

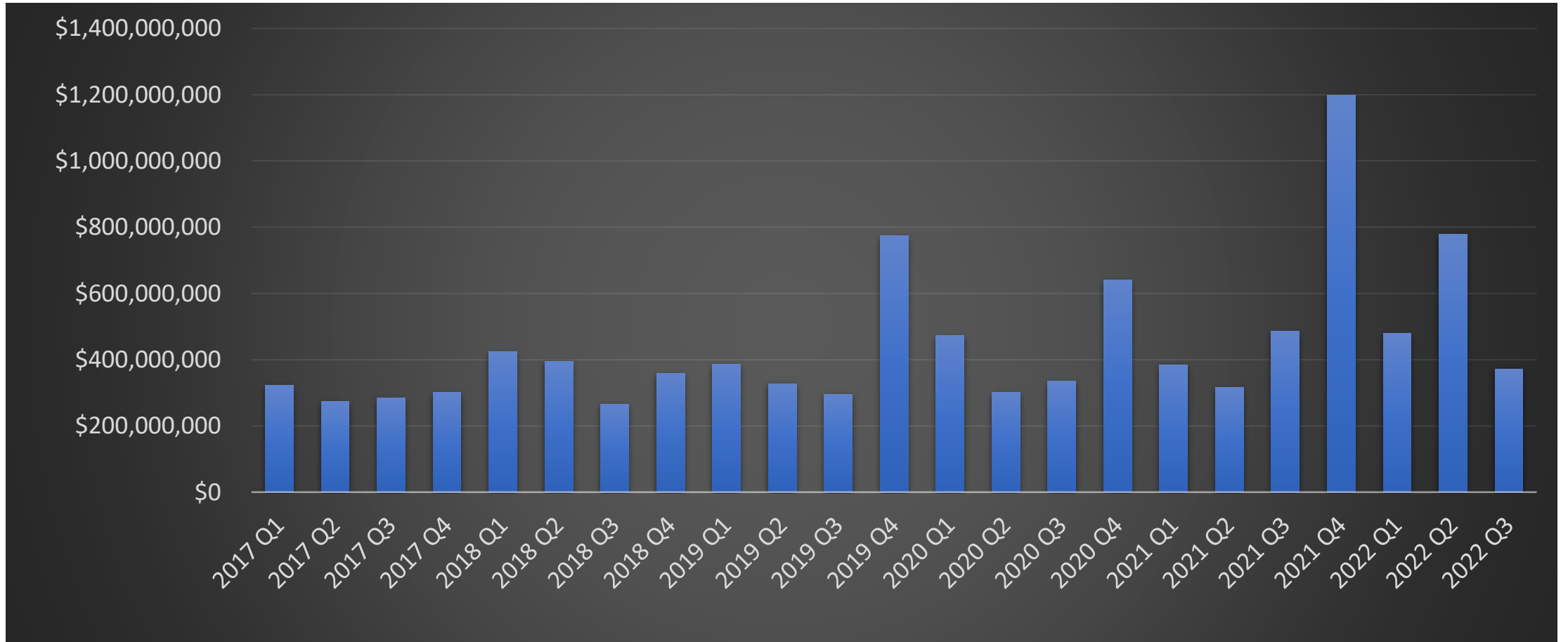


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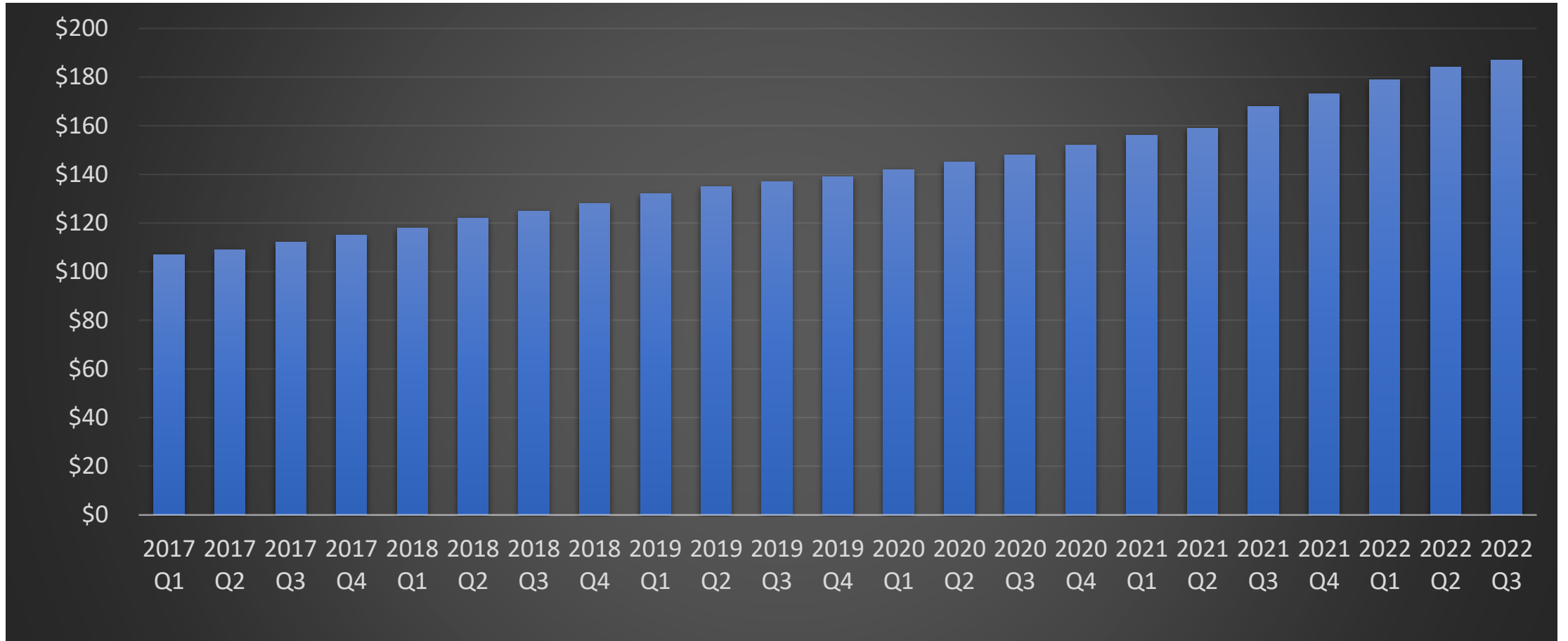
Denver Metro Market Update

