

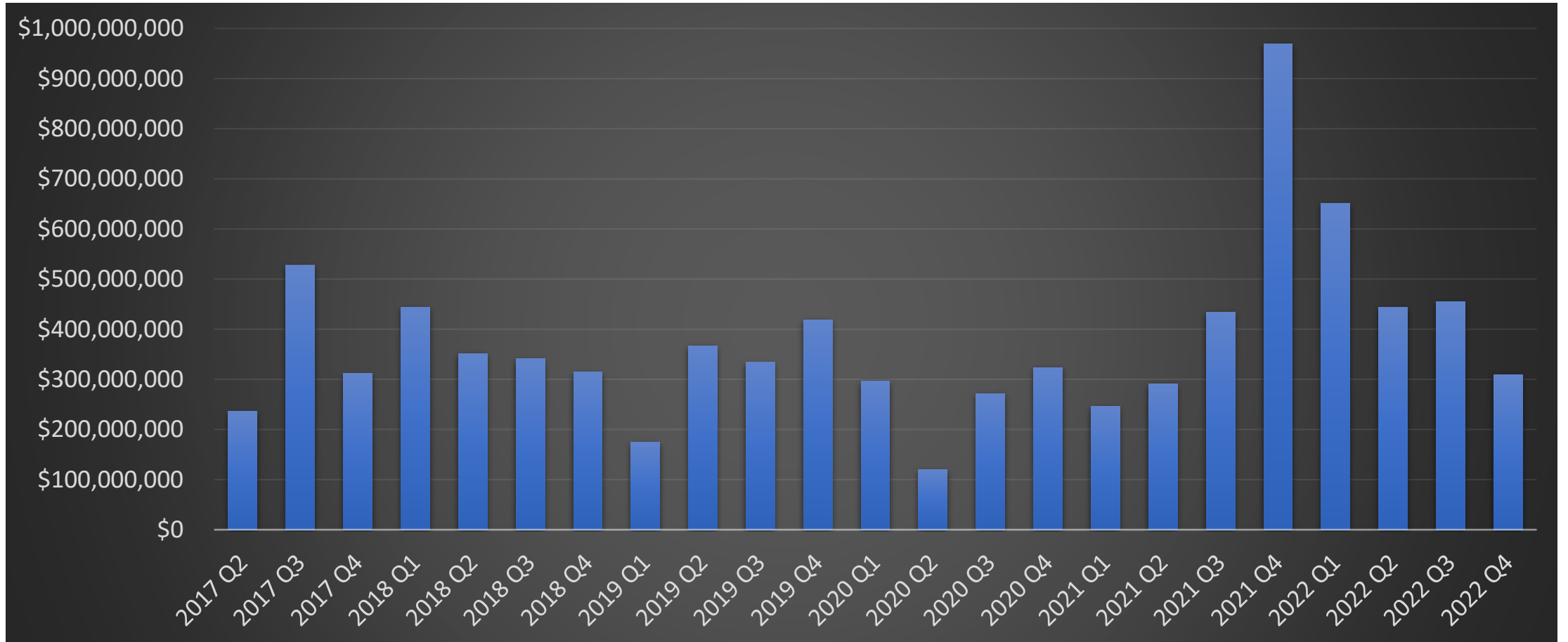


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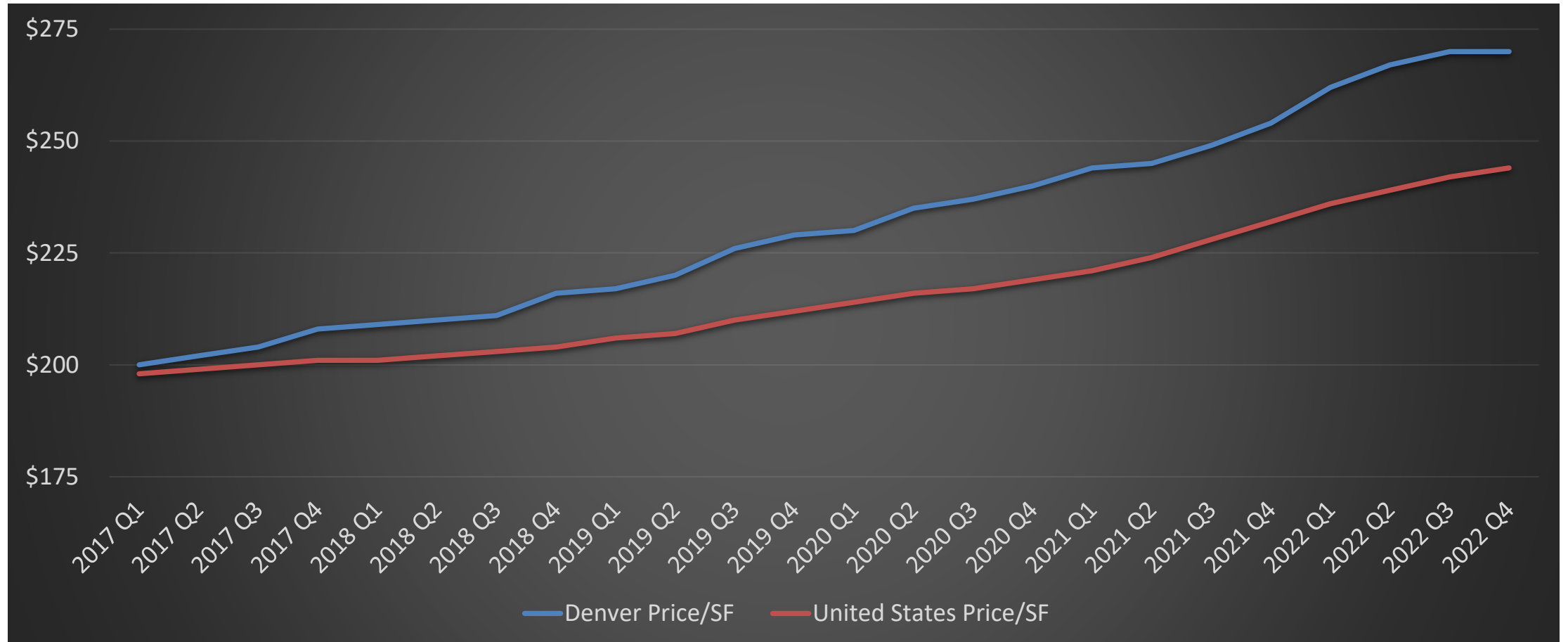
# Denver Metro Market Update

