

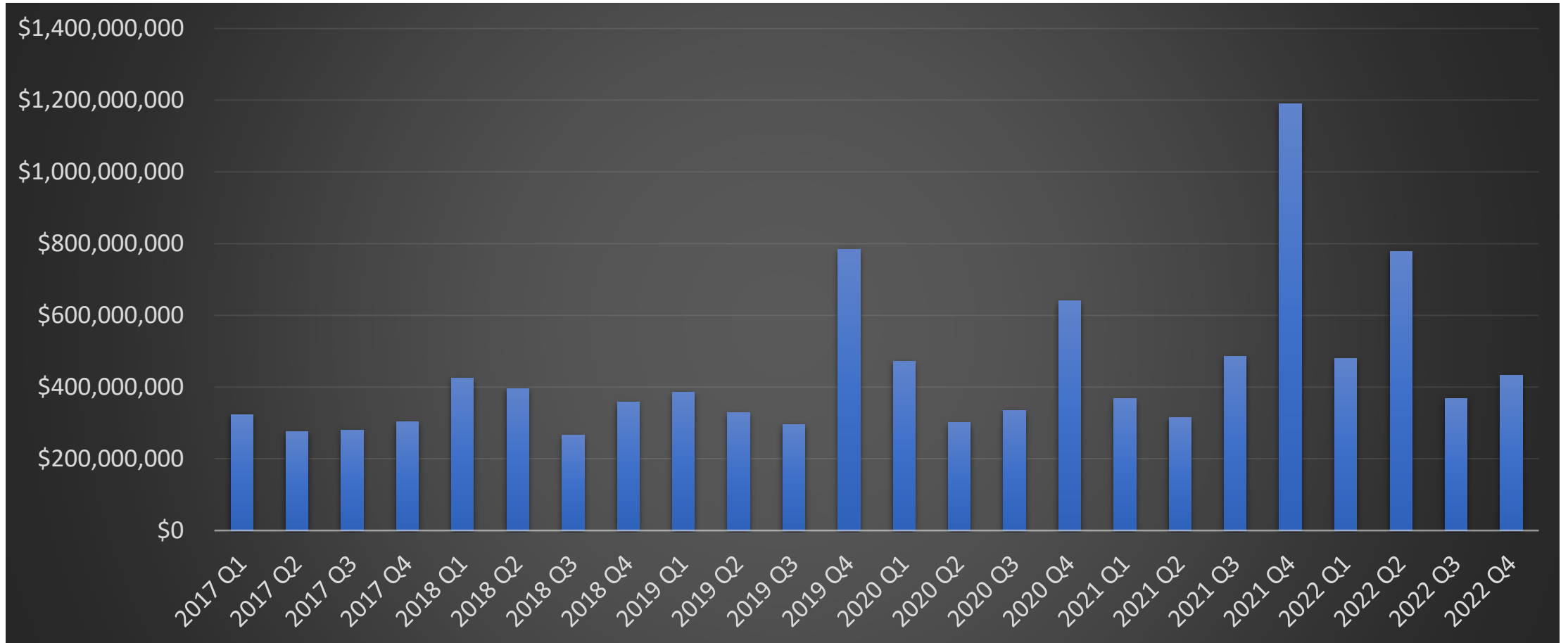


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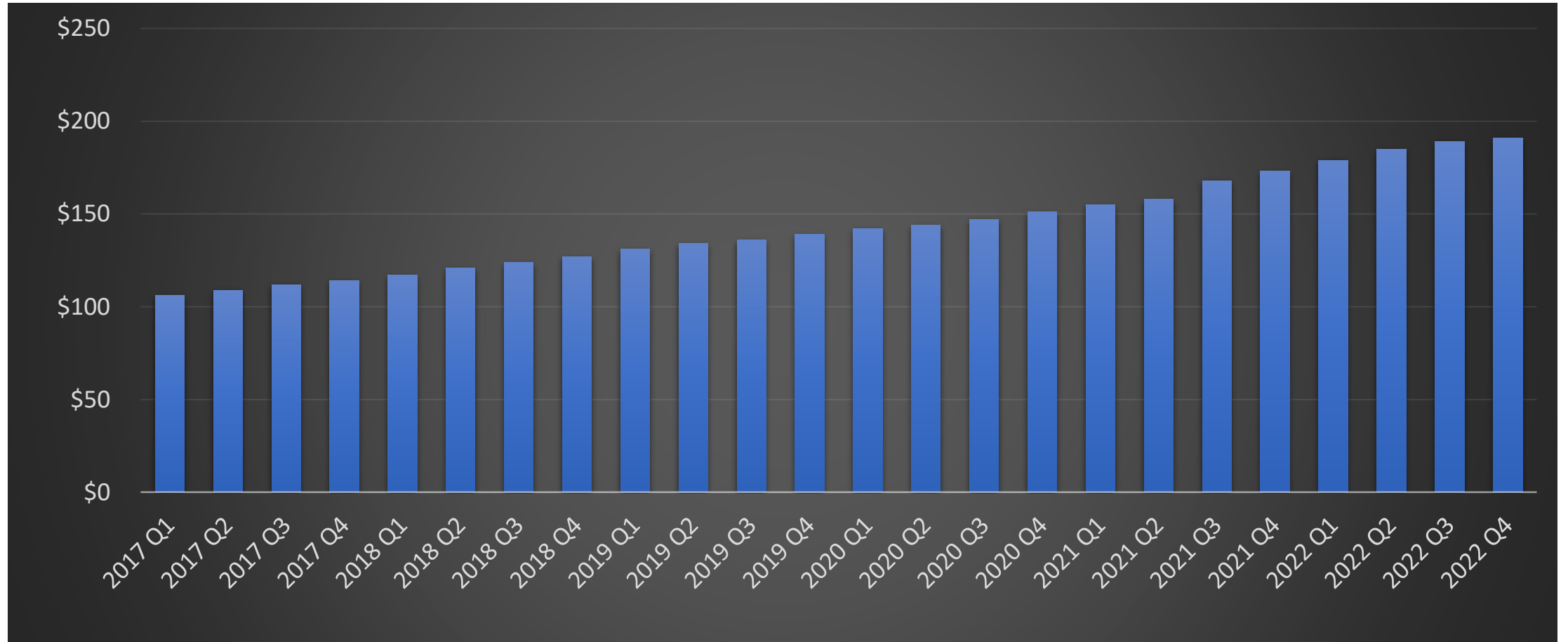
# **Denver Metro Market Update**