Industrial Q3 2022

Sales Volume



Sales Price/ SF



Industrial Inventory Analysis

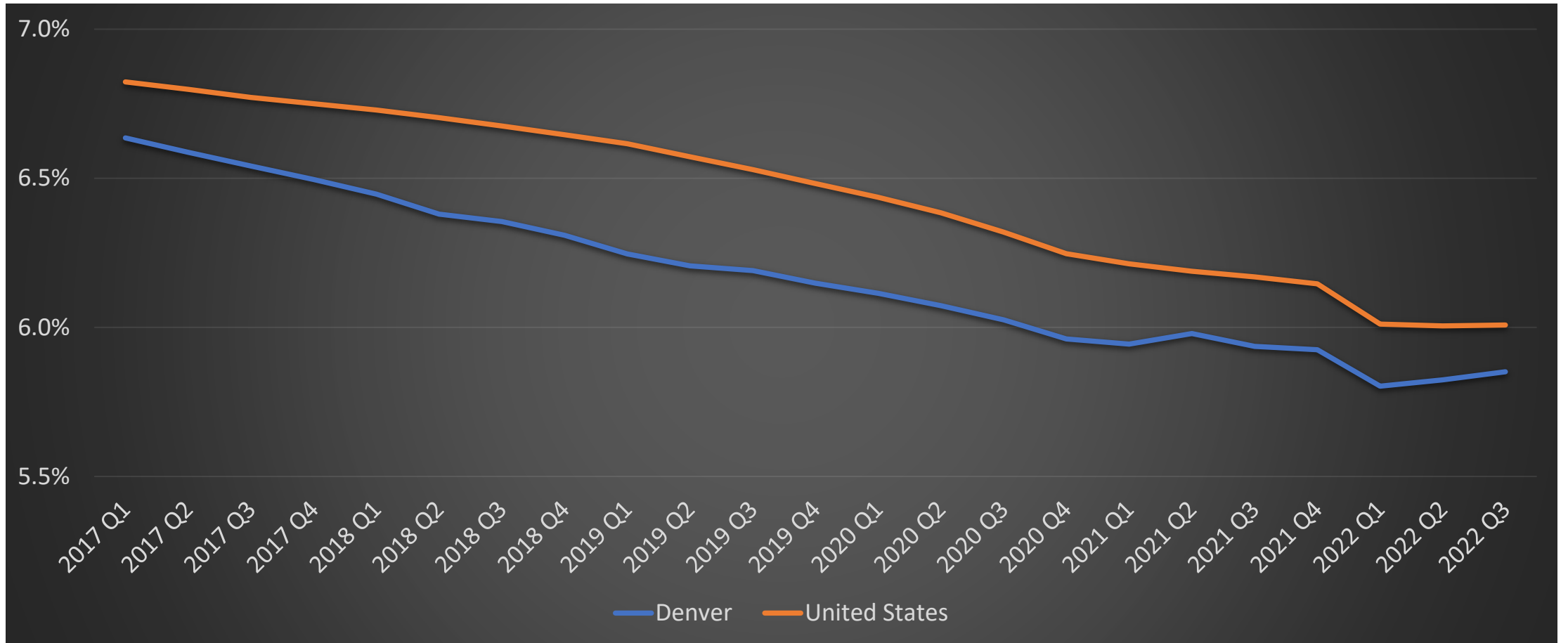
Total # of Comparable Sales (Settled) – 120