## Retail Q4 2022

# Sales Volume



# Price/ SF



# Retail Inventory Analysis

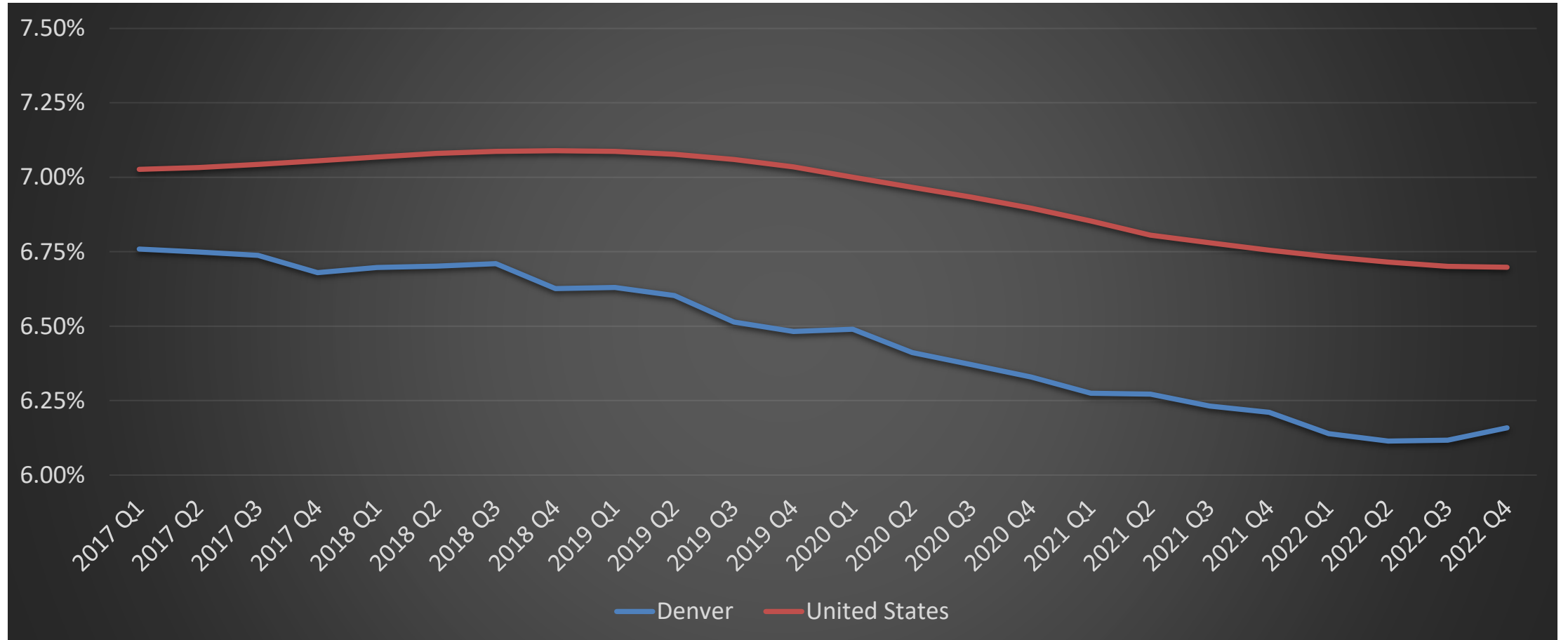
Total # of Comparable Sales (Settled) – 156