## **Industrial Q4 2022**

# Sales Volume



# Sales Price/ SF



# Industrial Inventory Analysis

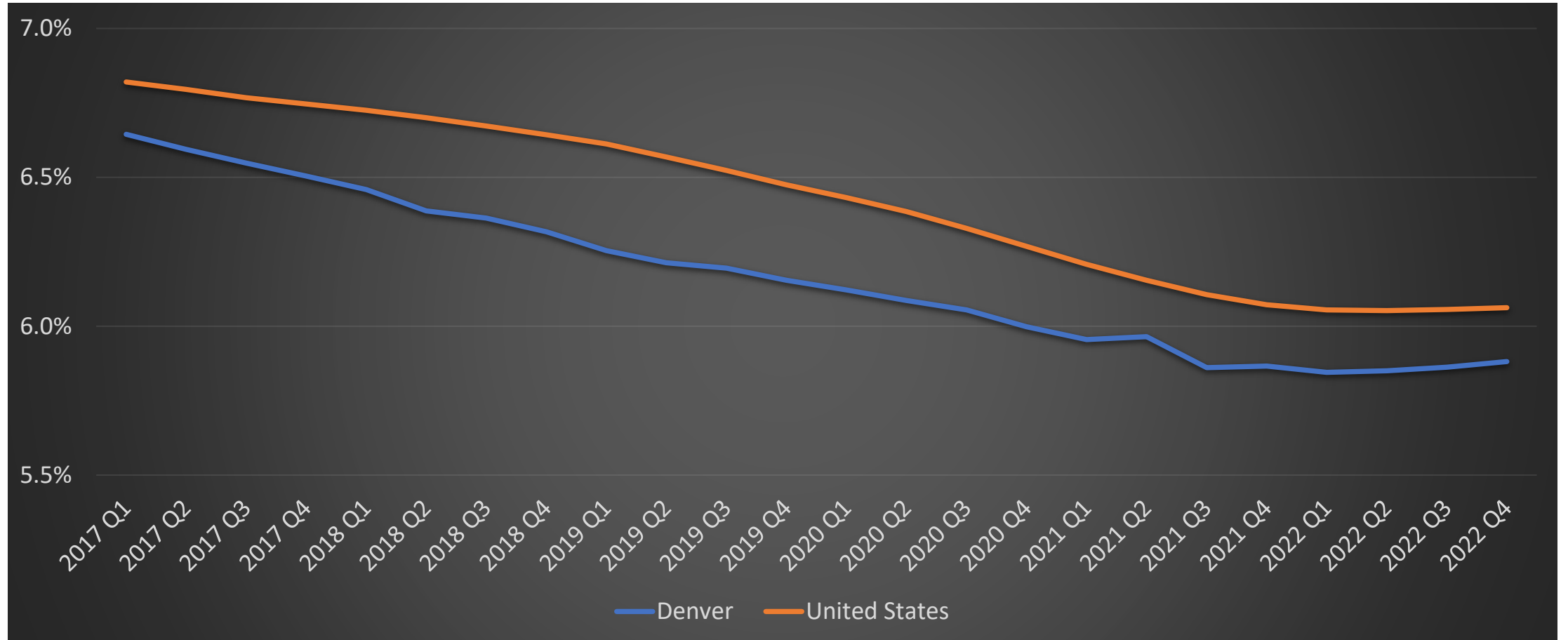
Total # of Comparable Sales (Settled) – 82

