

Search Analytics

INVENTORY SF

8.6M +0.2%

Prior Period 8.6M

UNDER CONSTRUCTION SF

36.8K +26.6%

Prior Period 29.1K

12 MO NET ABSORPTION SF

124K +367.3%

Prior Period (46.3K)

VACANCY RATE

4.9% -1.3%

Prior Period 6.2%

MARKET RENT/SF

\$23.56 +2.7%

Prior Period \$22.94

MARKET SALE PRICE/SF

\$219 +6.3%

Prior Period \$206

MARKET CAP RATE

7.2% -0.2%

Prior Period 7.4%

Key Metrics

Availability		Inventory	
Vacant SF	417K ↓	Existing Buildings	726 ↑
Sublet SF	47.2K ↑	Under Construction Avg SF	18.4K ↑
Availability Rate	6.9% ↓	12 Mo Demolished SF	0 ↓
Available SF	591K ↓	12 Mo Occupancy % at Delivery	100.0% ↓
Available Asking Rent/SF	\$26.18 ↑	12 Mo Construction Starts SF	20.8K ↓
Occupancy Rate	95.1% ↑	12 Mo Delivered SF	13.1K ↑
Percent Leased Rate	96.1% ↑	12 Mo Avg Delivered SF	13.1K ↑
Sales Past Year		Demand	
Asking Price Per SF	\$286 ↑	12 Mo Net Absorp % of Inventory	1.4% ↑
Sale to Asking Price Differential	-3.9% ↓	12 Mo Leased SF	465K ↑
Sales Volume	\$81.3M ↑	Months on Market	8.0 ↑
Properties Sold	87 ↑	Months to Lease	8.0 ↑
Months to Sale	11.3 ↑	Months Vacant	9.4 ↑
For Sale Listings	44 ↓	24 Mo Lease Renewal Rate	64.3%
Total For Sale SF	270K ↓	Population Growth 5 Yrs	5.3%