Absorption Rate (Total Sales/Months) – 52

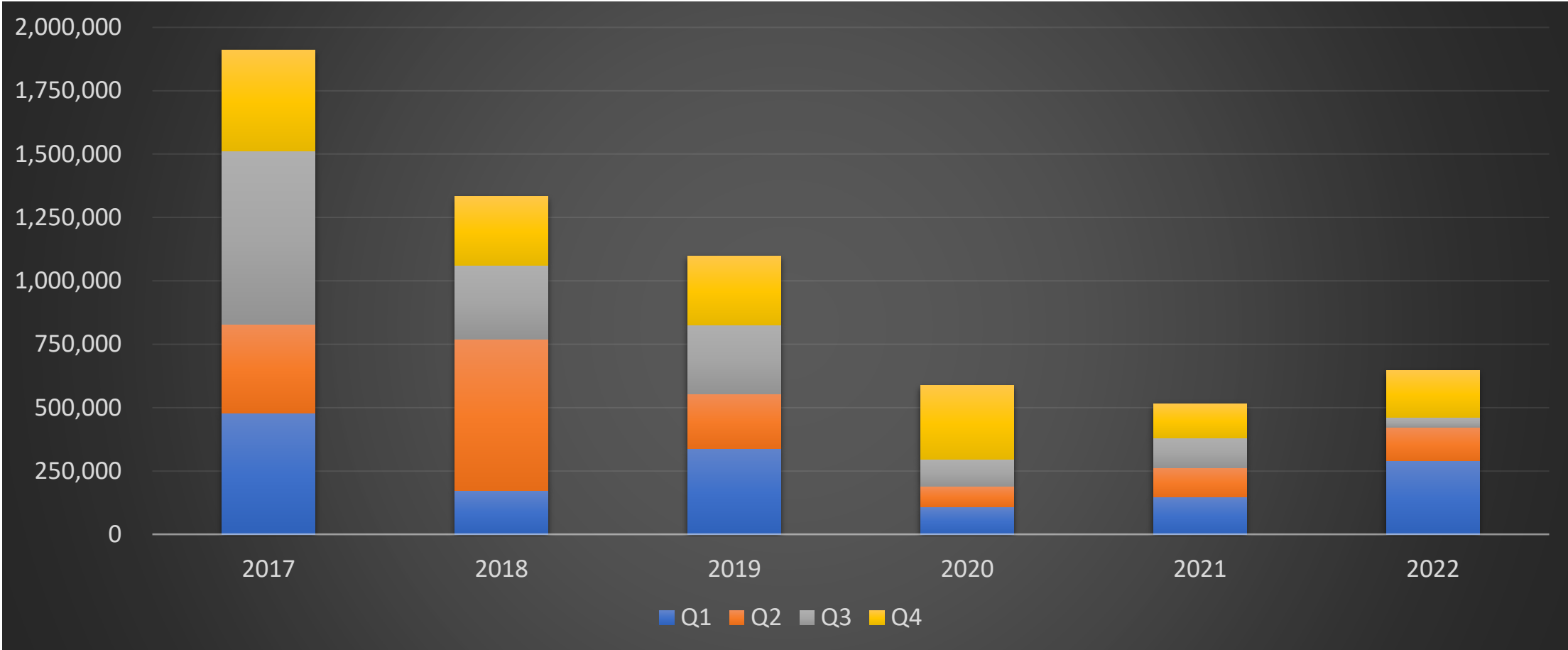
Total # of Comparable Active Listings – 320

