

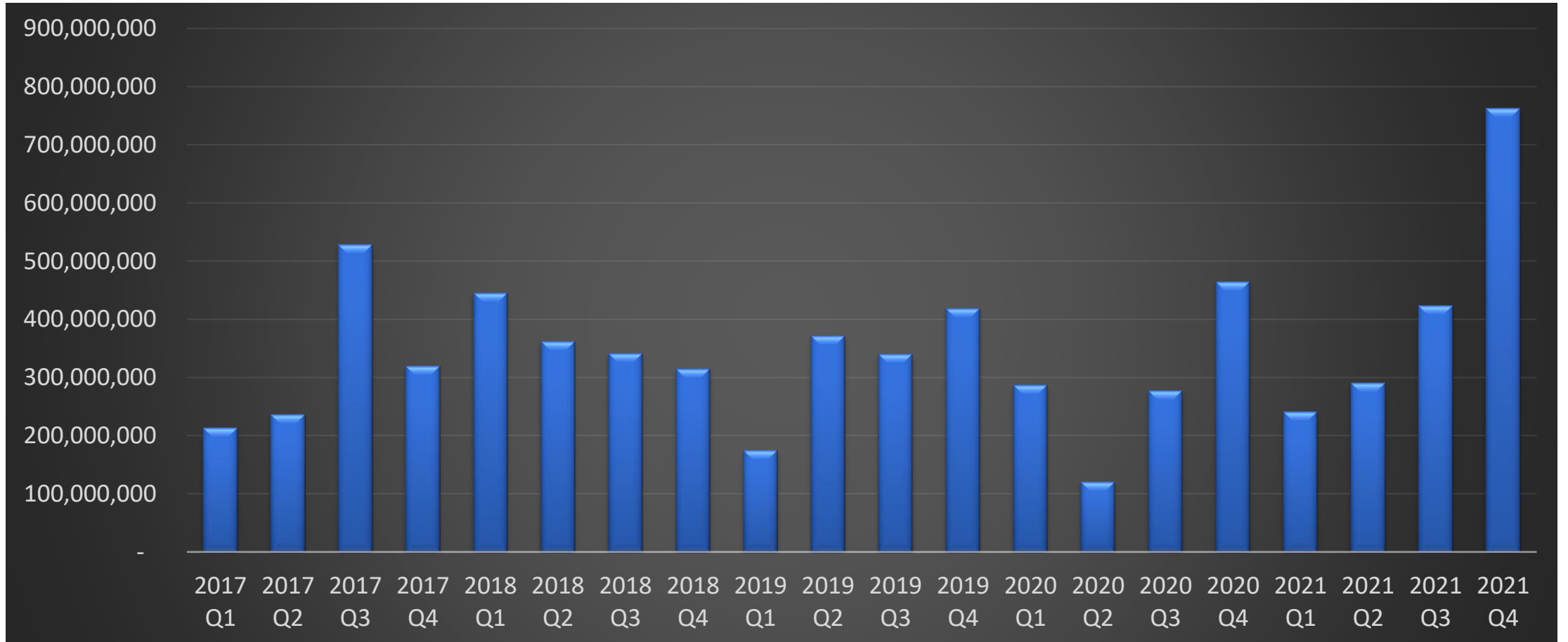


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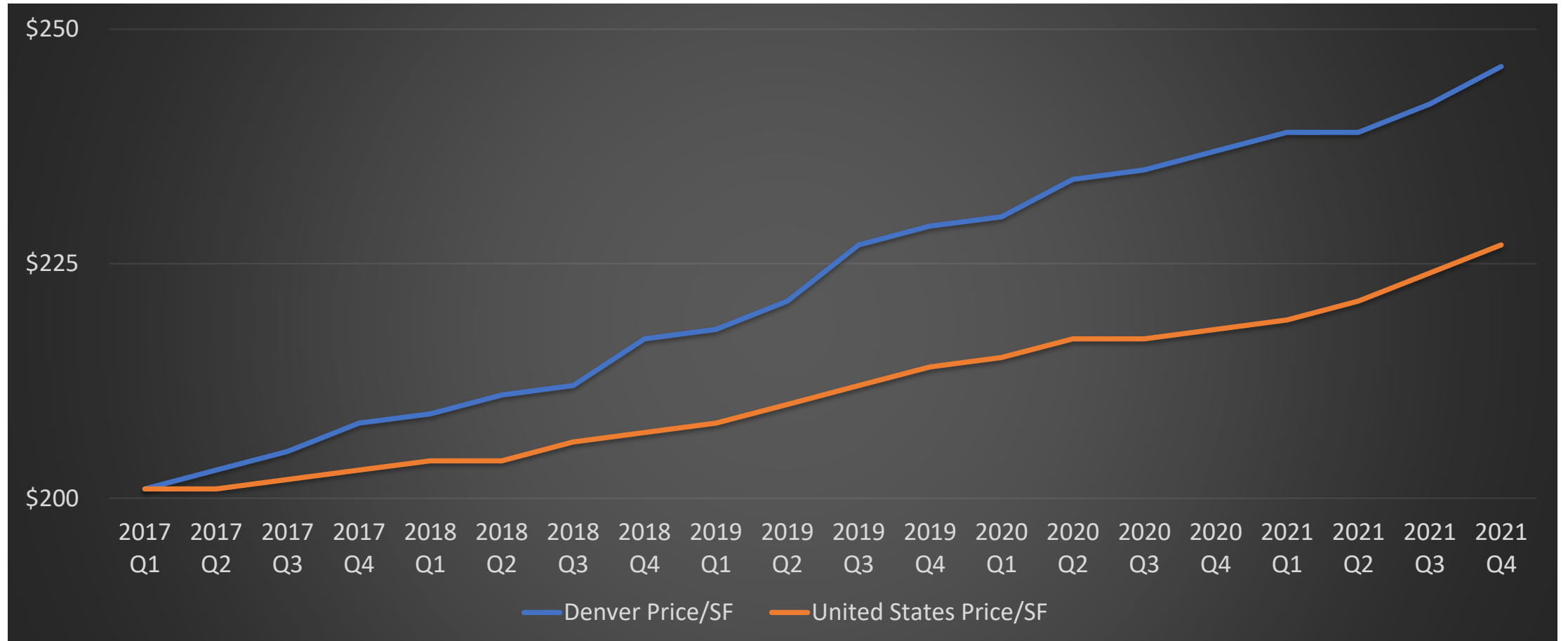
Denver Metro Market Update

