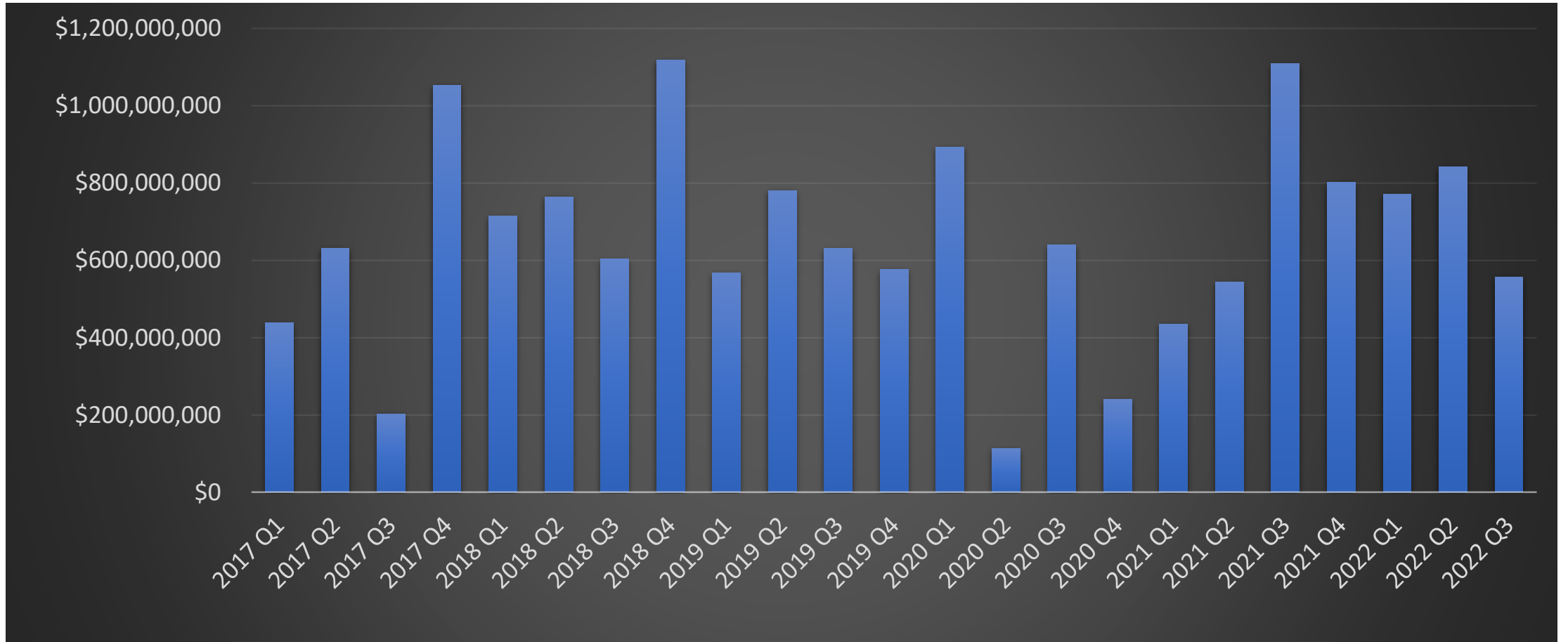




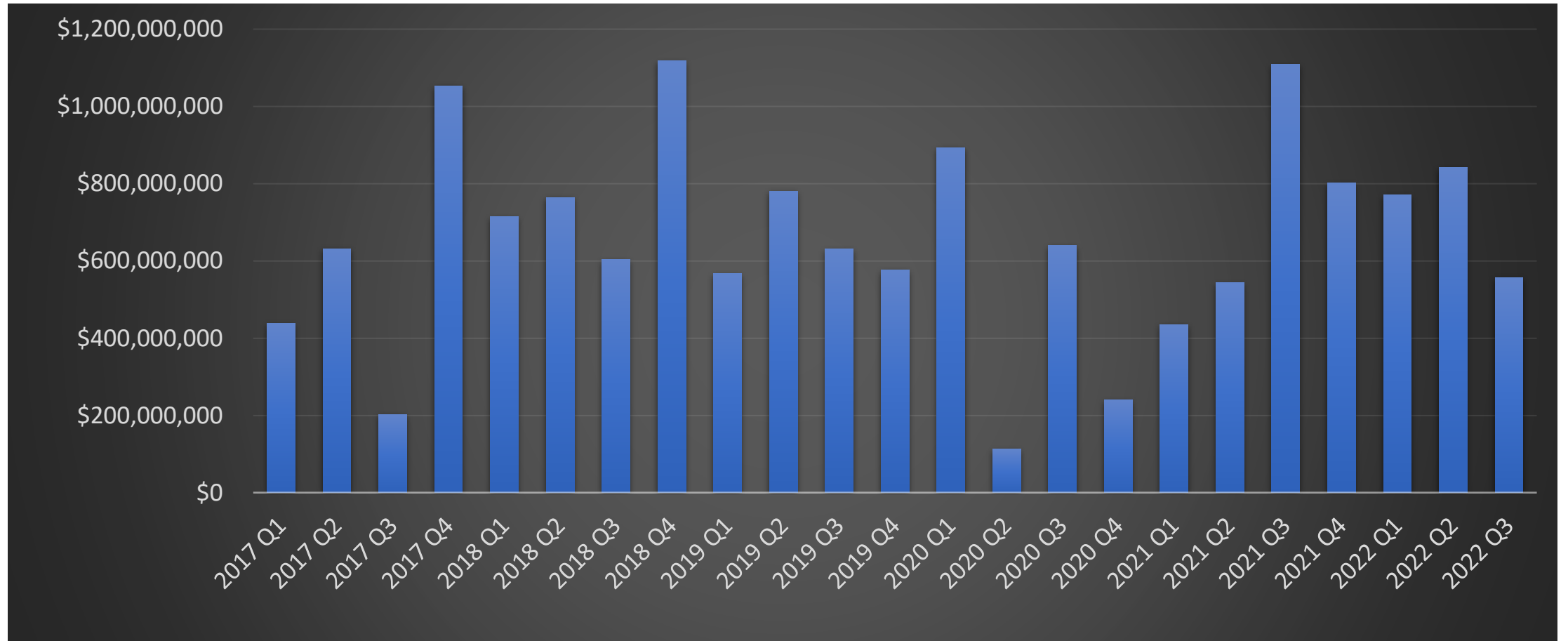
Denver Metro Market Update

Office Q3 2022

Sales Volume