**Months of Retail Supply (Lst/Ab. Rate) – 6.1 months**

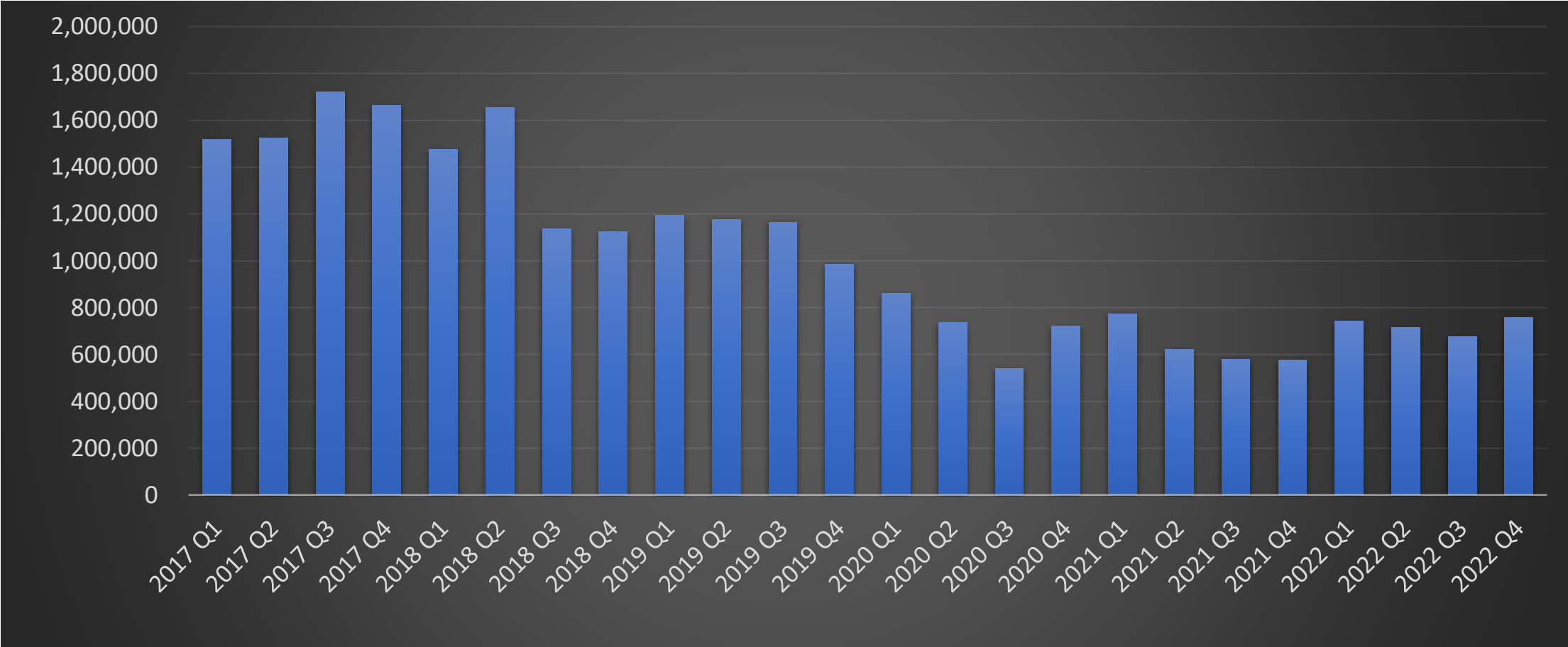
# Capitalization Rate



