

# Search Analytics

INVENTORY SF

**5.3M** +8.0%

Prior Period 4.9M

UNDER CONSTRUCTION SF

**0** -100.0%

Prior Period 333K

12 MO NET ABSORPTION SF

**360K** +2,374.2%

Prior Period 14.5K

VACANCY RATE

**3.4%** +0.3%

Prior Period 3.1%

MARKET RENT/SF

**\$14.36** +8.0%

Prior Period \$13.30

MARKET SALE PRICE/SF

**\$248** +12.6%

Prior Period \$220

MARKET CAP RATE

**4.8%** +0%

Prior Period 4.8%

## Key Metrics

Availability	
Vacant SF	180K ↑
Sublet SF	2.4K ↓
Availability Rate	3.2% ↓
Available SF	168K ↓
Available Asking Rent/SF	\$12.52 ↑
Occupancy Rate	96.6% ↓
Percent Leased Rate	97.8% ↑

Inventory	
Existing Buildings	370 ↑
Under Construction Avg SF	-
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	92.8%
12 Mo Construction Starts SF	54.8K ↓
12 Mo Delivered SF	388K ↑
12 Mo Avg Delivered SF	194K

Sales Past Year	
Asking Price Per SF	\$145 ↓
Sale to Asking Price Differential	-1.5% ↑
Sales Volume	\$49.8M ↑
Properties Sold	45 ↑
Months to Sale	12.5 ↑
For Sale Listings	4 ↓
Total For Sale SF	29.1K ↓

Demand	
12 Mo Net Absorp % of Inventory	7.0% ↑
12 Mo Leased SF	343K ↑
Months on Market	1.2 ↓
Months to Lease	2.0 ↓
Months Vacant	3.8 ↑
24 Mo Lease Renewal Rate	64.6%
Population Growth 5 Yrs	5.9%