Sales Price Per SF



Office Inventory Analysis

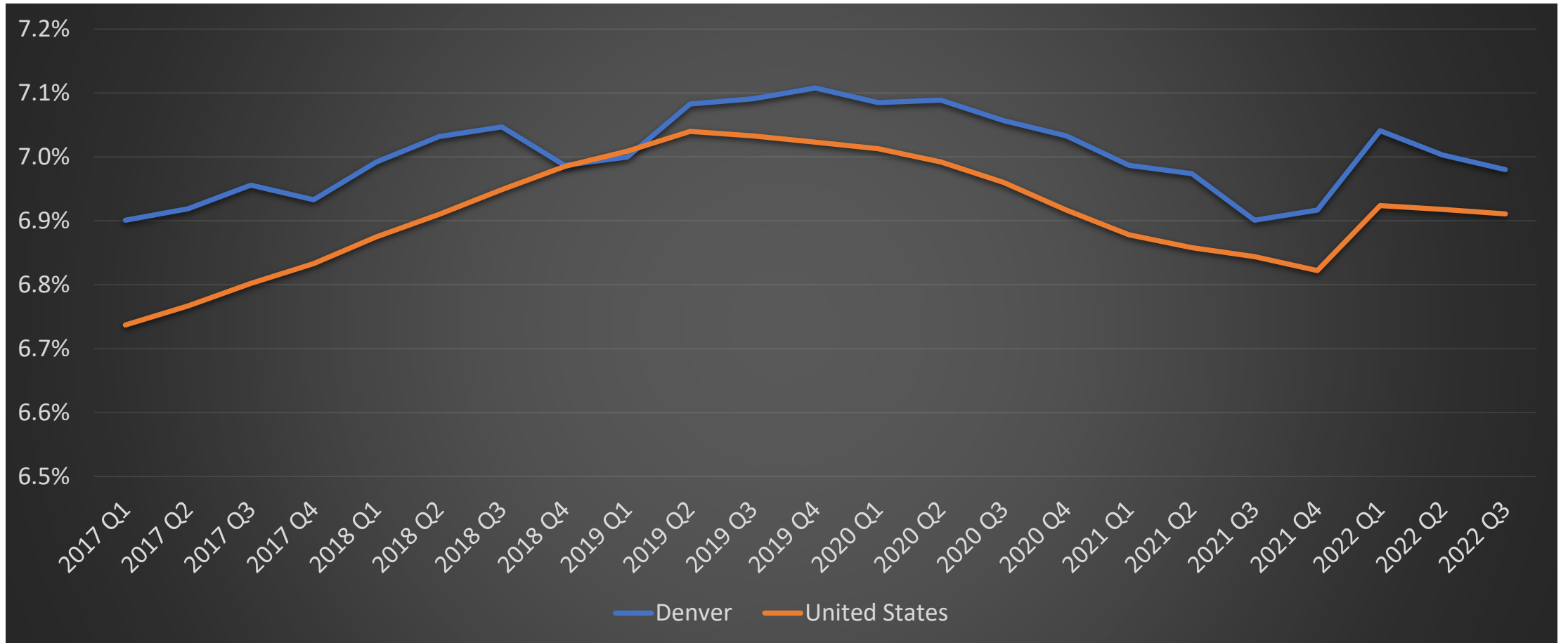
Total # of Comparable Sales (Settled) – 118