Absorption Rate (Total Sales/Months) – 40

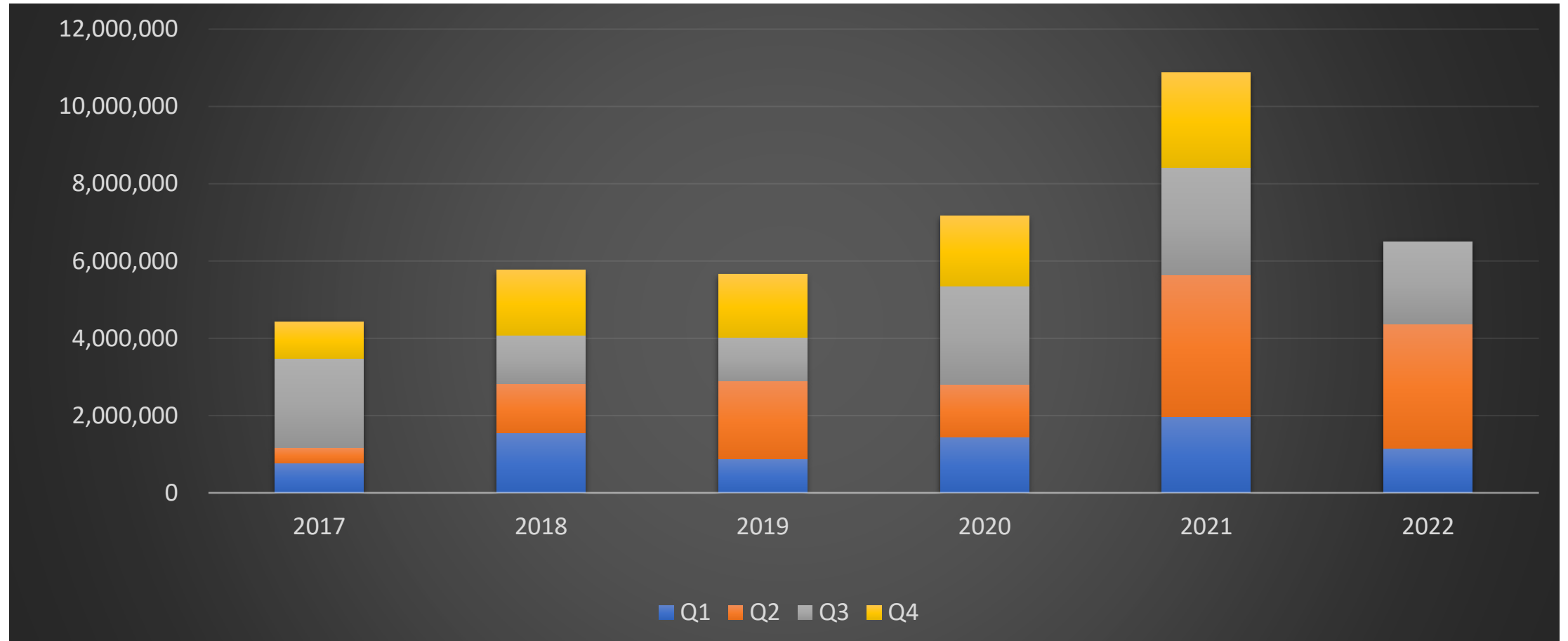
Total # of Comparable Active Listings – 194