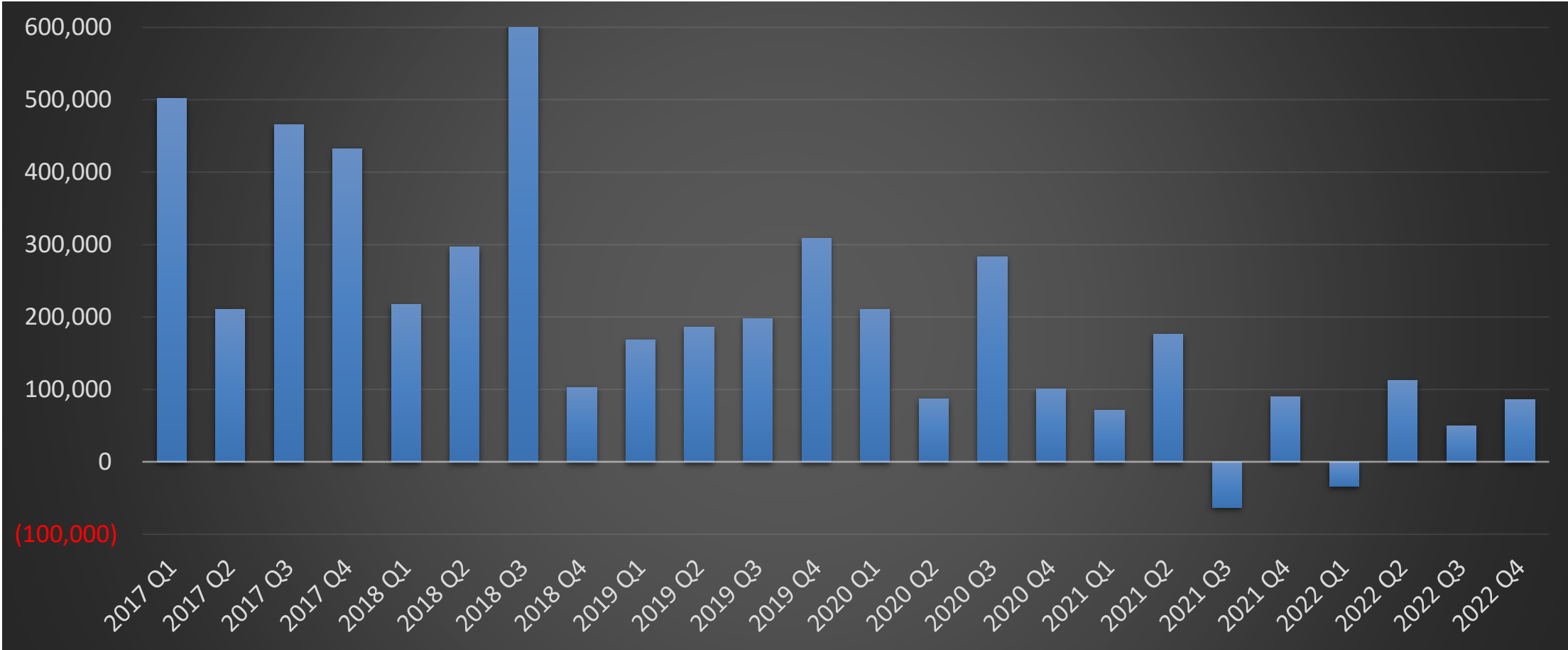
# Construction Starts



# Under Construction

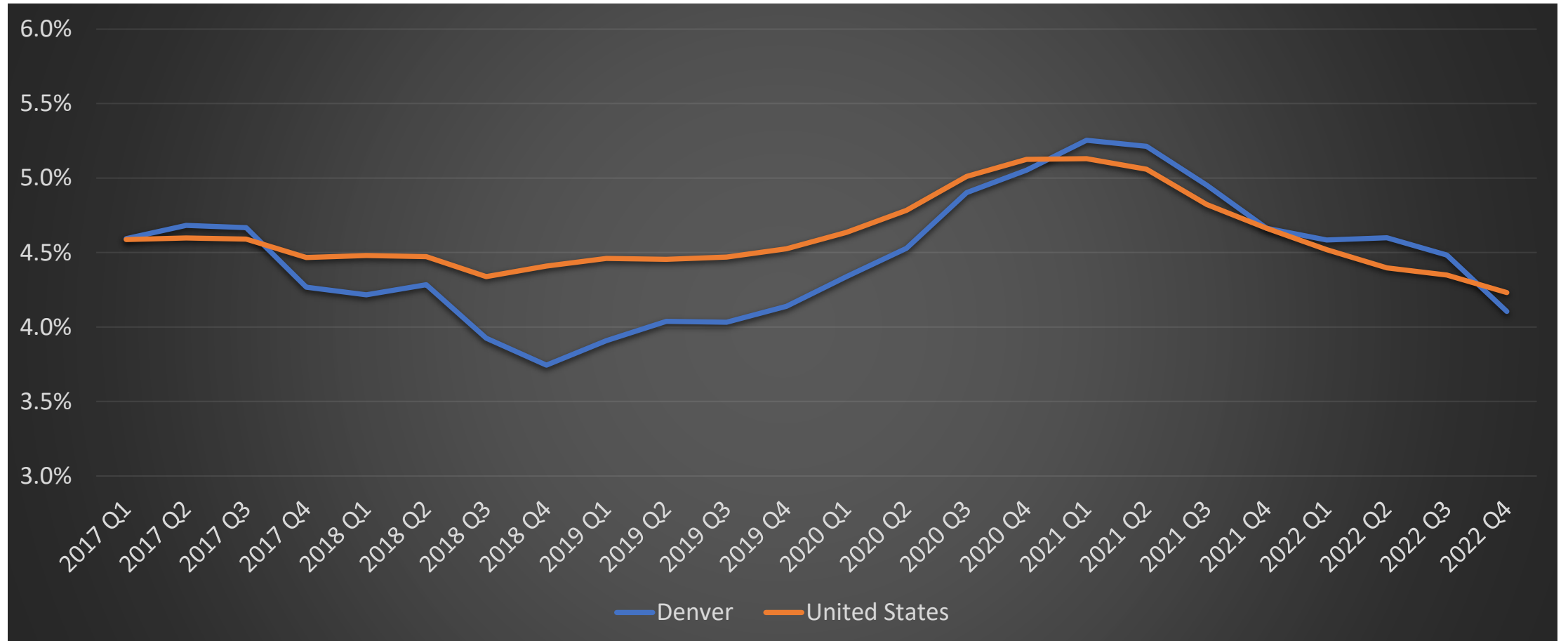