Absorption Rate (Total Sales/Months) – 39.3

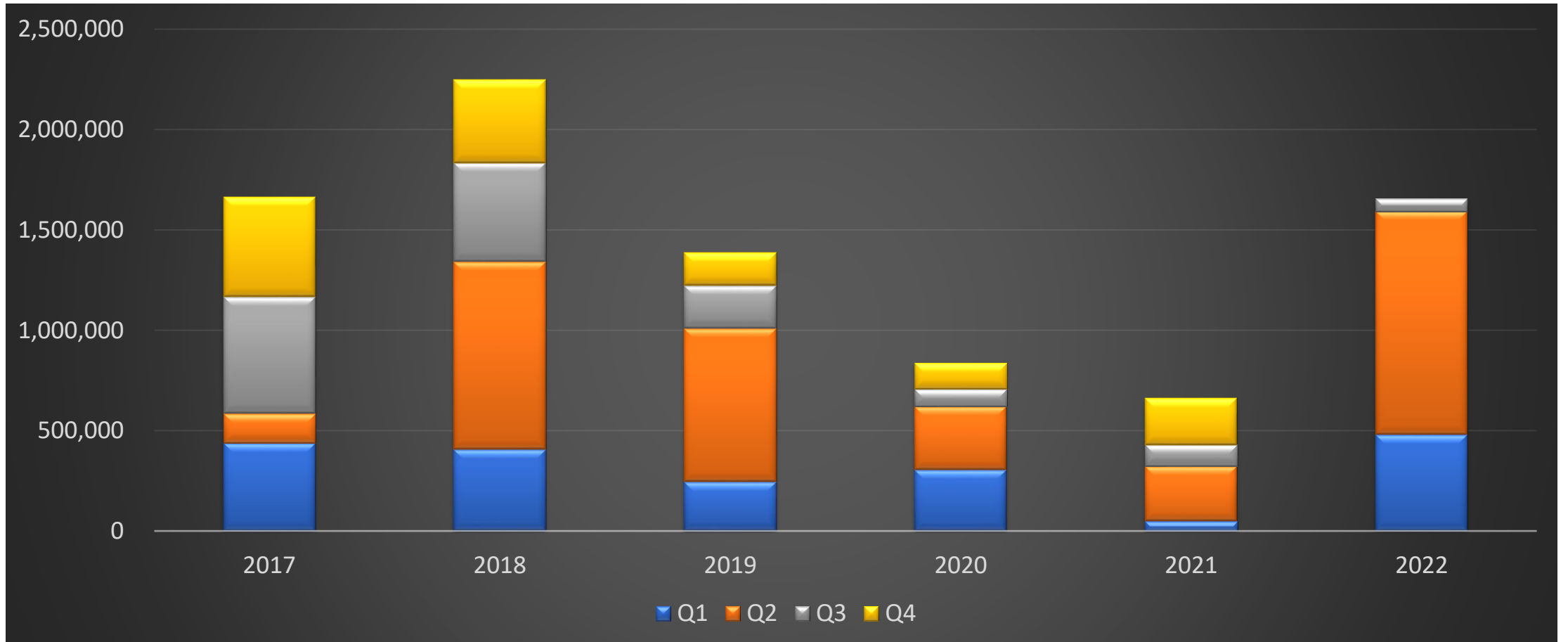
Total # of Comparable Active Listings – 258

