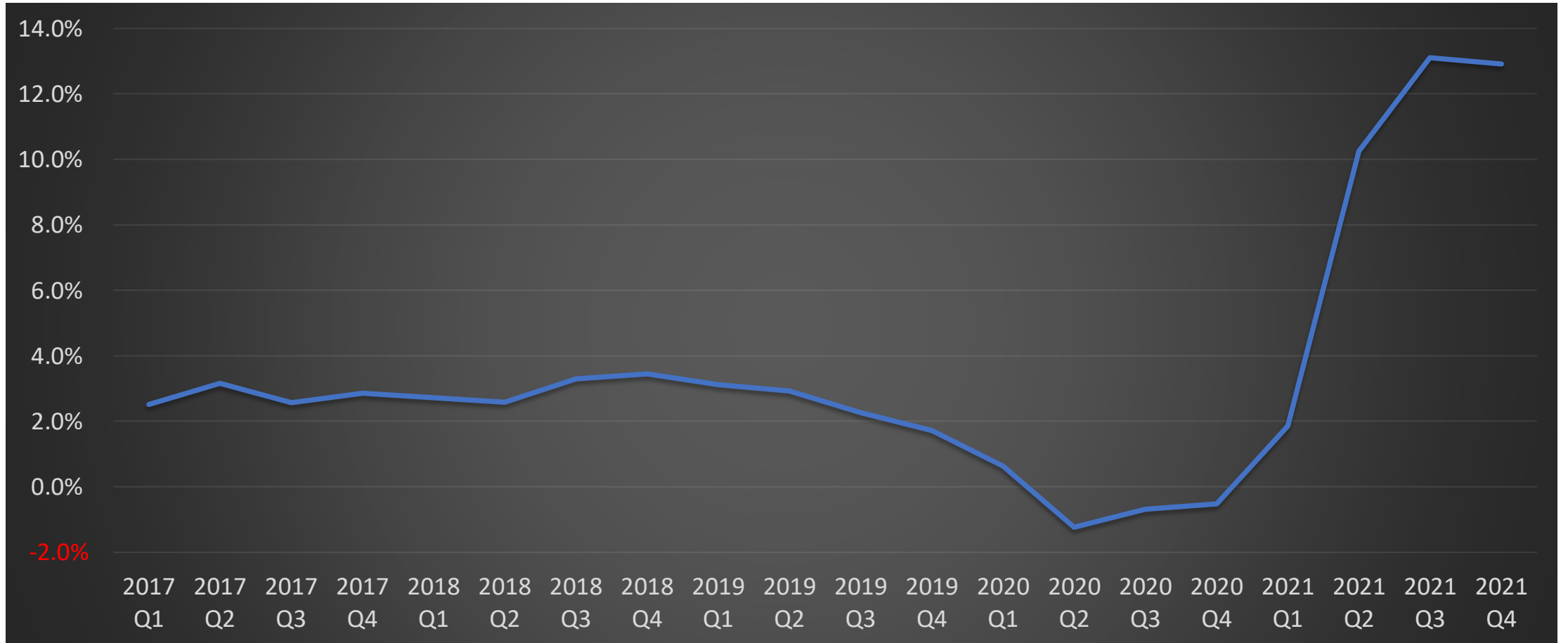
Absorption In Units



Market Rent Per Unit By Bedroom



Market Rent Growth % YOY



Conclusions

There is less than one month of inventory for multi-family properties!

Market rents have jumped 12.9% YOY.

Price per unit is up have jumped 15.6% YOY.

Vacancy rates dropped (17.6%) YOY.

Cap rates have compressed 14.9 basis points YOY.

Construction starts are down (12.2%) YOY.

Data Analyzed By



www.beaconrealestateservices.com

Data Source

www.CoStar.com