Retail Q4 2021

Sales Volume



Price/ SF



Retail Inventory Analysis

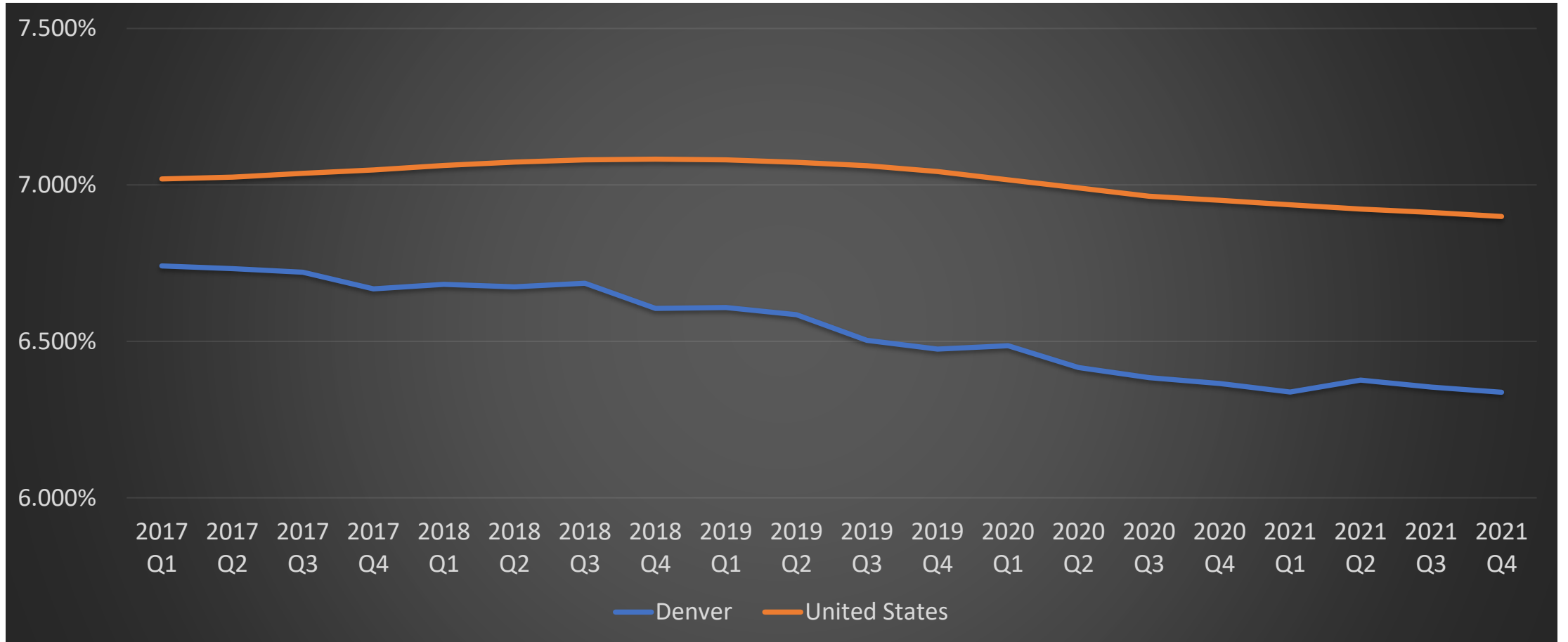
Total # of Comparable Sales (Settled) – 209