Absorption Rate (Total Sales/Months) – 27.3

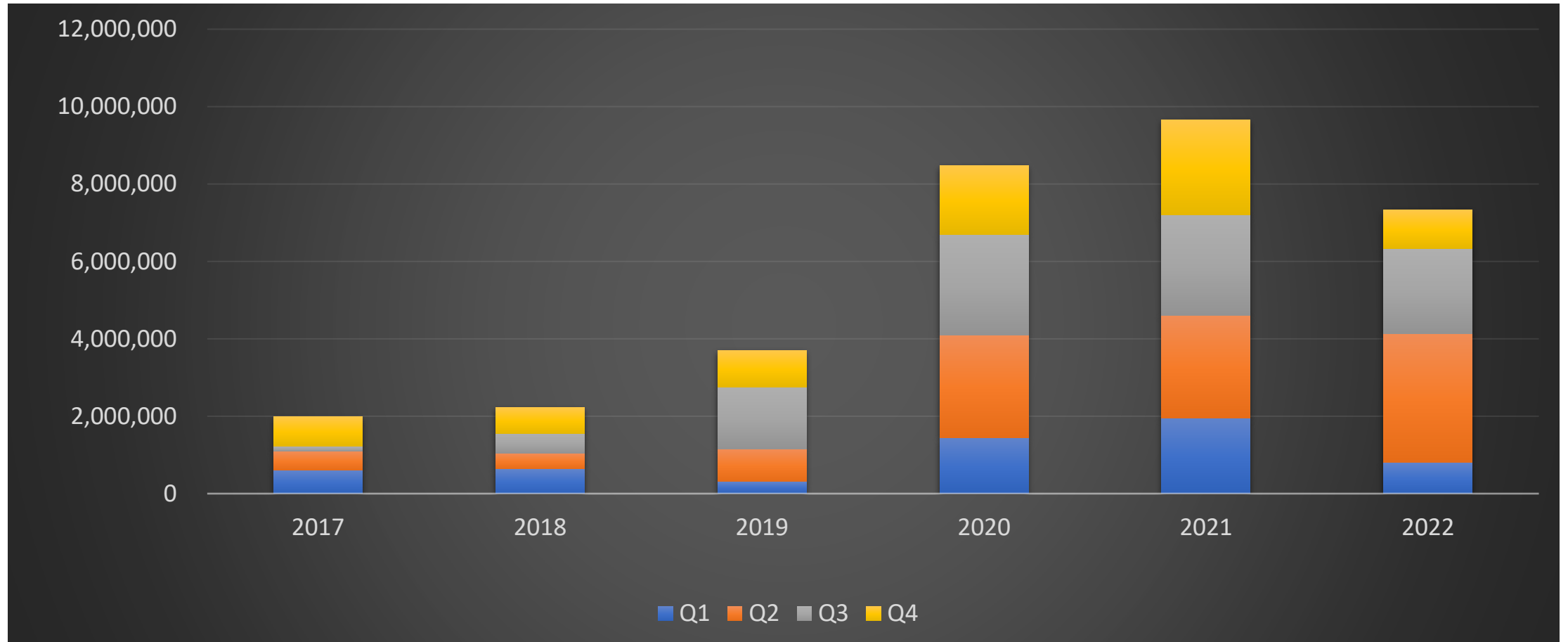
Total # of Comparable Active Listings – 169