Months of Office Supply (Lst/Ab. Rate) – 6.6 months

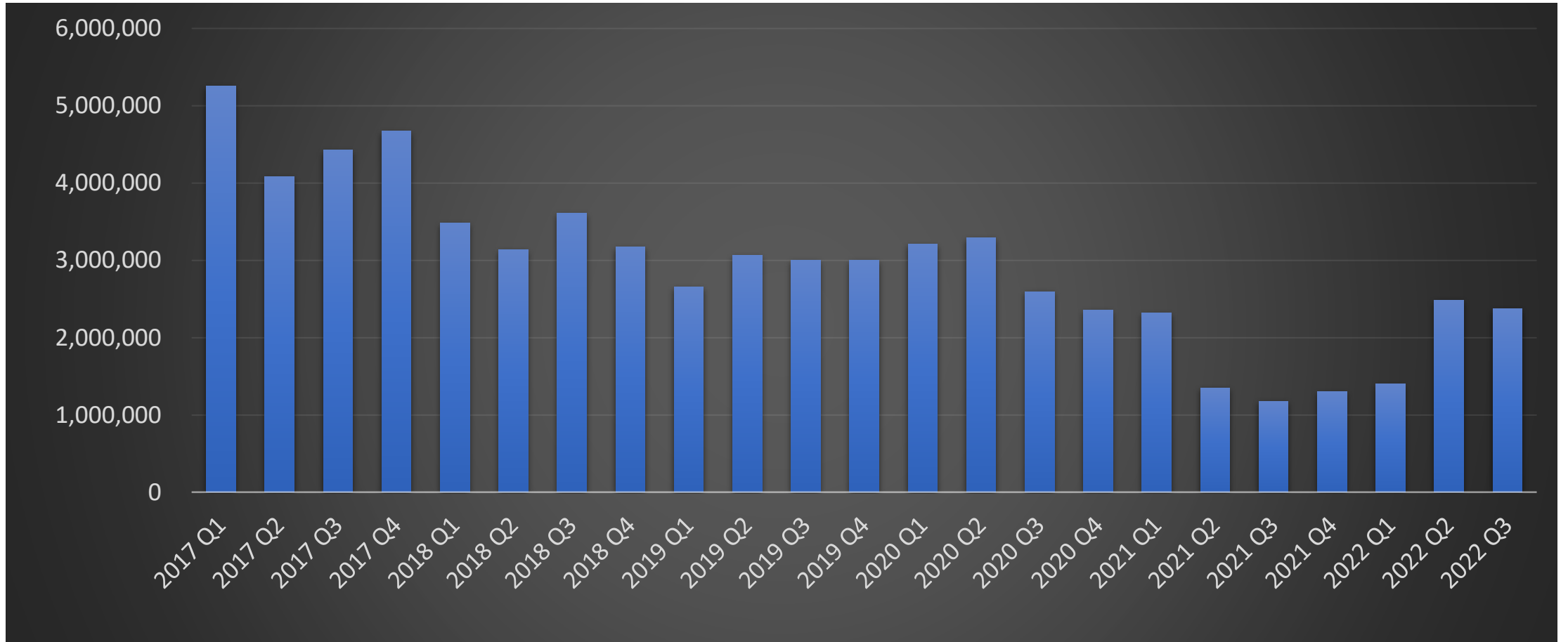
Capitalization Rates