Months of Industrial Supply (Lst/Ab. Rate) – 4.9 months

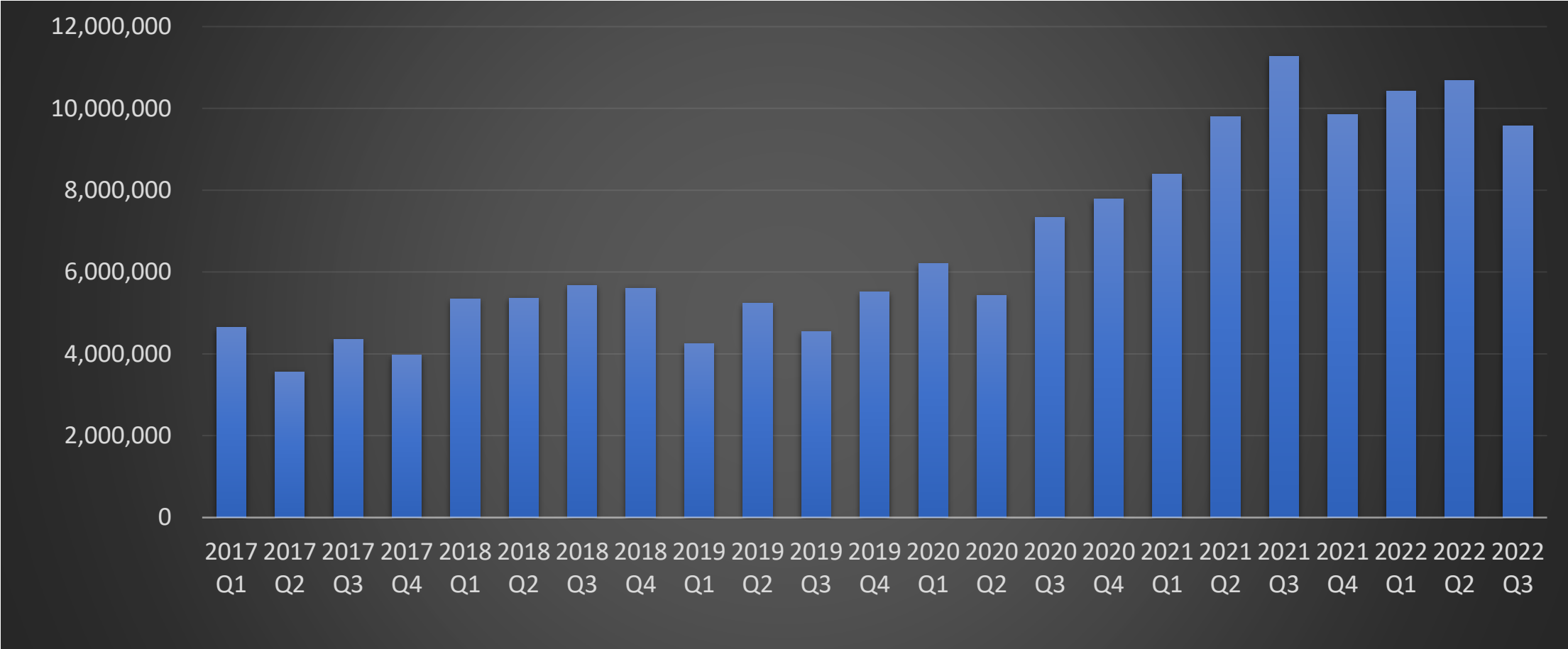
Capitalization Rate



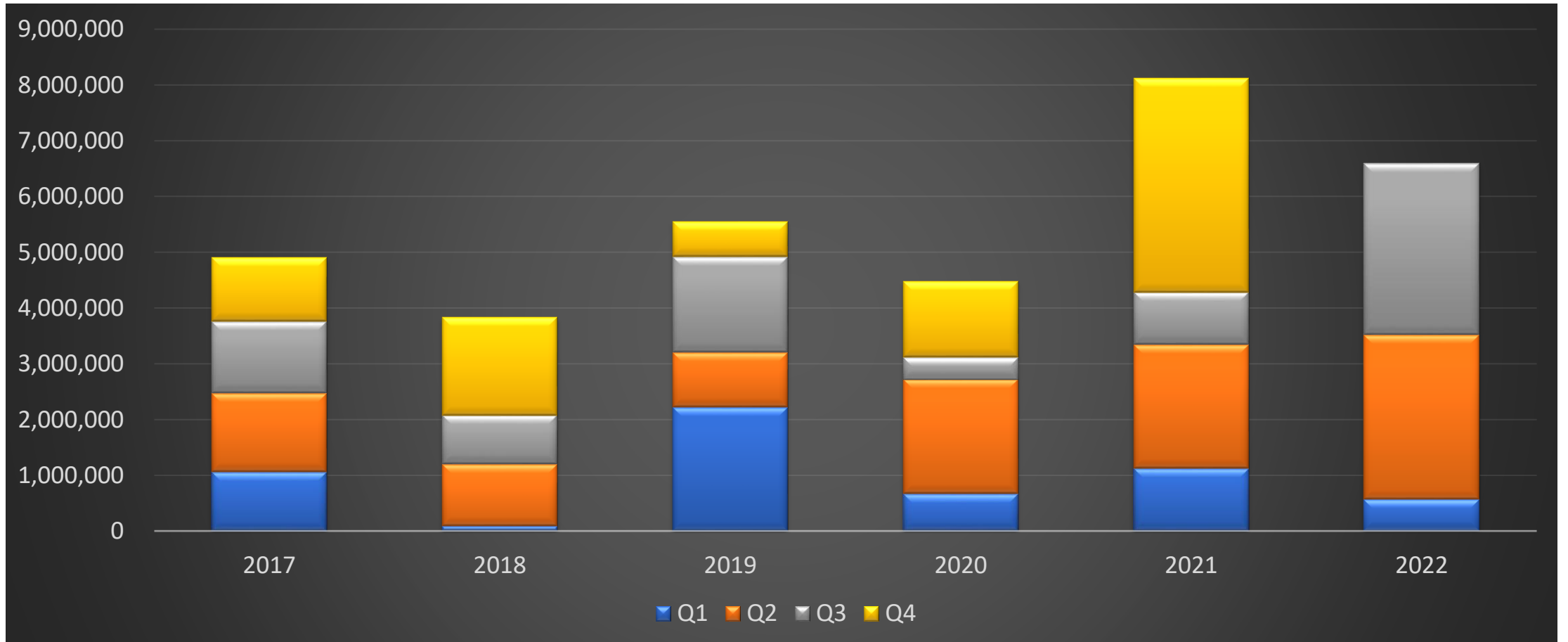
Construction Starts In SF



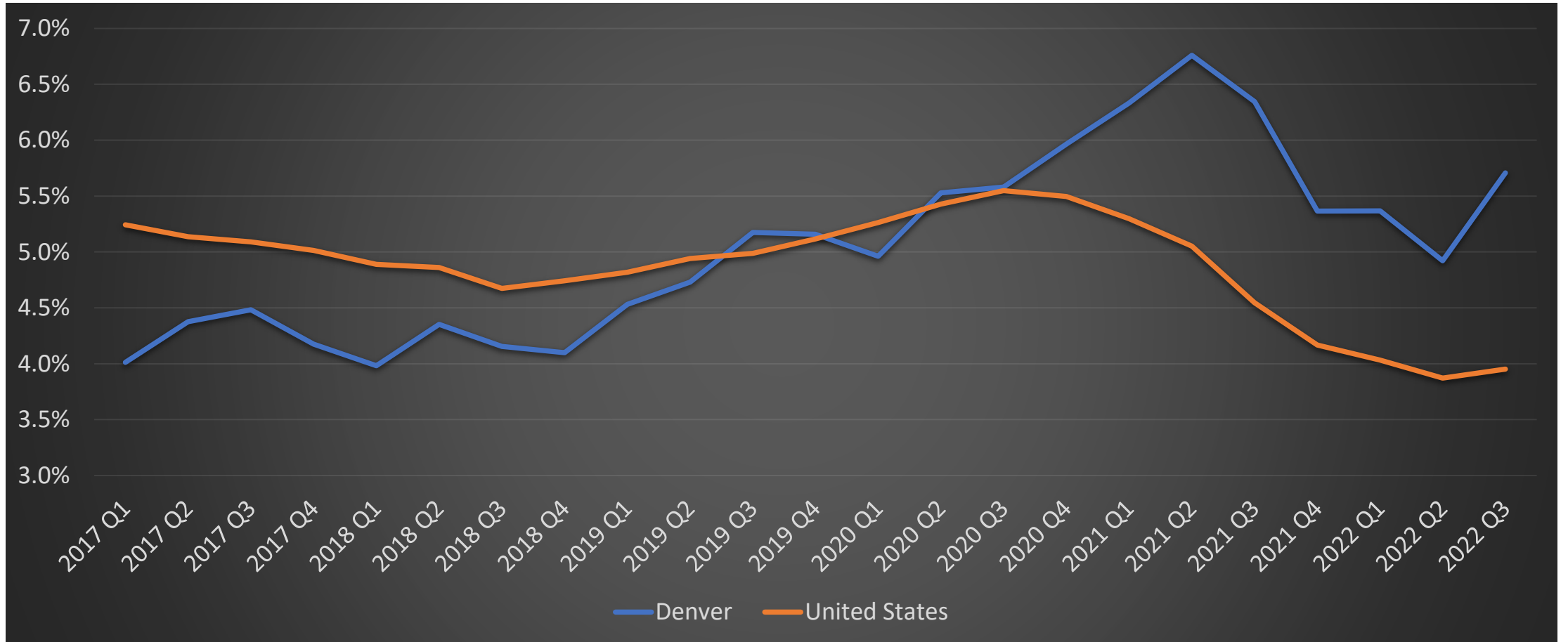