**Months of Industrial Supply (Lst/Ab. Rate) – 6.2 months**

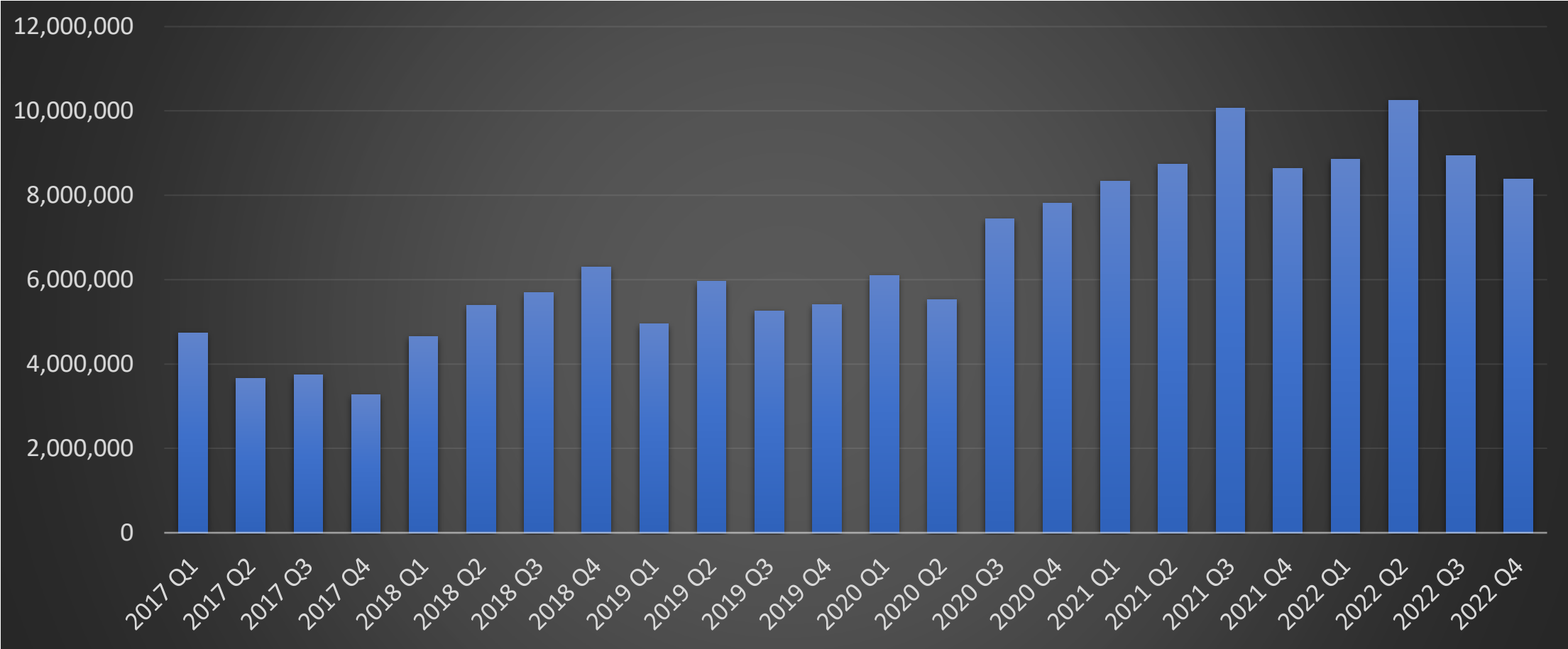
# Capitalization Rate



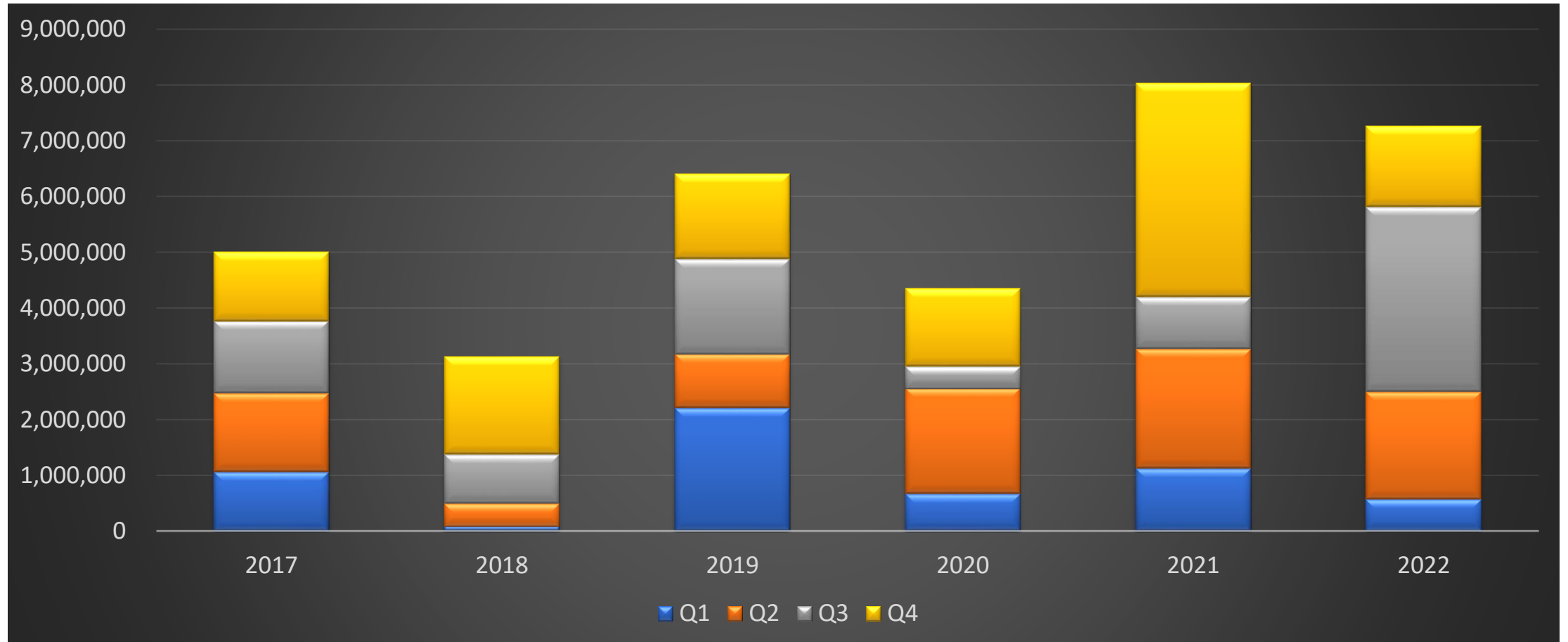
# Construction Starts In SF



# SF Under Construction

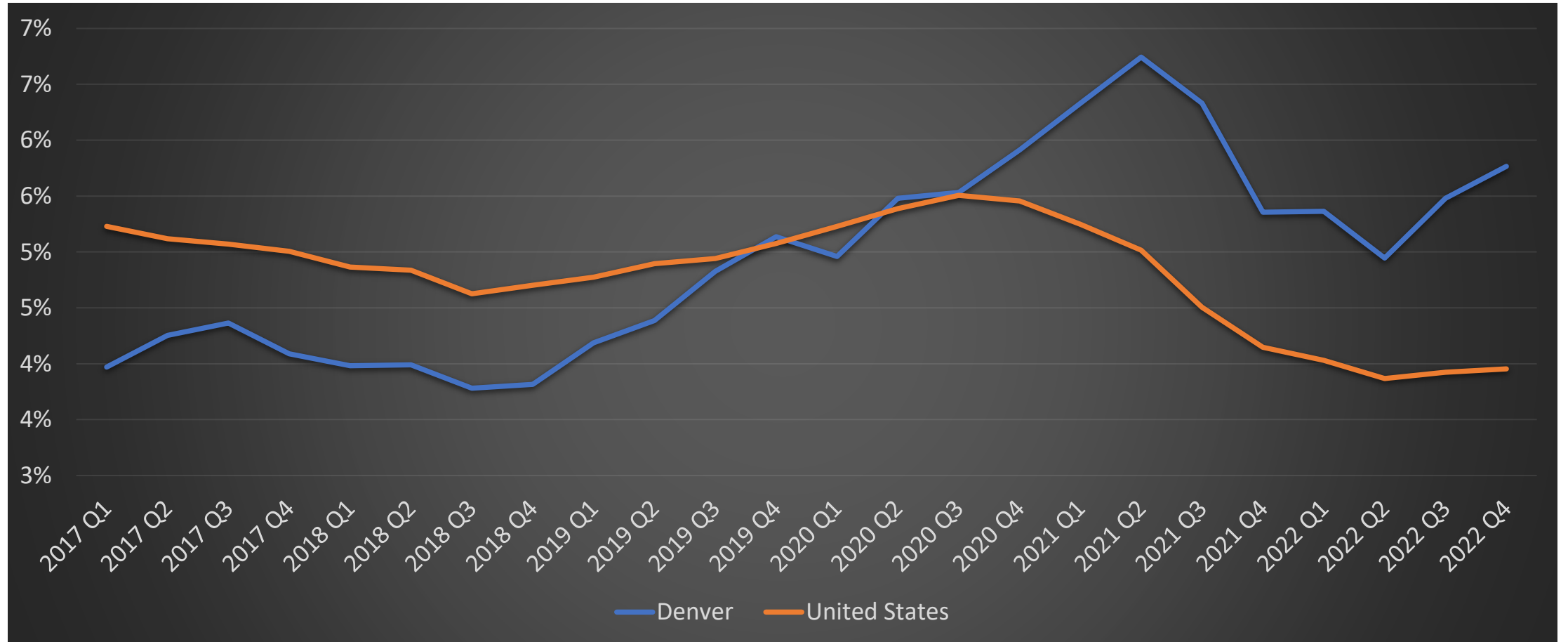