Absorption Rate (Total Sales/Months) – 69.7

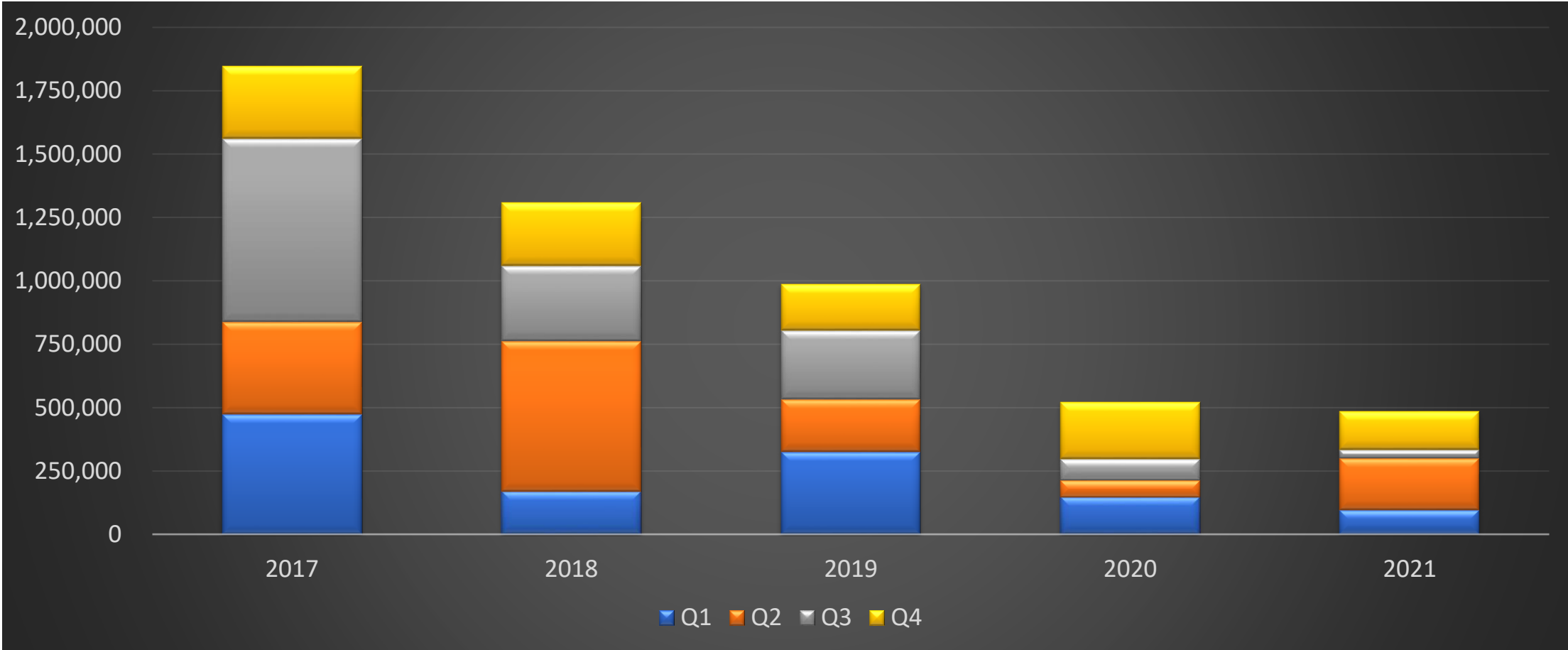
Total # of Comparable Active Listings – 243

