

Search Analytics

INVENTORY SF
11.3M +0%
 Prior Period 11.3M

UNDER CONSTRUCTION SF
0 -
 Prior Period 0

12 MO NET ABSORPTION SF
149K +171.9%
 Prior Period 54.9K

VACANCY RATE
2.4% -1.3%
 Prior Period 3.7%

MARKET RENT/SF
\$12.78 +9.1%
 Prior Period \$11.72

MARKET SALE PRICE/SF
\$186 +12.1%
 Prior Period \$166

MARKET CAP RATE
4.9% -0.1%
 Prior Period 5.0%

Key Metrics

Availability	
Vacant SF	271K ↓
Sublet SF	279K ↑
Availability Rate	7.0% ↓
Available SF	794K ↓
Available Asking Rent/SF	\$9.32 ↓
Occupancy Rate	97.6% ↑
Percent Leased Rate	99.0% ↑

Inventory	
Existing Buildings	380 ↕
Under Construction Avg SF	-
12 Mo Demolished SF	0 ↕
12 Mo Occupancy % at Delivery	-
12 Mo Construction Starts SF	0 ↕
12 Mo Delivered SF	0 ↓
12 Mo Avg Delivered SF	-

Sales Past Year	
Asking Price Per SF	\$132 ↓
Sale to Asking Price Differential	-8.1% ↓
Sales Volume	\$135M ↑
Properties Sold	55 ↑
Months to Sale	7.3 ↓
For Sale Listings	14 ↓
Total For Sale SF	148K ↓

Demand	
12 Mo Net Absorp % of Inventory	1.3% ↑
12 Mo Leased SF	575K ↓
Months on Market	2.4 ↓
Months to Lease	3.2 ↓
Months Vacant	4.4 ↓
24 Mo Lease Renewal Rate	62.7%
Population Growth 5 Yrs	5.8%