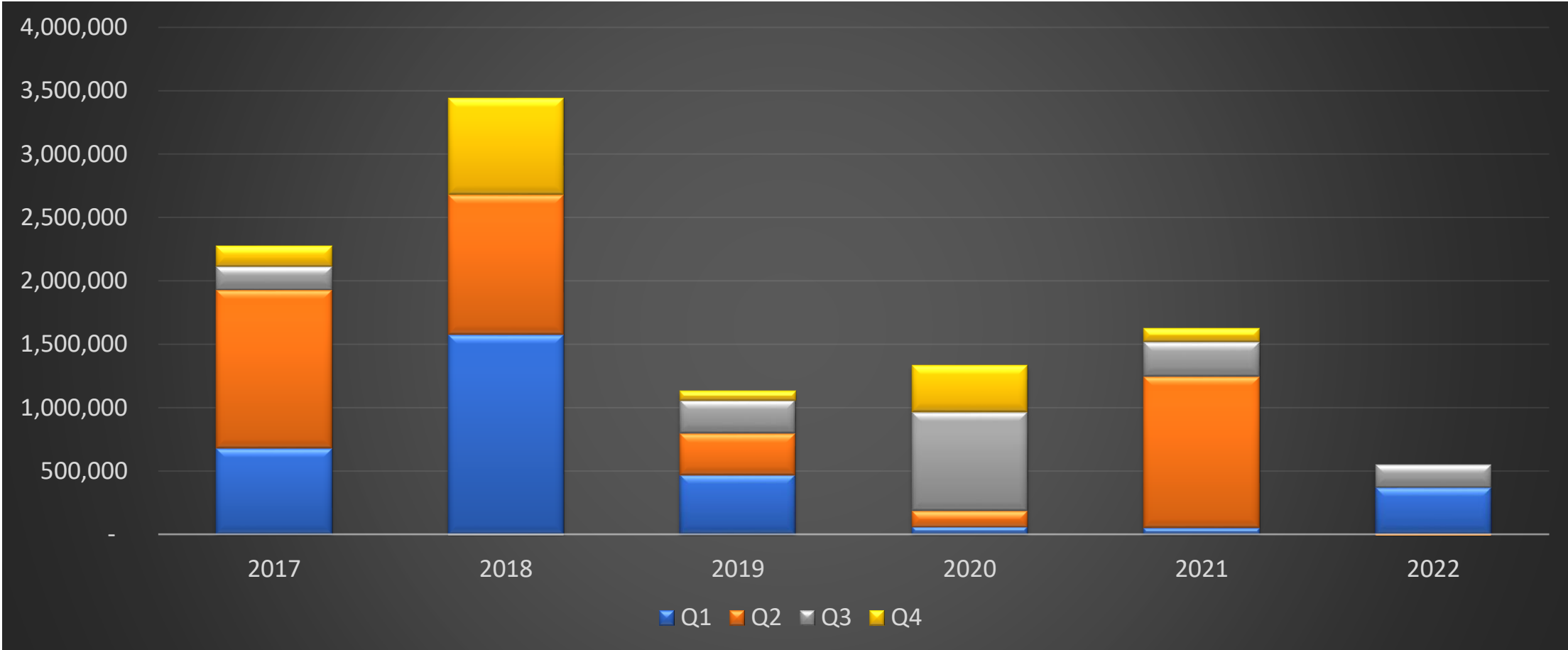
Construction Starts In SF



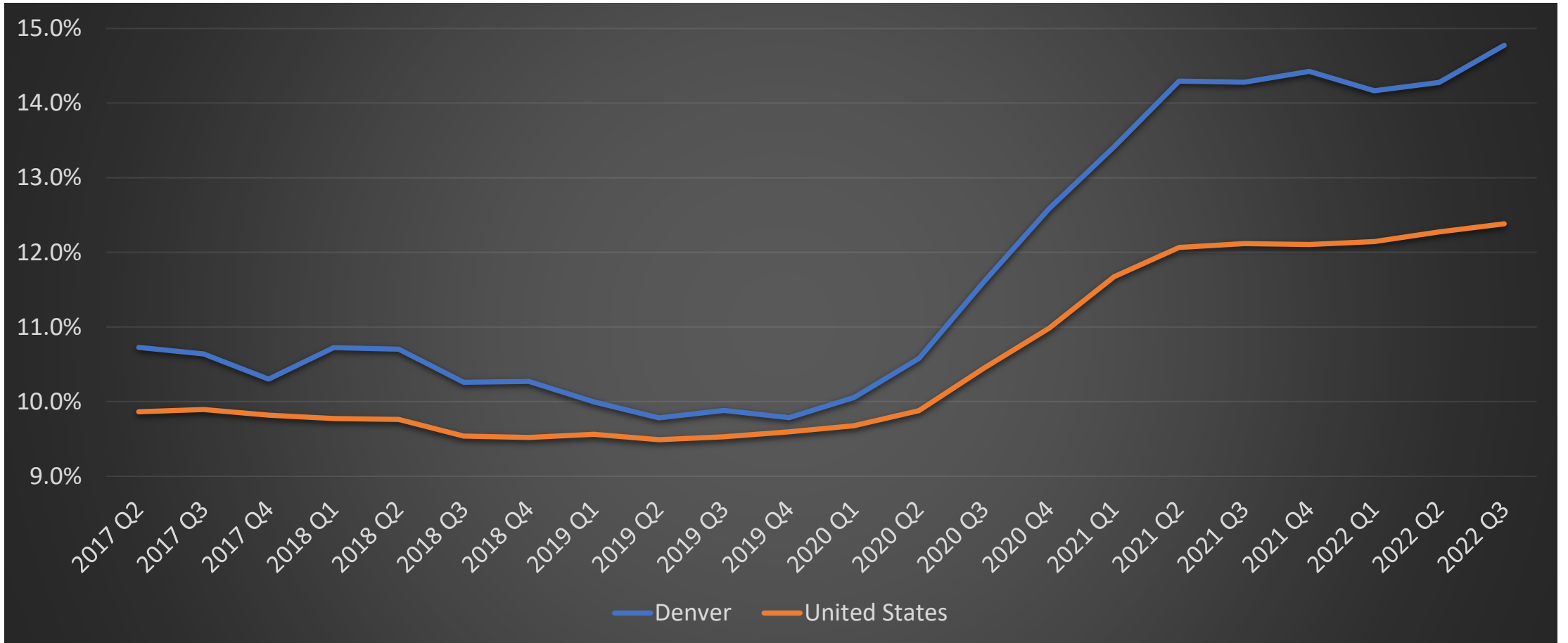
Under Construction In SF