# Net Deliveries In SF

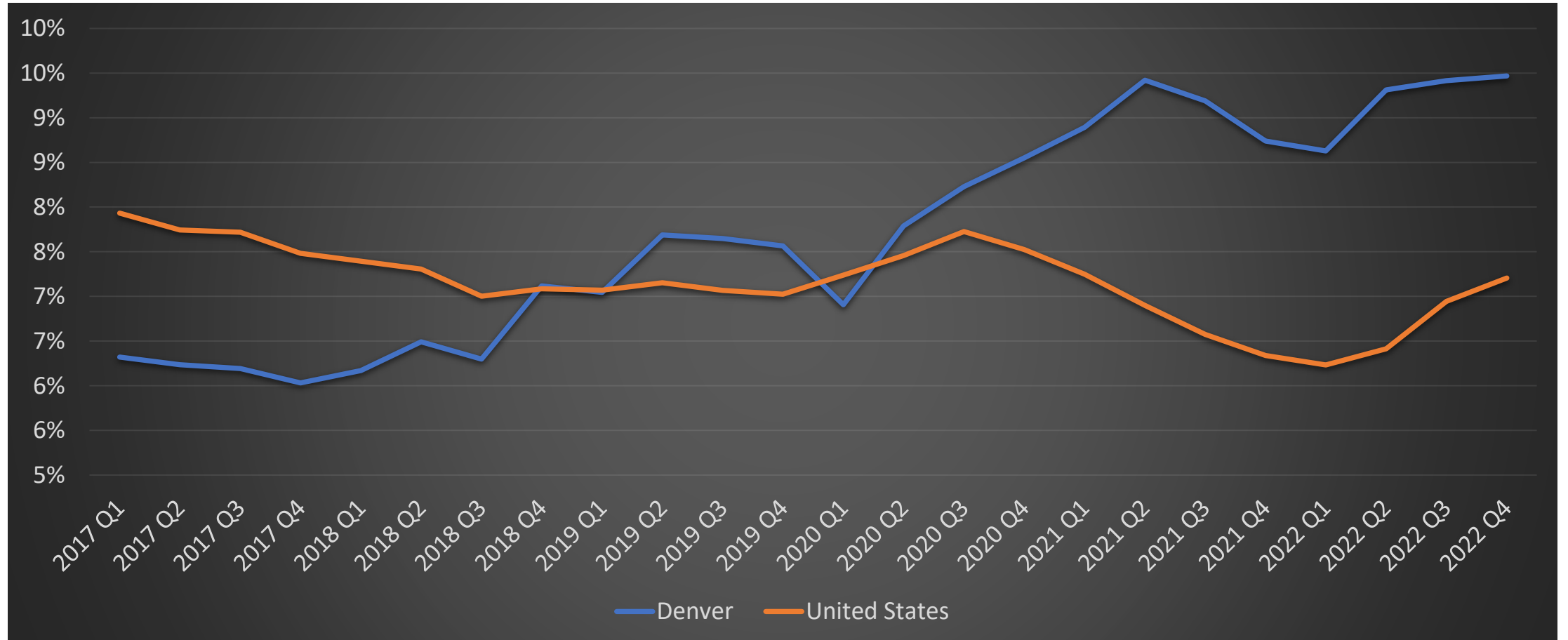




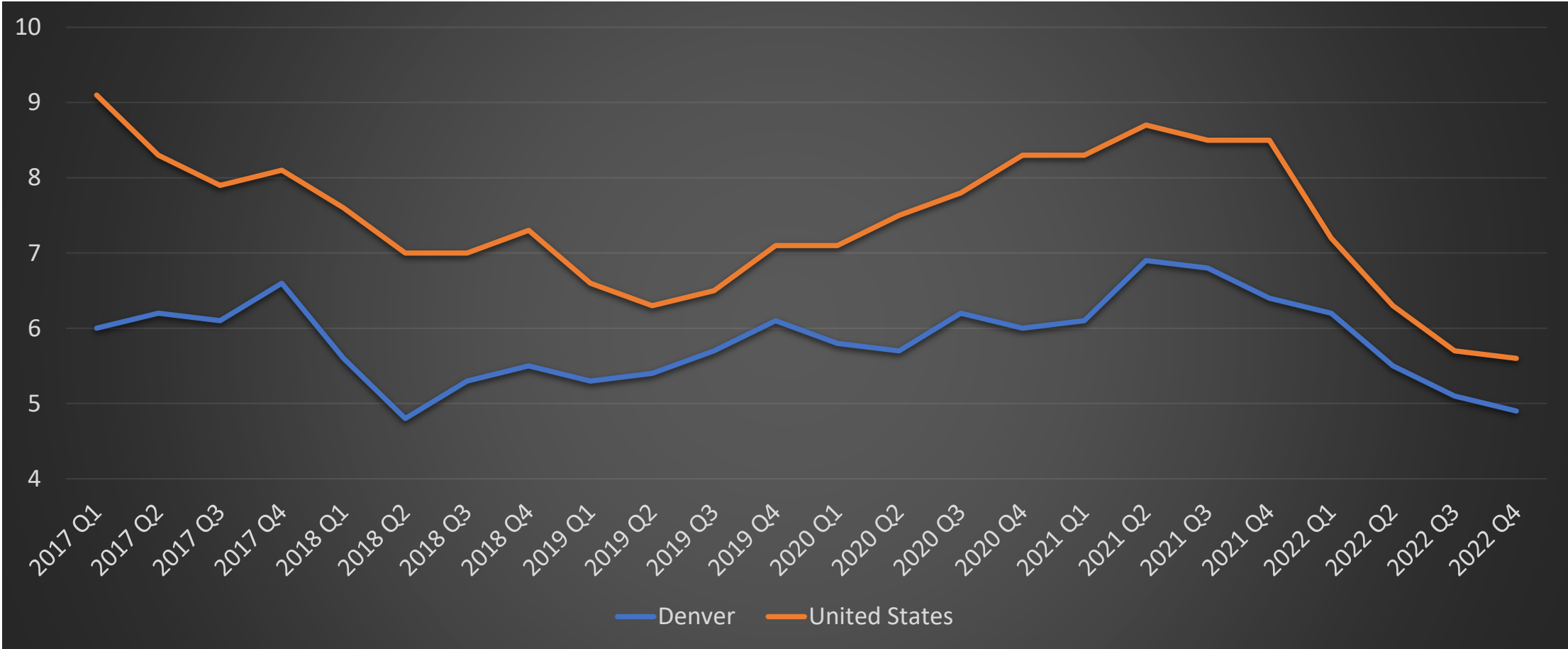
# Vacancy Rate



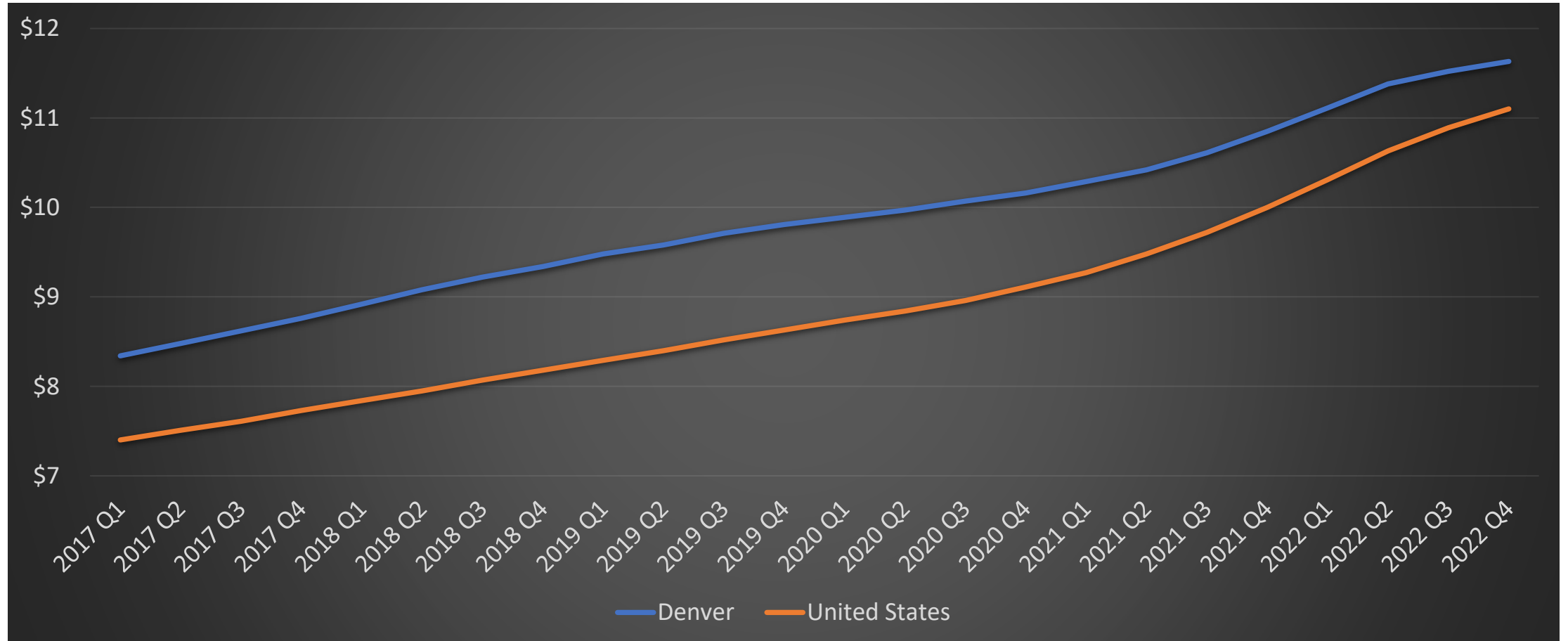
# Availability Rate



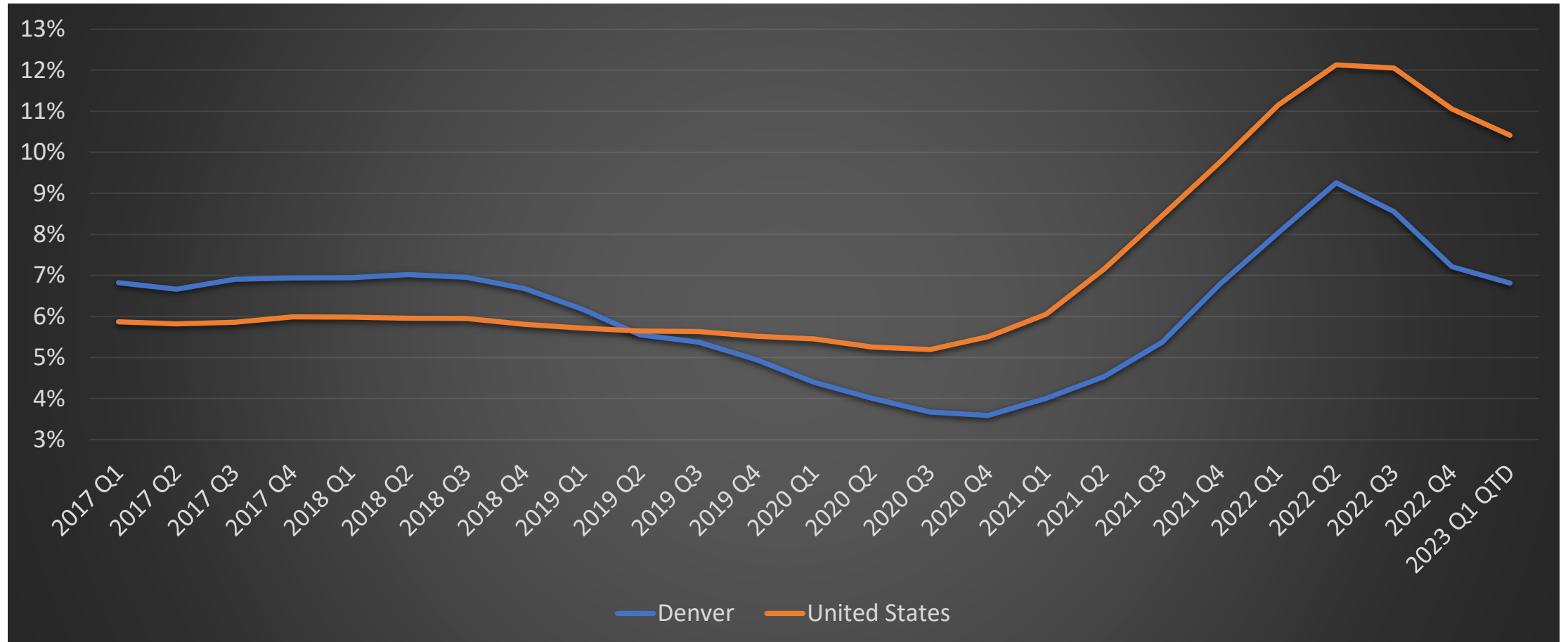