Months of Retail Supply (Lst/Ab. Rate) – 3.5 months

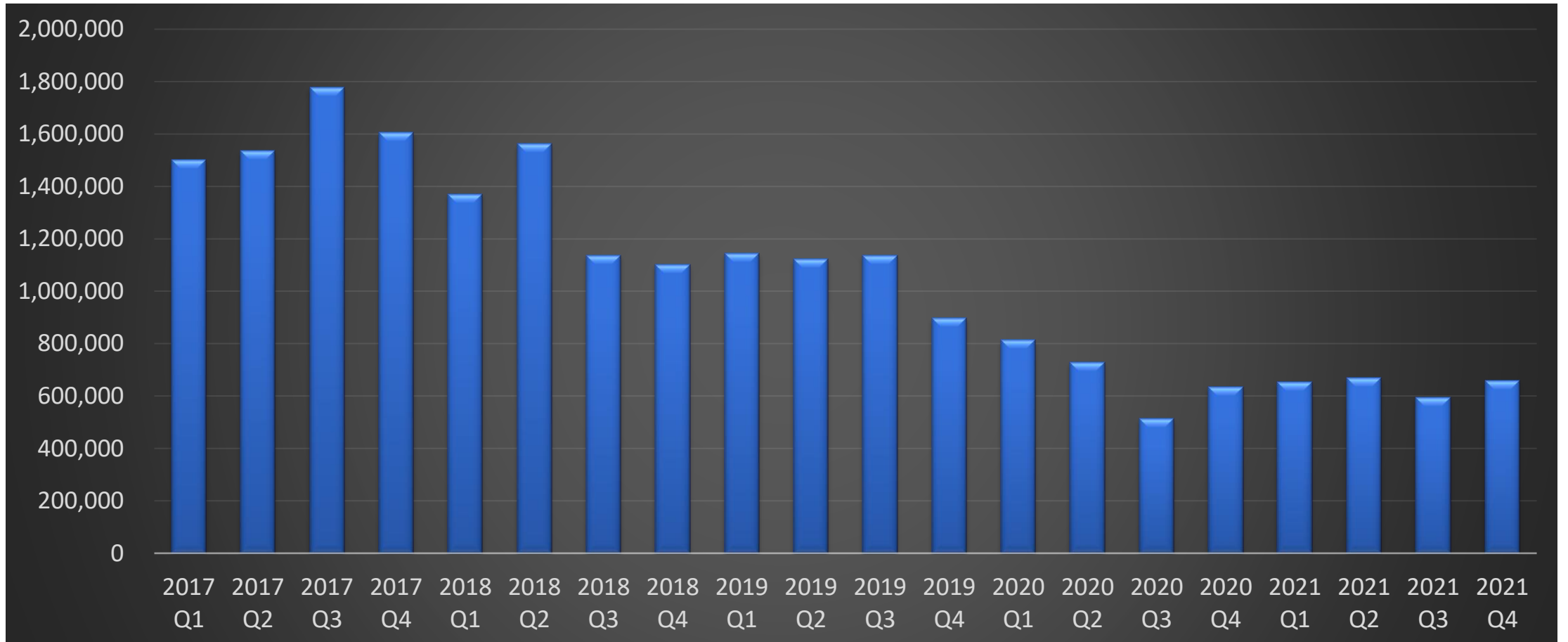
Capitalization Rate



