

# Search Analytics

INVENTORY SF

**3.4M** +0%

Prior Period 3.4M

UNDER CONSTRUCTION SF

**0** -

Prior Period 0

12 MO NET ABSORPTION SF

**7.5K** -56.7%

Prior Period 17.4K

VACANCY RATE

**6.1%** -0.2%

Prior Period 6.3%

MARKET RENT/SF

**\$23.48** +3.0%

Prior Period \$22.79

MARKET SALE PRICE/SF

**\$210** +6.3%

Prior Period \$197

MARKET CAP RATE

**7.3%** -0.2%

Prior Period 7.5%

## Key Metrics

Availability		Inventory	
Vacant SF	209K ↓	Existing Buildings	208 ↓
Sublet SF	38.7K ↑	Under Construction Avg SF	-
Availability Rate	8.1% ↓	12 Mo Demolished SF	0 ↓
Available SF	279K ↓	12 Mo Occupancy % at Delivery	-
Available Asking Rent/SF	\$24.03 ↑	12 Mo Construction Starts SF	0 ↓
Occupancy Rate	93.9% ↑	12 Mo Delivered SF	0 ↓
Percent Leased Rate	95.4% ↑	12 Mo Avg Delivered SF	-
Sales Past Year		Demand	
Asking Price Per SF	\$298 ↑	12 Mo Net Absorp % of Inventory	0.2% ↓
Sale to Asking Price Differential	-3.4% ↓	12 Mo Leased SF	236K ↑
Sales Volume	\$37.1M ↓	Months on Market	8.0 ↑
Properties Sold	19 ↑	Months to Lease	8.3 ↑
Months to Sale	4.3 ↓	Months Vacant	9.4 ↑
For Sale Listings	7 ↓	24 Mo Lease Renewal Rate	51.0%
Total For Sale SF	82K ↑	Population Growth 5 Yrs	5.6%