SF Under Construction



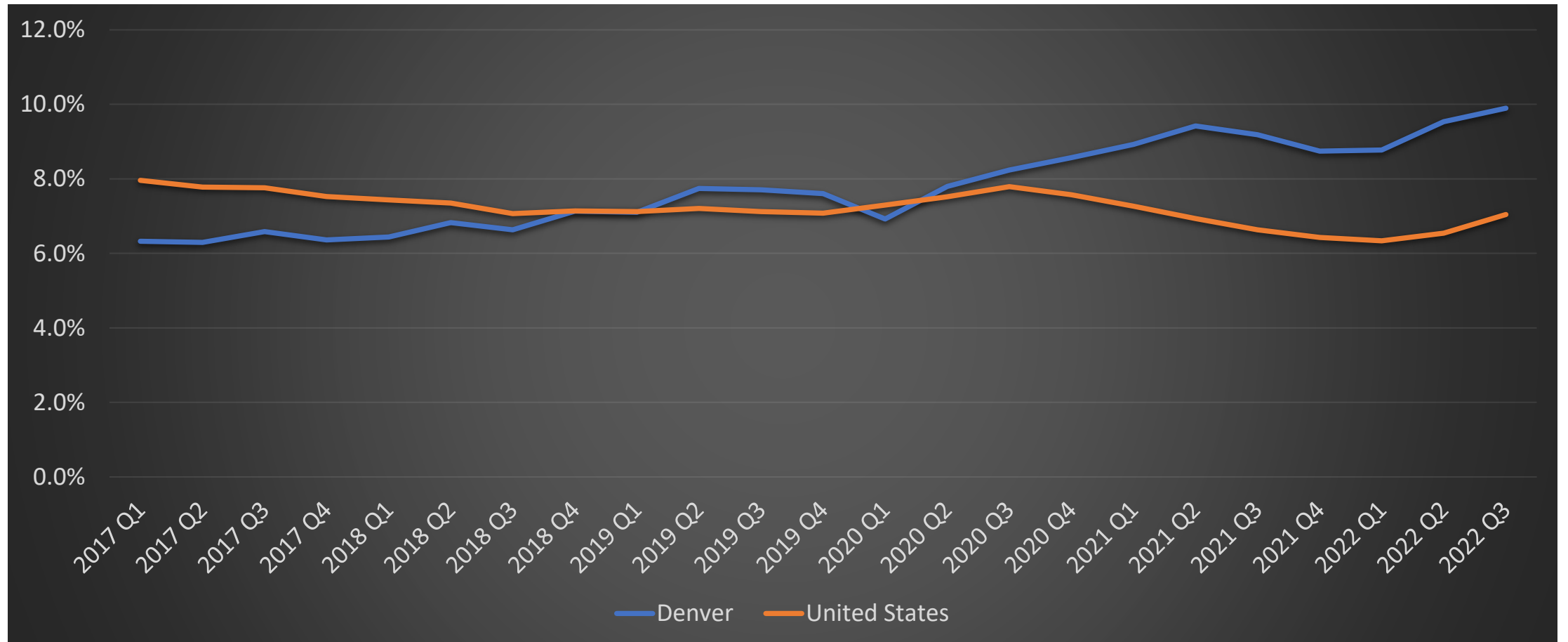
Net Deliveries In SF



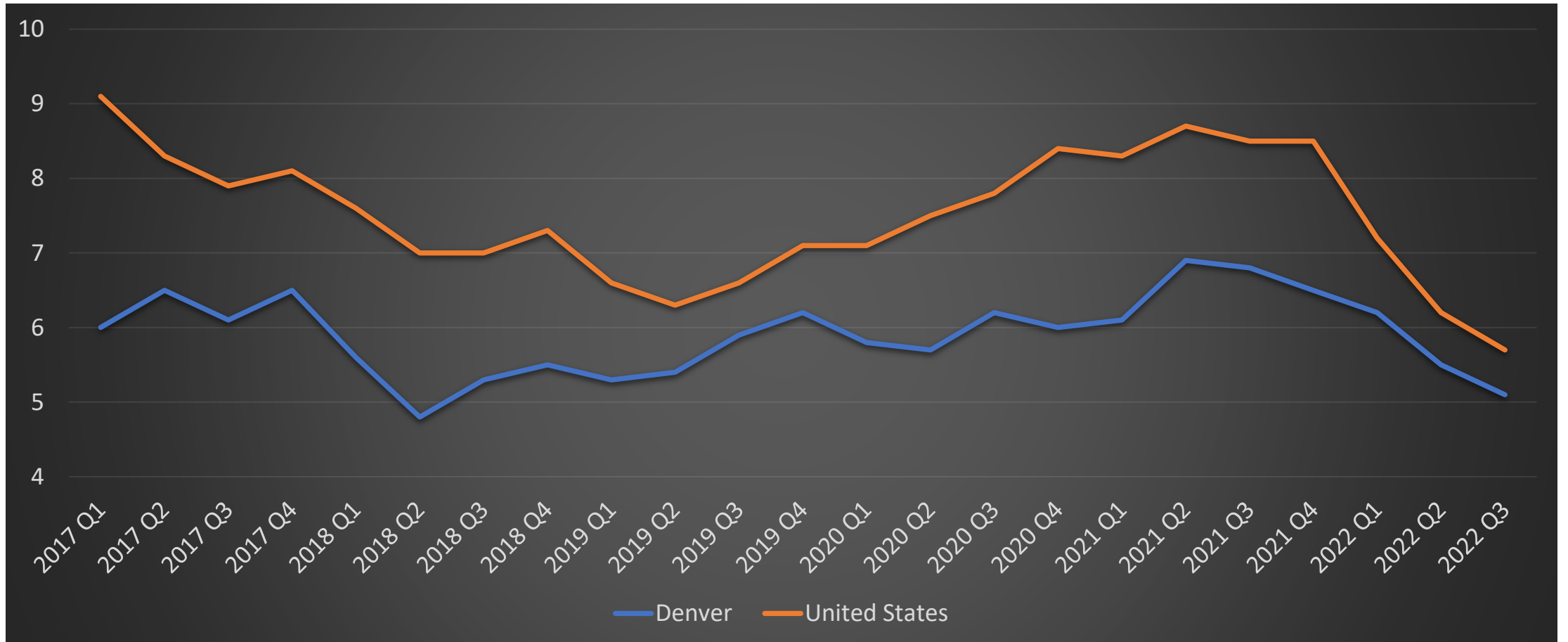
Vacancy Rate



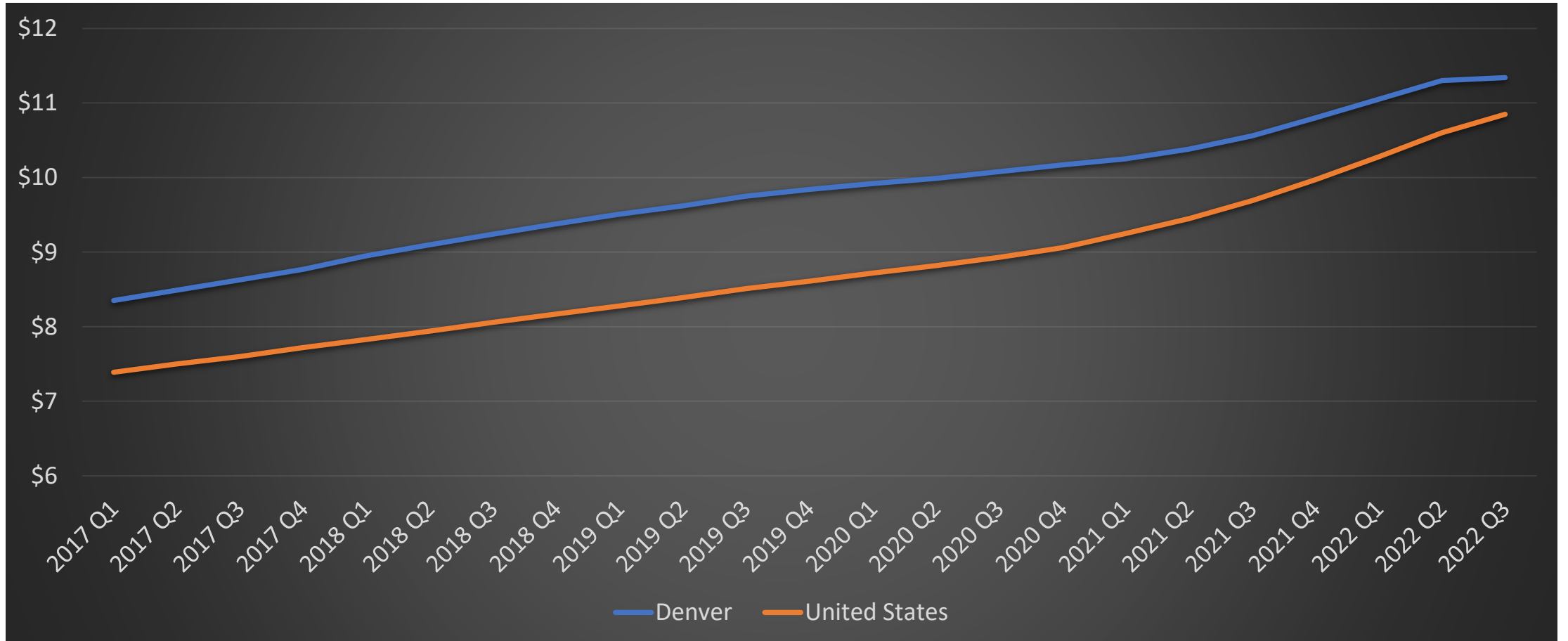
Availability Rate