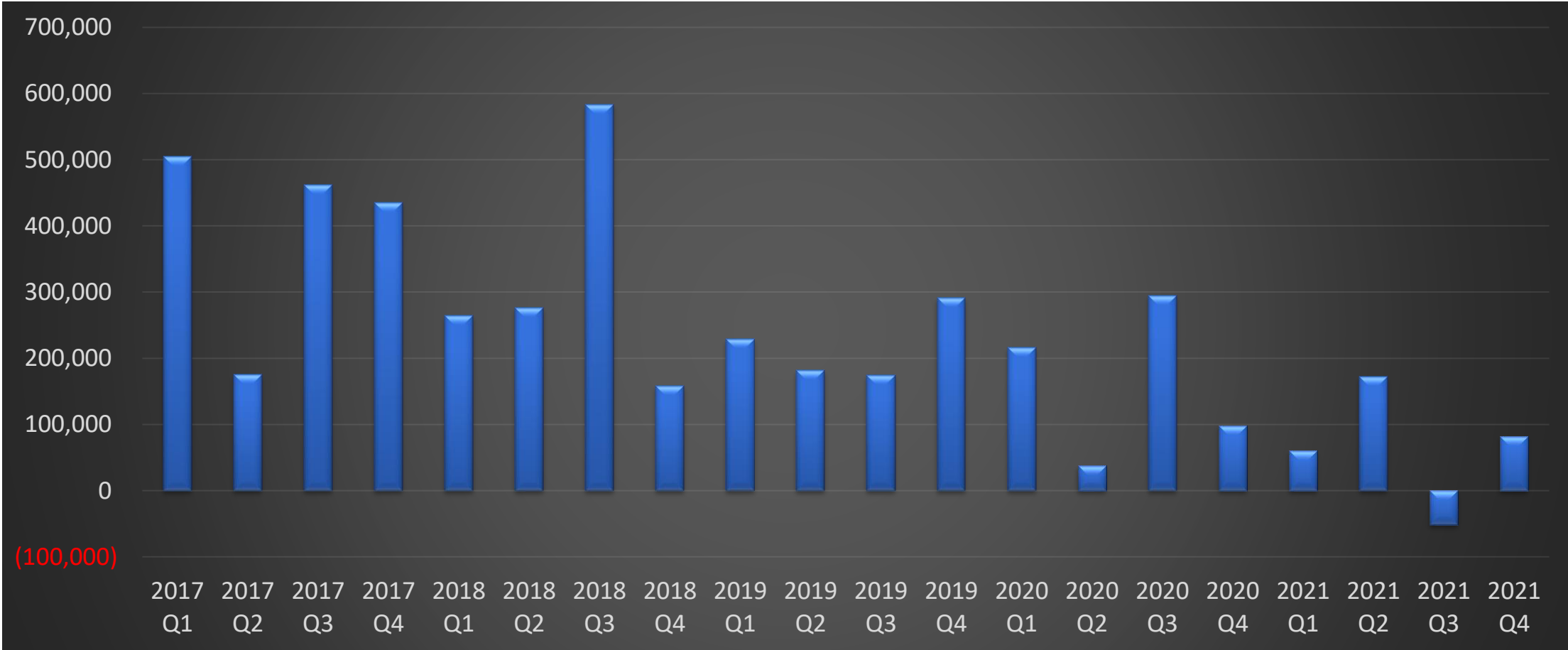
Construction Starts



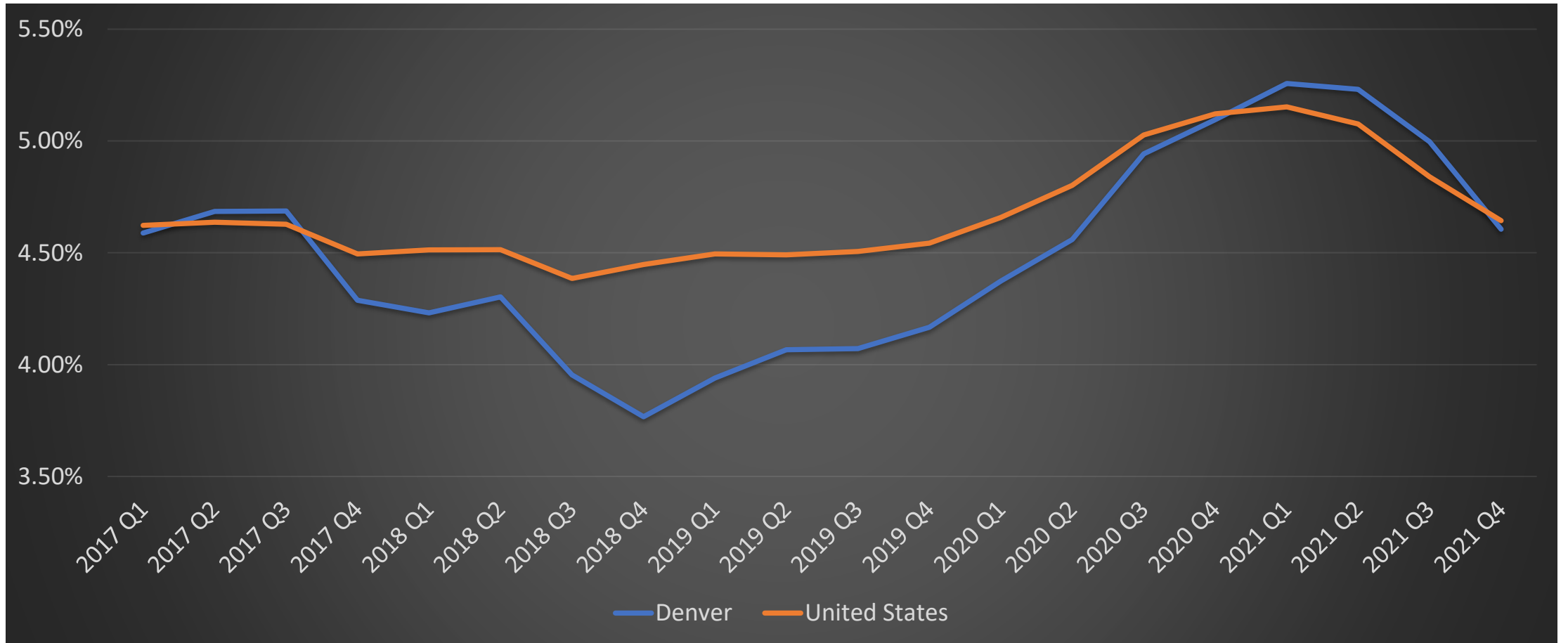
Under Construction