# Net Deliveries

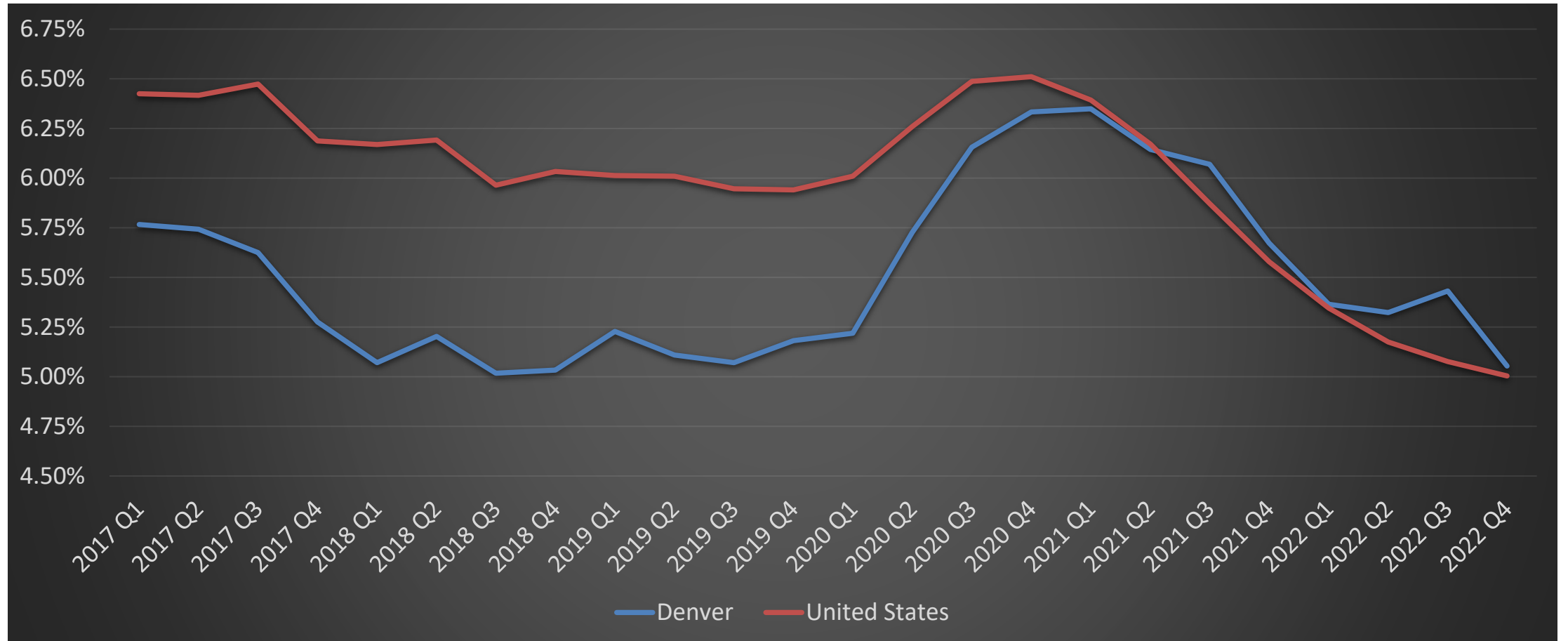




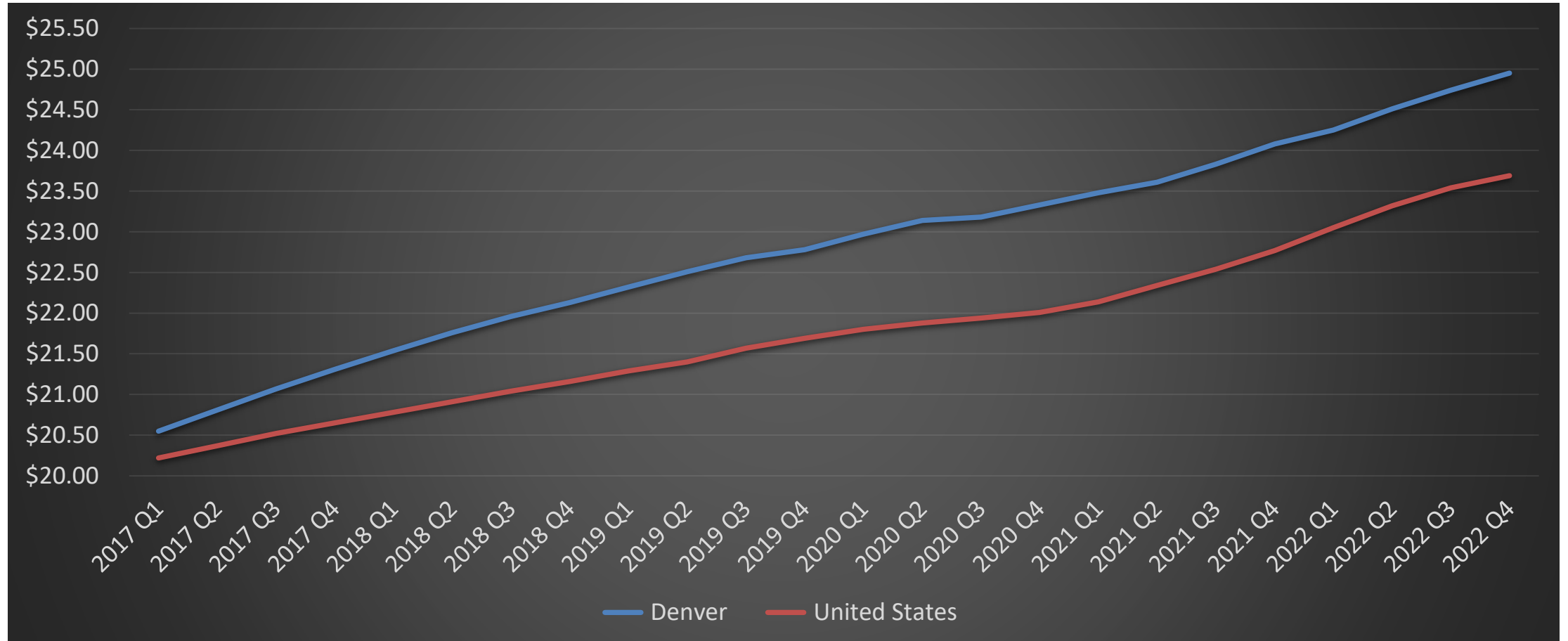
# Vacancy Rate