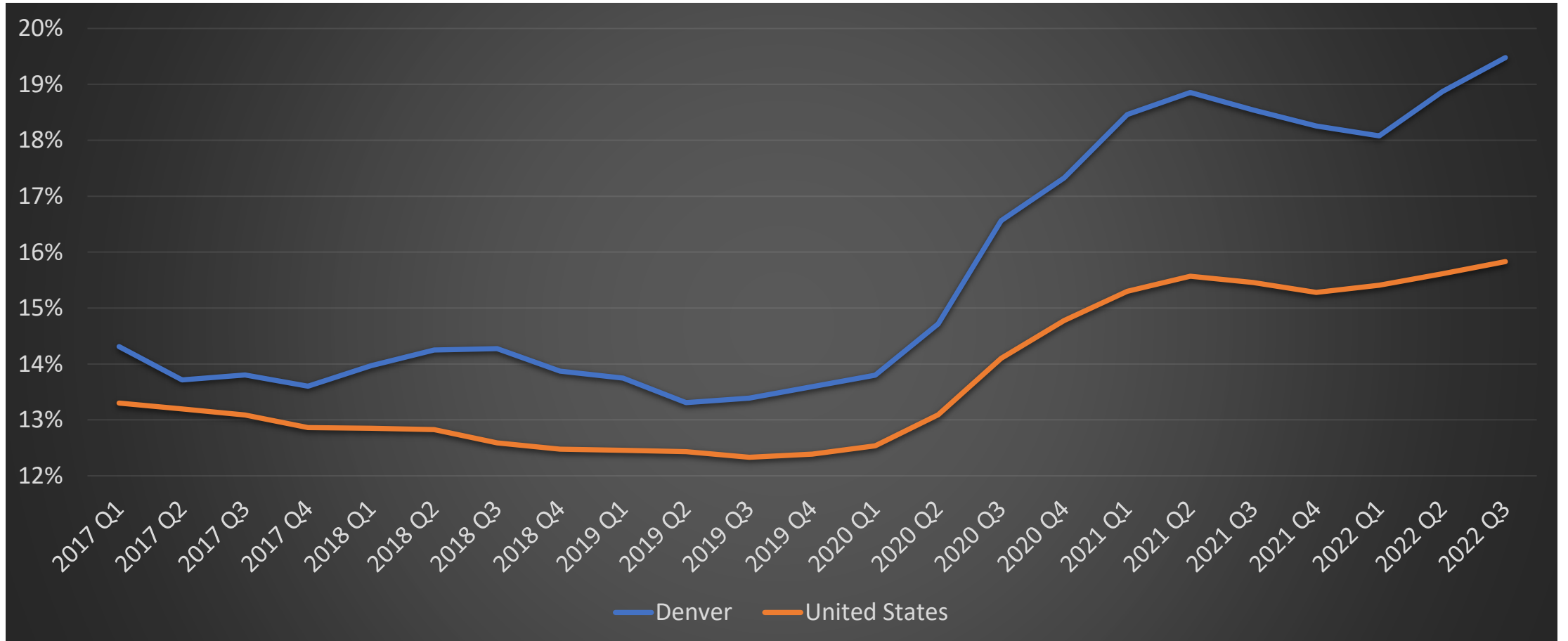
Net Deliveries



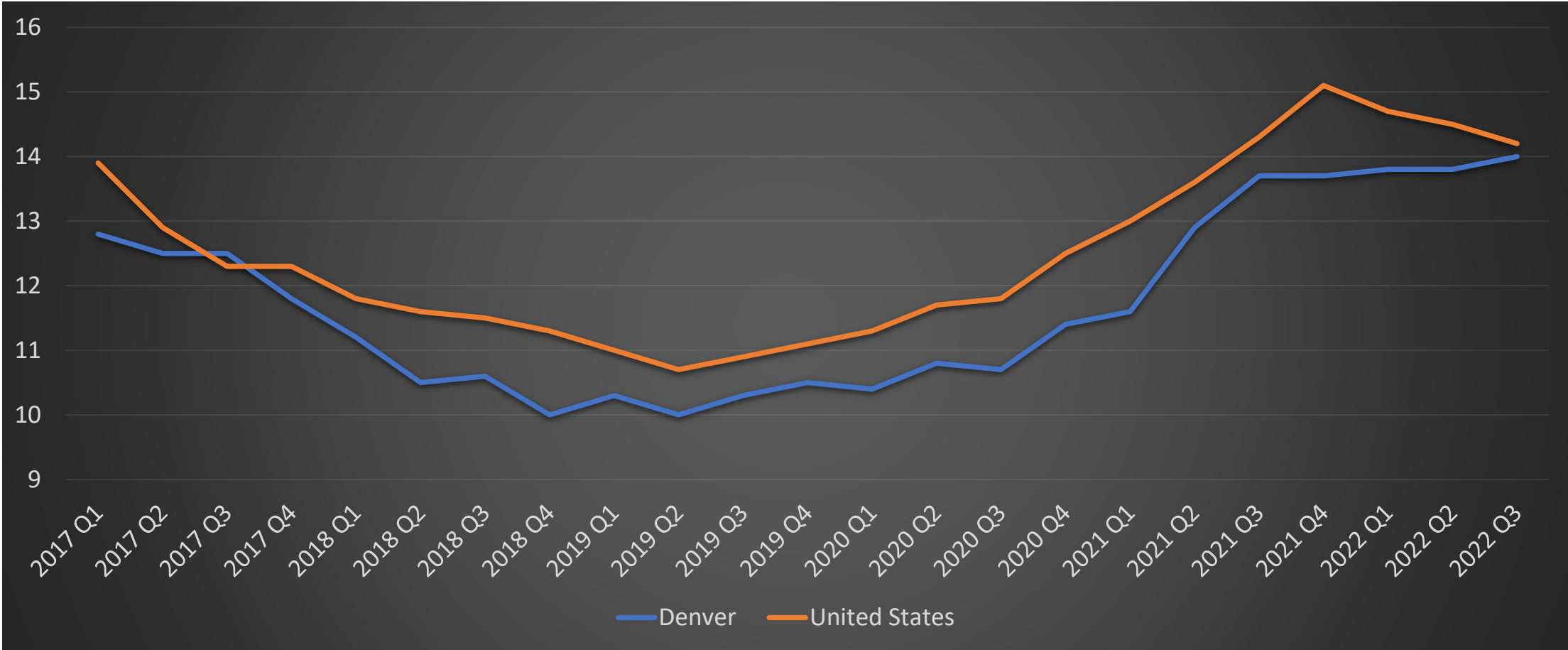
Vacancy Rate