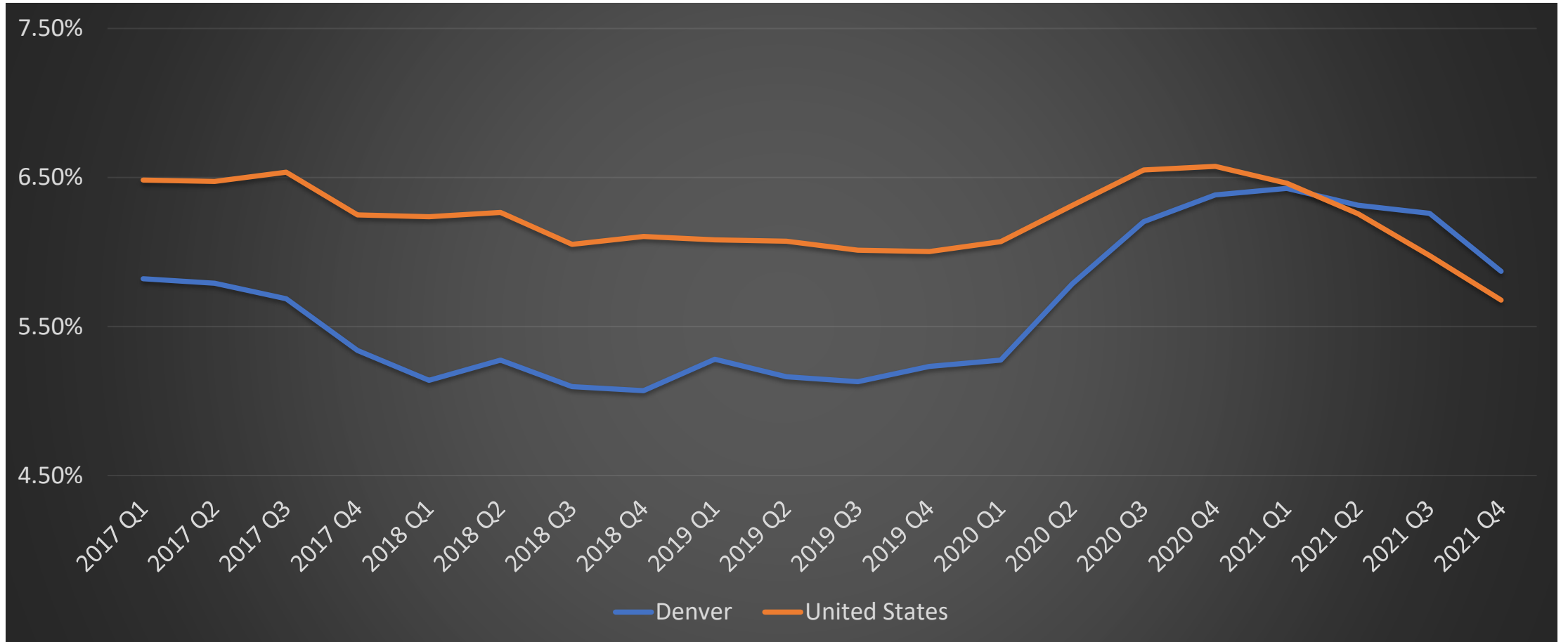
Net Deliveries



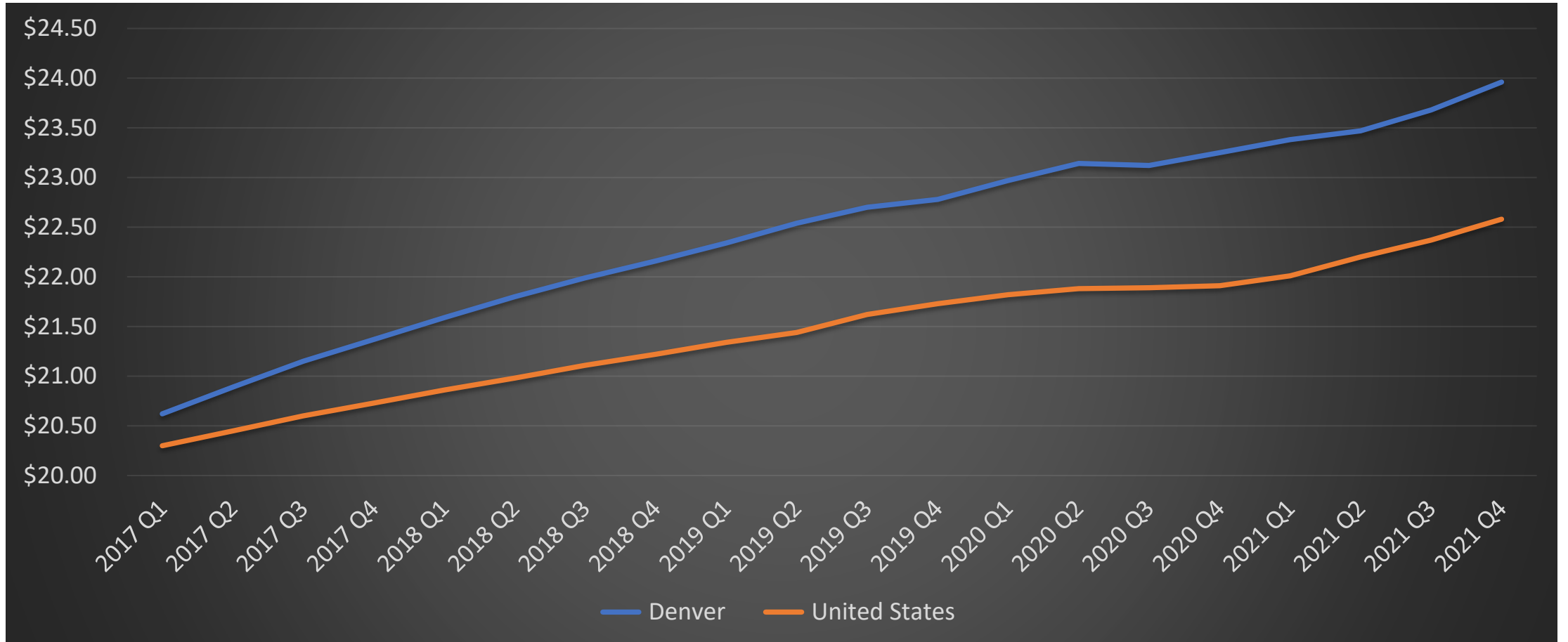
Vacancy Rate