# Months On Market For Lease



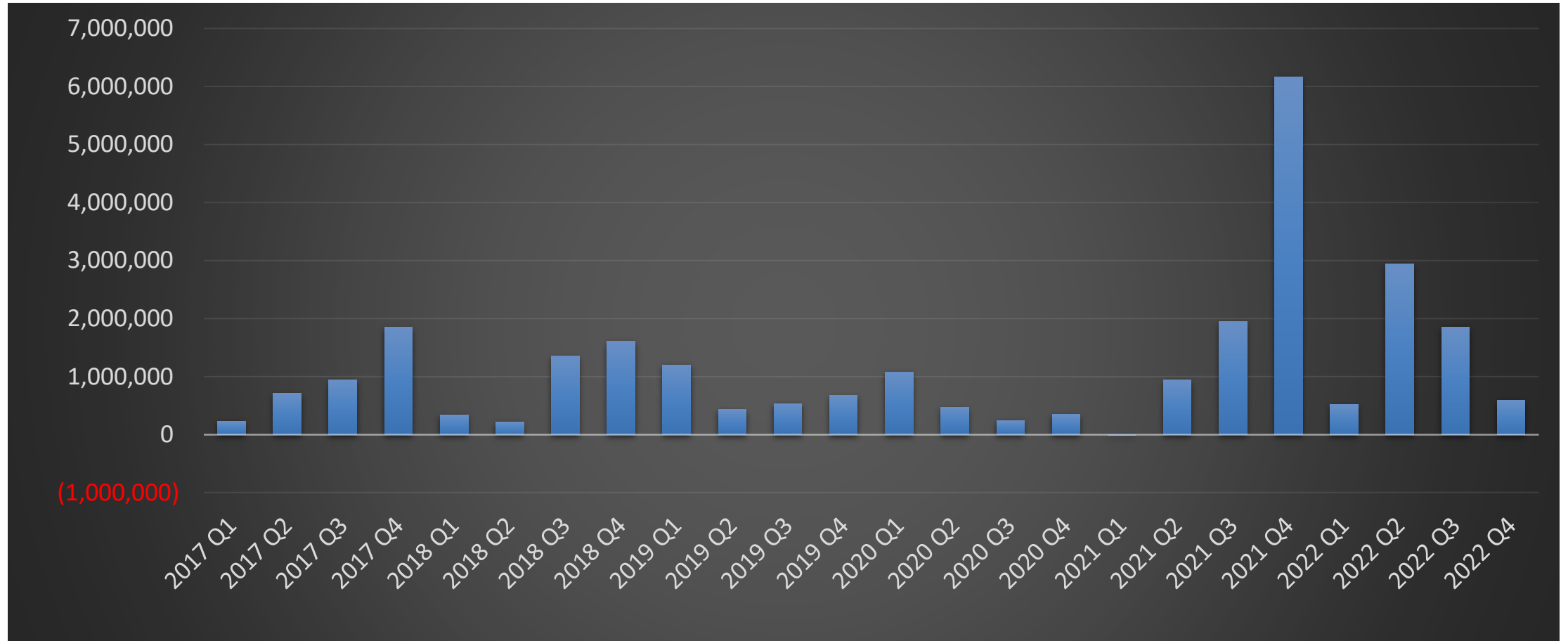
# Market Rent Per SF (NNN)



# Market Rent Growth YOY



# Net Absorption (For Lease)



# Conclusions

- The Q4 sales volume came in at \$432M compared to the average for the prior five years of \$655M. This is 34.1% less than the average.
- The vacancy rate for Q4 was 5.8% which is less than the long-term average of 6.4% but is higher than the national average of 4.0%.
- Rent growth was 7.2% in Q4 2022 compared to Q4 2021.
- Net absorption 588K SF in Q4 for a total of 5.9M SF. Although the total for 2022 is (34.7%) less than 2021, 2021 was about 3 times the average absorption.

Data Analyzed By



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Data Source

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