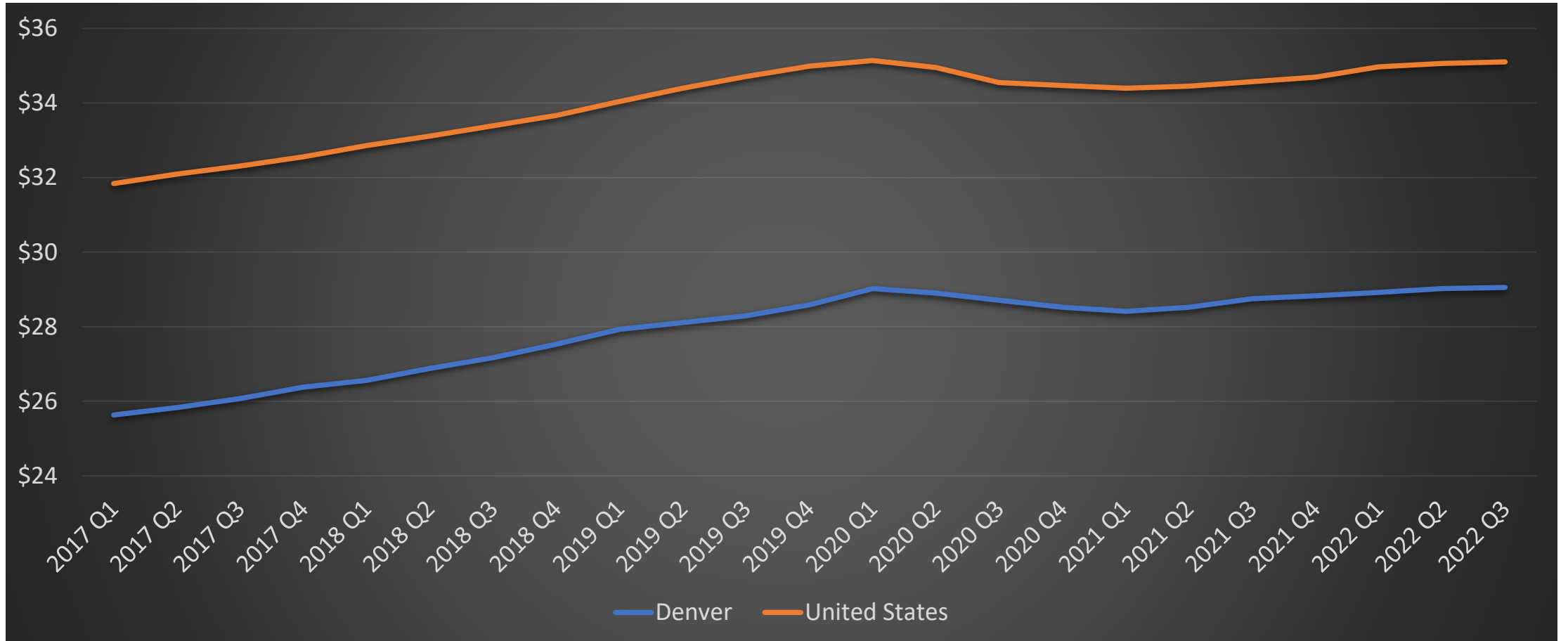
Availability Rate



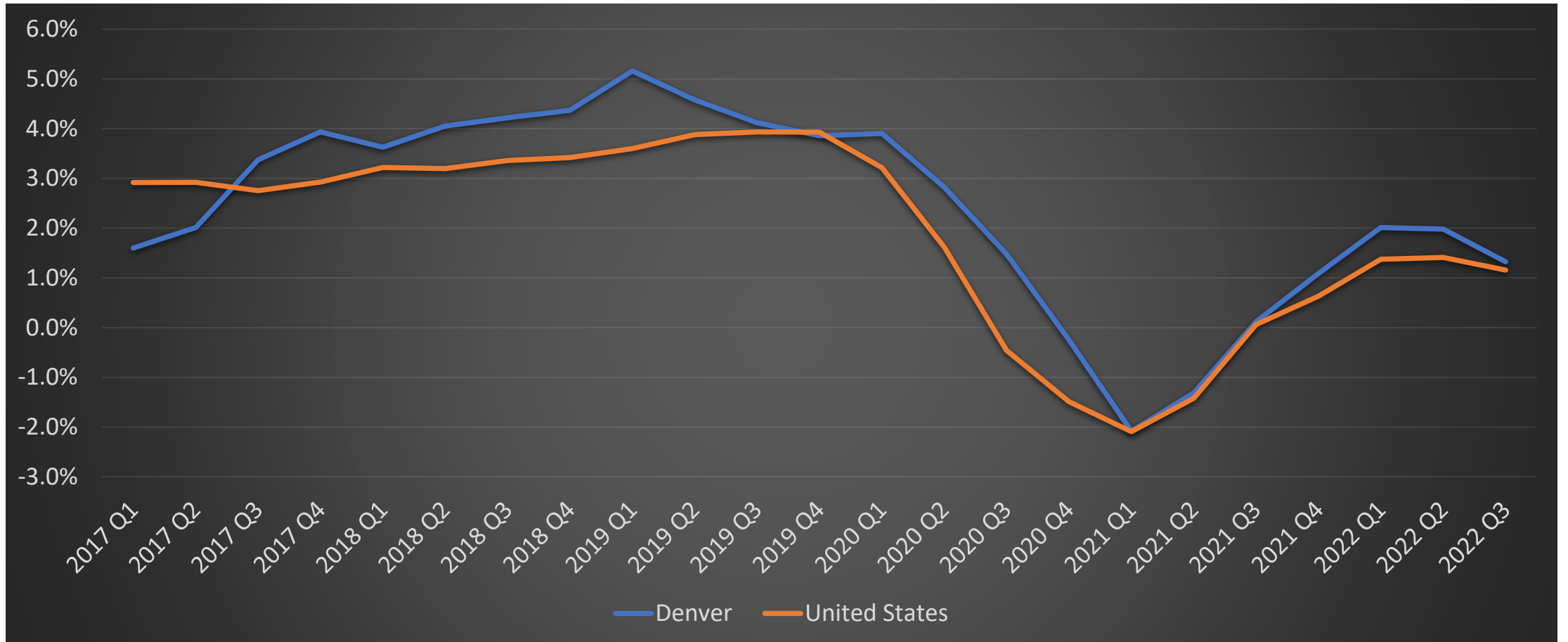
Months On Market (For Lease)