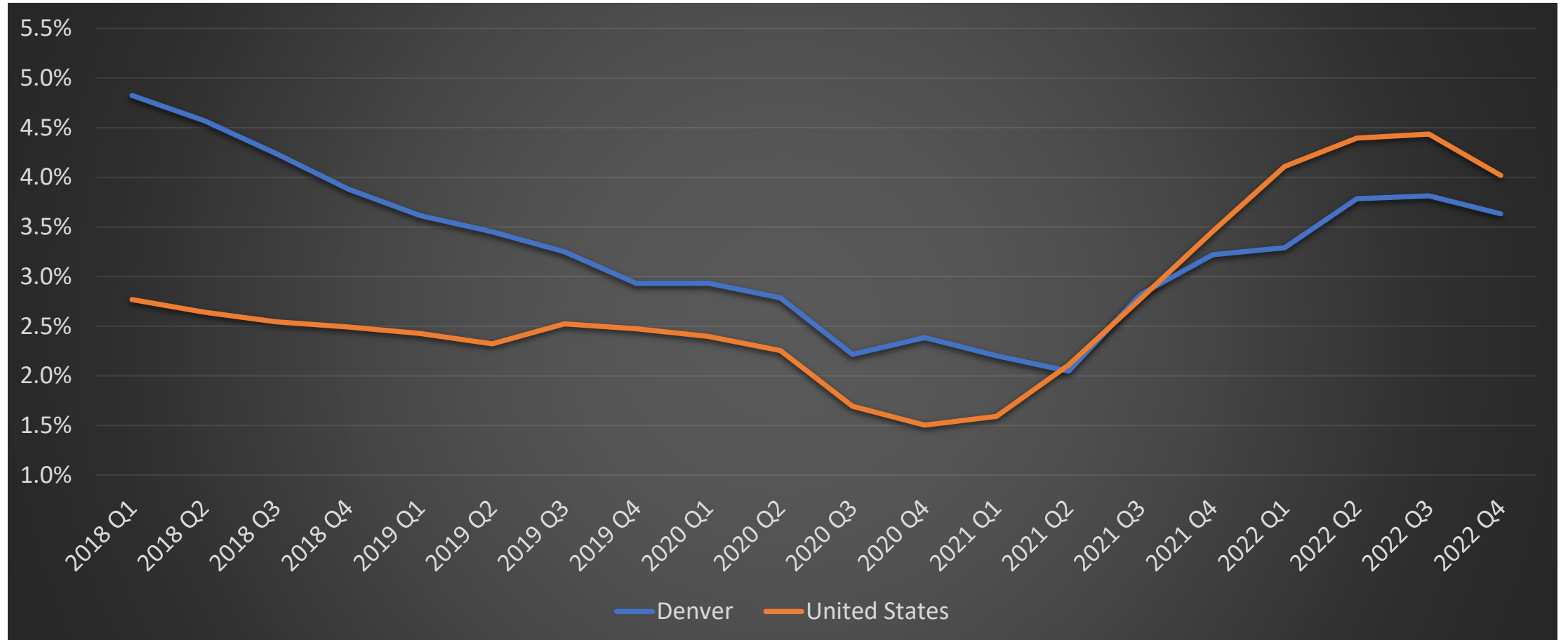
# Availability Rate



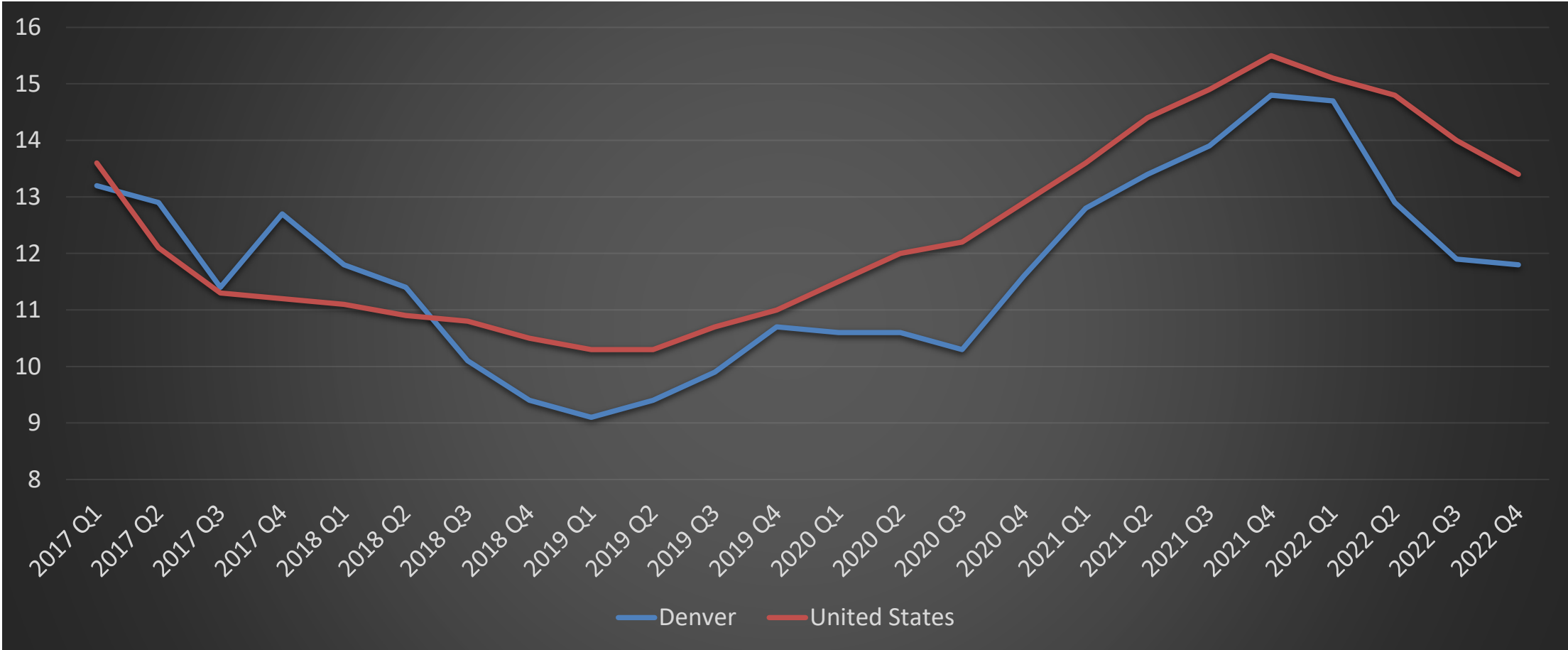
# Market Rent Per SF (Gross Lease)



