

Search Analytics

INVENTORY SF

2M +0.7%

Prior Period 2M

UNDER CONSTRUCTION SF

20.8K +59.3%

Prior Period 13.1K

12 MO NET ABSORPTION SF

70K +422.2%

Prior Period (21.7K)

VACANCY RATE

5.8% -2.9%

Prior Period 8.7%

MARKET RENT/SF

\$26.89 +2.2%

Prior Period \$26.30

MARKET SALE PRICE/SF

\$249 +7.5%

Prior Period \$232

MARKET CAP RATE

7.1% -0.3%

Prior Period 7.4%

Key Metrics

Availability	
Vacant SF	117K ↓
Sublet SF	3K ↑
Availability Rate	9.2% ↓
Available SF	186K ↓
Available Asking Rent/SF	\$31.24 ↑
Occupancy Rate	94.2% ↑
Percent Leased Rate	95.2% ↑

Inventory	
Existing Buildings	119 ↑
Under Construction Avg SF	20.8K ↑
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	100.0%
12 Mo Construction Starts SF	20.8K ↑
12 Mo Delivered SF	13.1K ↑
12 Mo Avg Delivered SF	13.1K

Sales Past Year	
Asking Price Per SF	\$233 ↓
Sale to Asking Price Differential	-4.1% ↓
Sales Volume	\$13.4M ↑
Properties Sold	16 ↓
Months to Sale	8.3 ↑
For Sale Listings	9 ↓
Total For Sale SF	95.3K ↑

Demand	
12 Mo Net Absorp % of Inventory	3.5% ↑
12 Mo Leased SF	168K ↑
Months on Market	6.4 ↓
Months to Lease	4.6 ↑
Months Vacant	3.0 ↓
24 Mo Lease Renewal Rate	58.0%
Population Growth 5 Yrs	5.6%