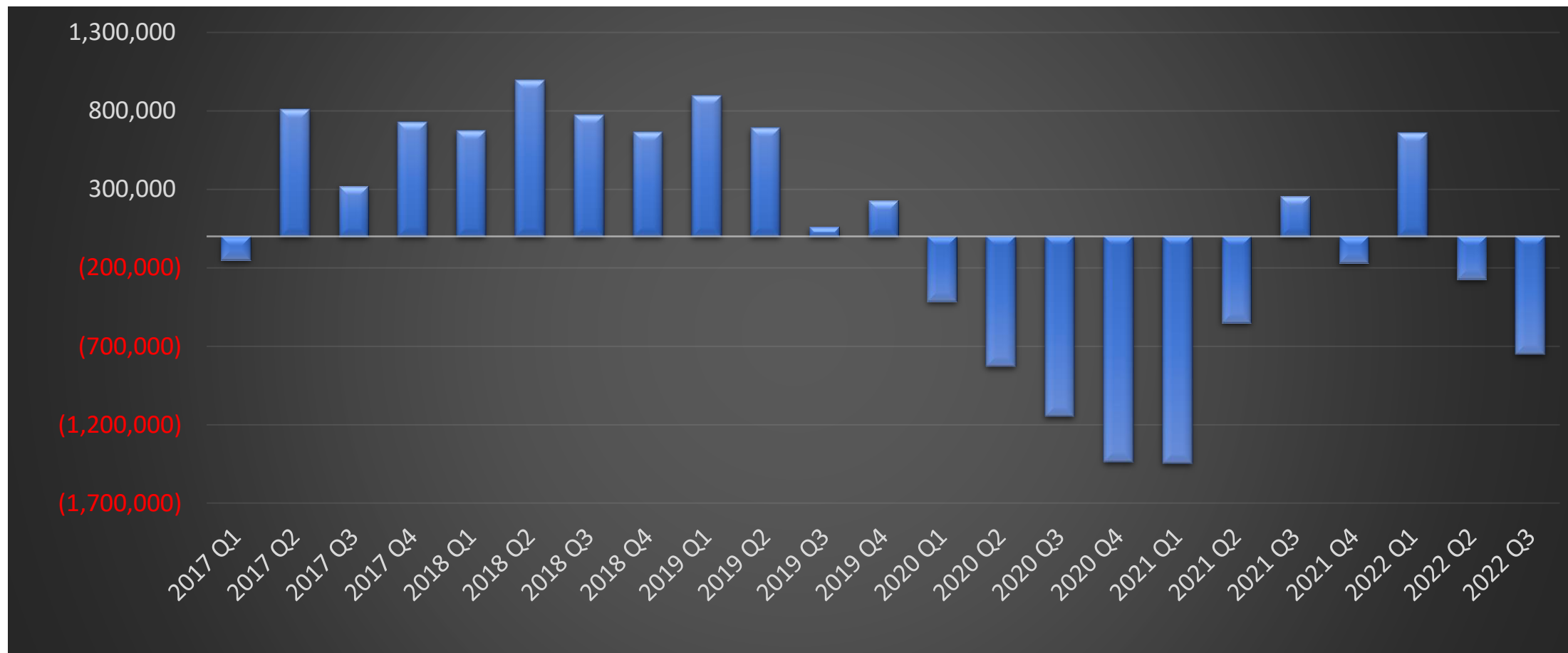
Market Rent Per SF (Gross)



Market Rent Growth YOY



Net Absorption (For Lease)



Conclusions

Total sales volume for the first three quarters of the year are comparable to previous years.

Vacancy and availability rates have increased as more companies reassess their real estate needs.

Rent growth was 1.3% but with 8.2% inflation, office rents are not keeping up due to the lower demand.

Net absorption was large and negative, which we haven't seen since Q2 2021.

Data Analyzed By



Data Source

www.CoStar.com