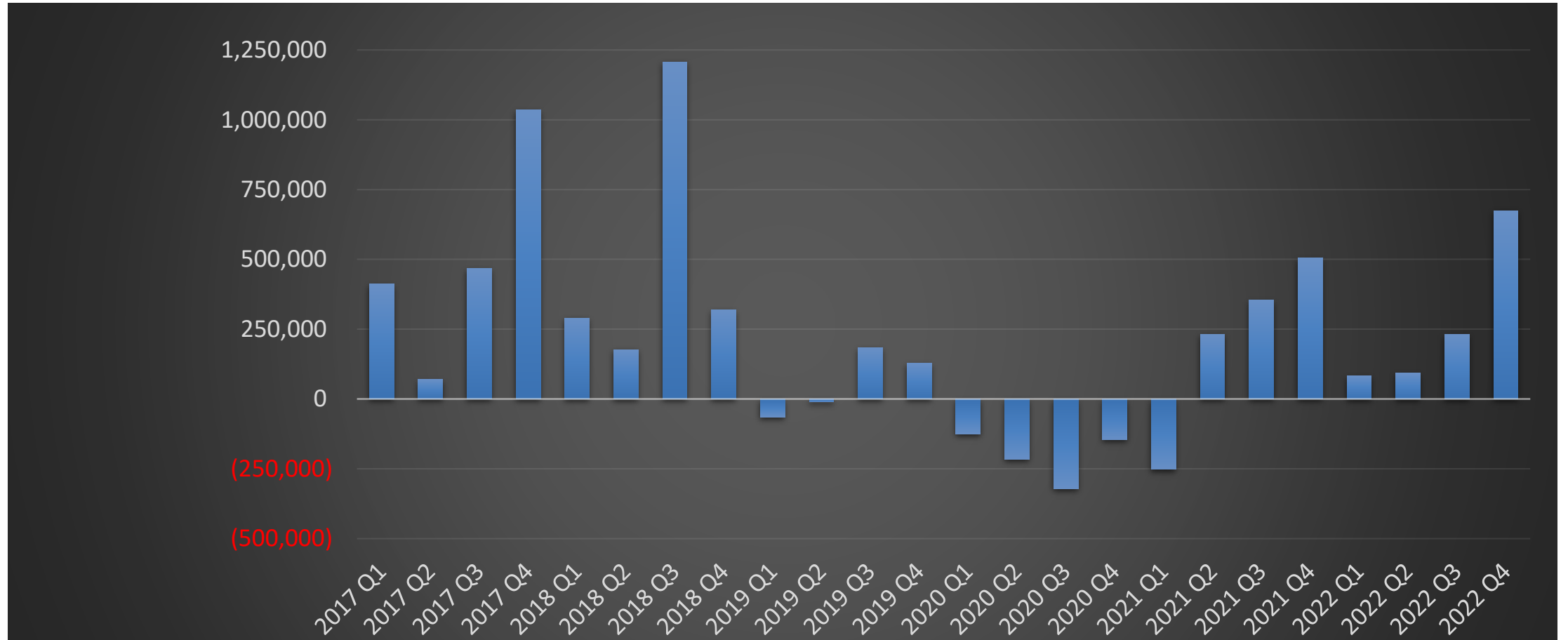
# Market Rent Growth (YOY)



# Months On Market (For Lease)



# Net Absorption



# Conclusions

- Total sales volume for Q4 was \$309.7M. This is down (68%) less than Q4 2021. The total sales volume for 2022 was \$1.86B. This is down only (4.2%) from 2021.
- Construction starts were up 35.9% from Q4 2021. YTD Construction starts were up 25.1% compared to 2021. This is impressive but the total square feet started is a very small amount compared to other property types.
- Rent growth was 3.6% which is less than inflation.
- Net absorption for Q4 was the strongest it has been in a while with 675k SF.

Data Analyzed By



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Data Source

[www.CoStar.com](http://www.CoStar.com)