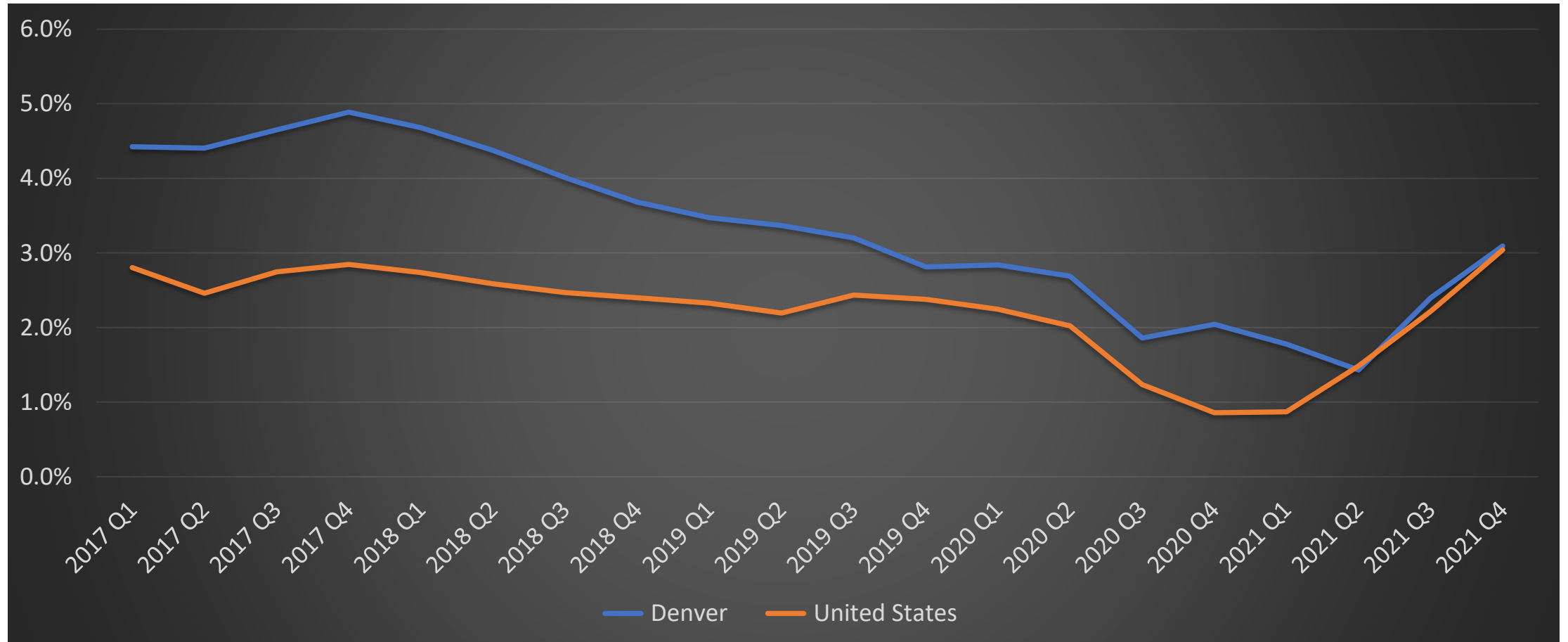
Availability Rate



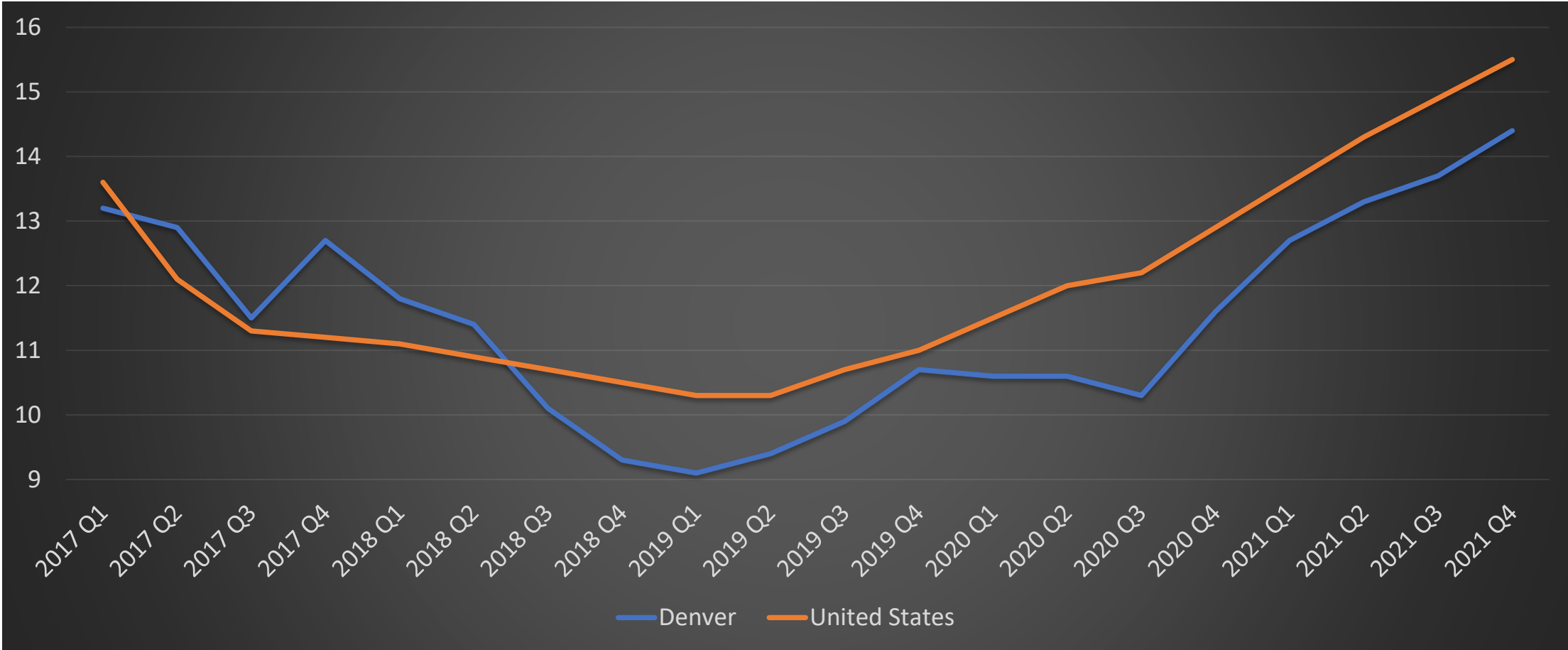
Market Rent Per SF (Gross Lease)