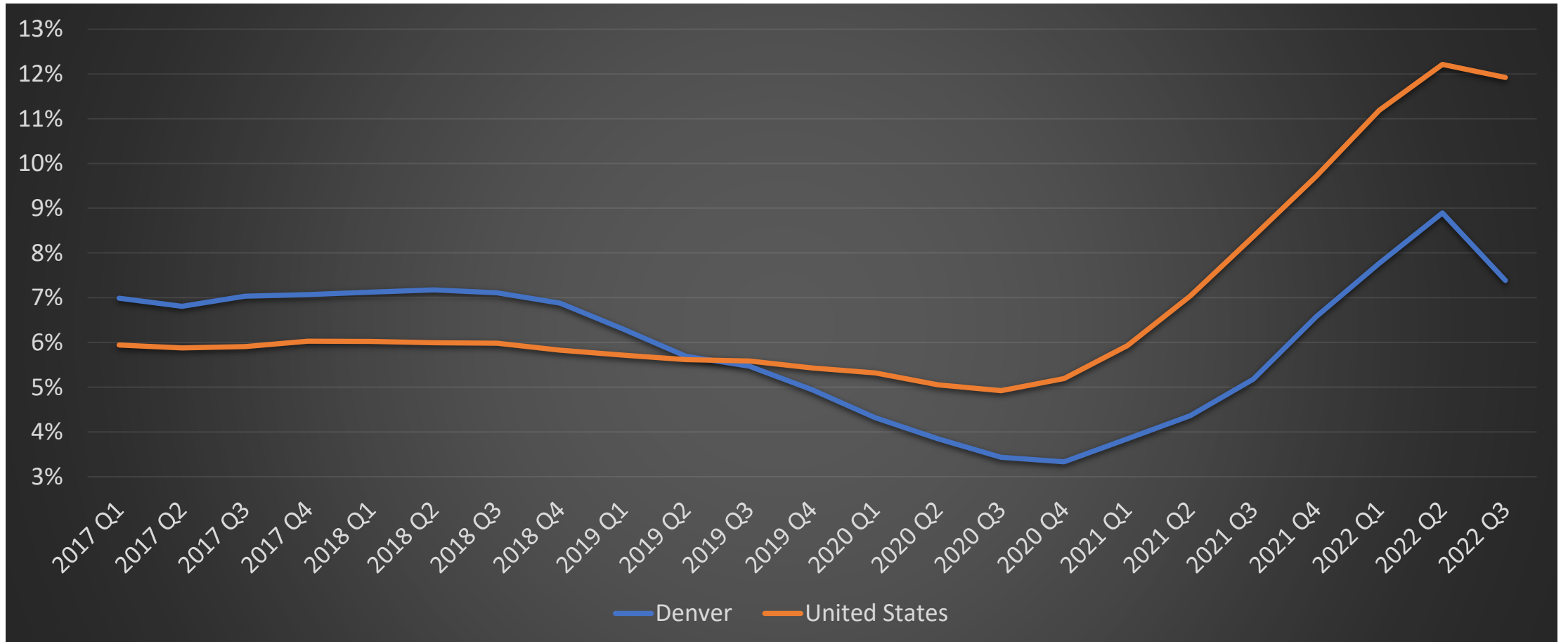
Months On Market For Lease



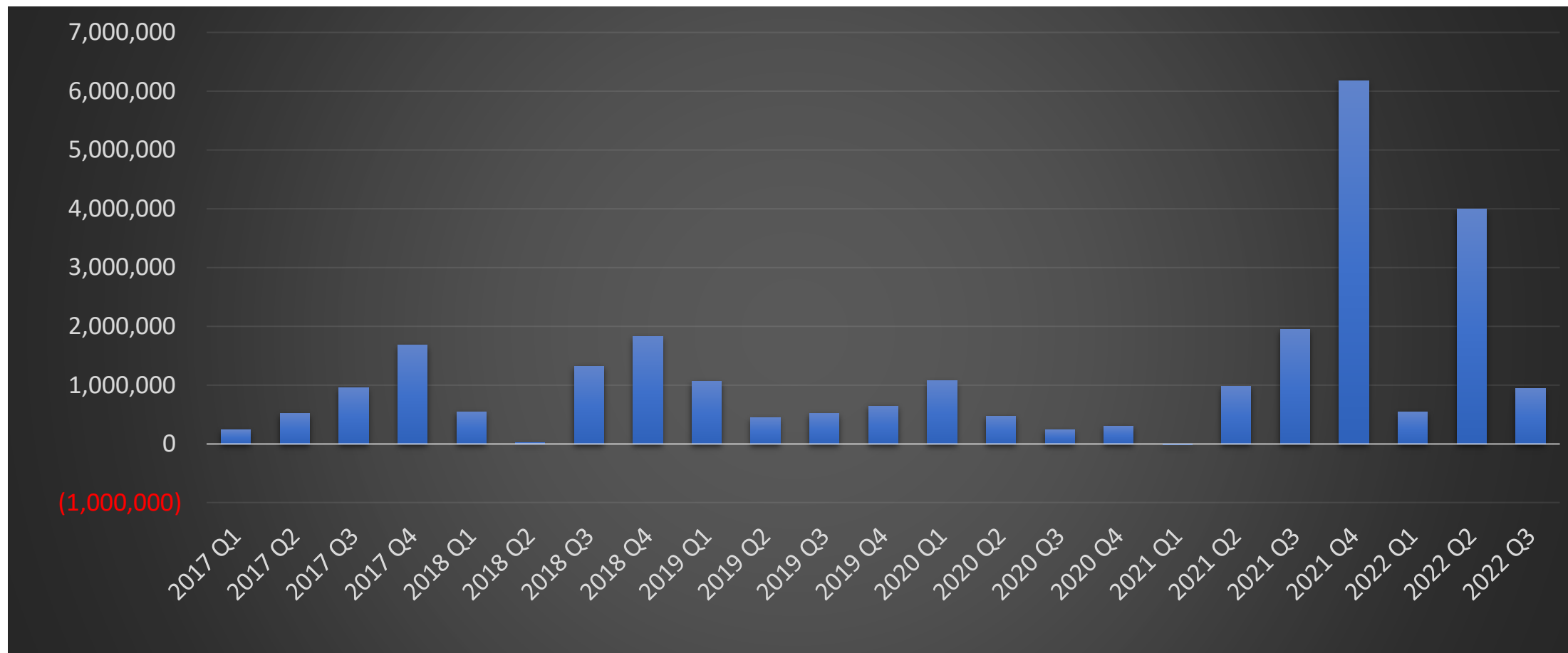
Market Rent Per SF (NNN)



Market Rent Growth YOY



Net Absorption (For Lease)



Conclusions

Total sales volume for the first three quarters of the year are \$500M above the same periods for 2019, 2020, and 2021.

The vacancy rate has increased from last quarter but is in line with the long term average.

Rent growth was 7.4% so it is close to the 8.2% inflation rate but is a little behind.

Net absorption was strong in Q3 but doesn't look as impressive as the 4M sf that was absorbed in Q2.

Data Analyzed By



www.beaconrealestateservices.com

Data Source

www.CoStar.com