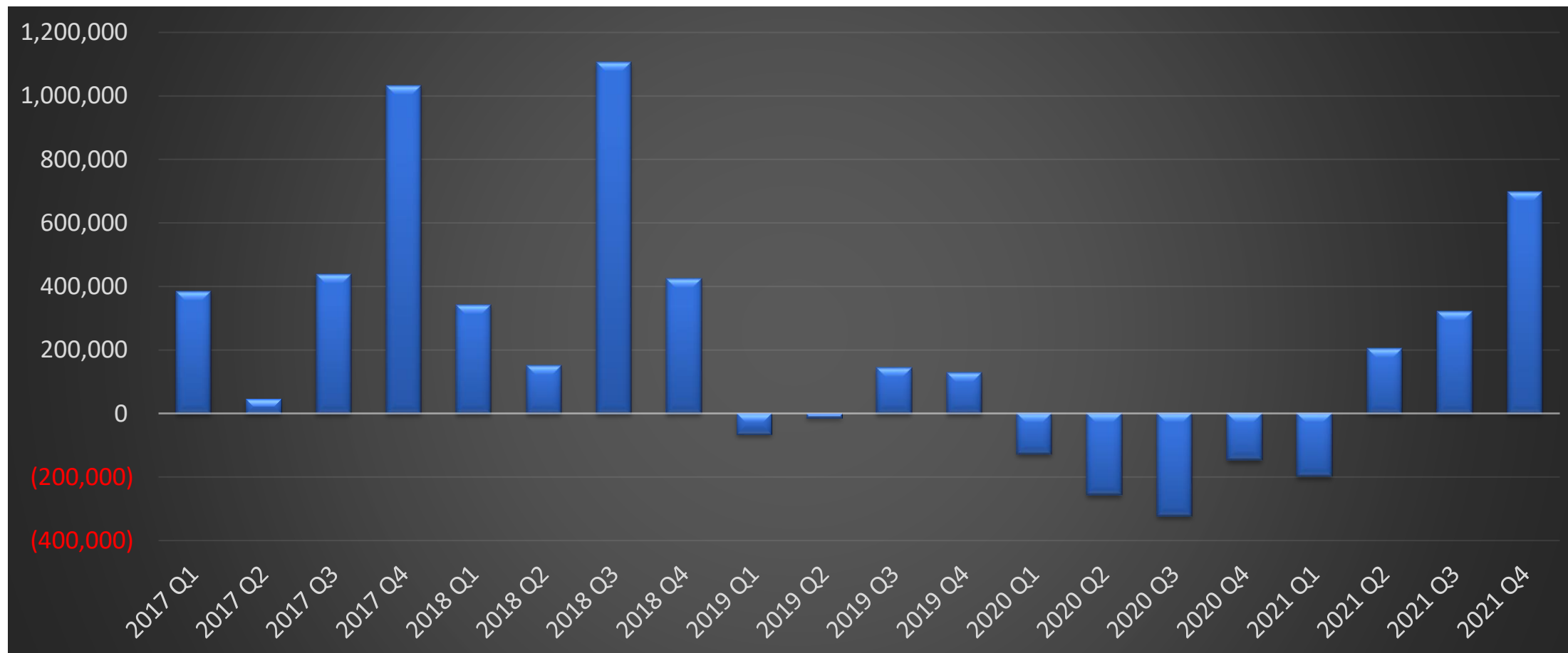
Market Rent Growth (YOY)



Months On Market (For Lease)



Net Absorption (For Lease)



Conclusions

The sales volume is up 49% YOY.

The months of inventory increased to 3.5 months.

Construction starts remained depressed at half of the pre-pandemic level.

The vacancy rate has been trending down over the last year.

For lease months on market hit a new high of 14.4 months.

Net absorption was positive for the 3rd quarter in a row!

Data Analyzed By



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Data Source

www.CoStar.com