

Search Analytics

INVENTORY SF

5.7M +0.6%

Prior Period 5.7M

UNDER CONSTRUCTION SF

10.5K -66.7%

Prior Period 31.5K

12 MO NET ABSORPTION SF

61.5K +36.8%

Prior Period 45K

VACANCY RATE

6.3% -0.5%

Prior Period 6.8%

MARKET RENT/SF

\$25.79 +4.3%

Prior Period \$24.72

MARKET SALE PRICE/SF

\$286 +2.9%

Prior Period \$278

MARKET CAP RATE

6.0% +0%

Prior Period 6.0%

Key Metrics

Availability	
Vacant SF	360K ↓
Sublet SF	0 ↓
Availability Rate	8.0% ↓
Available SF	460K ↓
Available Asking Rent/SF	\$19.01 ↓
Occupancy Rate	93.7% ↑
Percent Leased Rate	94.6% ↑

Inventory	
Existing Buildings	357 ↑
Under Construction Avg SF	3.5K ↓
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	70.1% ↓
12 Mo Construction Starts SF	13.5K ↓
12 Mo Delivered SF	34.4K ↑
12 Mo Avg Delivered SF	6.7K ↓

Sales Past Year	
Asking Price Per SF	\$381 ↓
Sale to Asking Price Differential	-4.2% ↑
Sales Volume	\$36.9M ↑
Properties Sold	25 ↑
Months to Sale	11.3 ↑
For Sale Listings	6 ↓
Total For Sale SF	124K ↓

Demand	
12 Mo Net Absorp % of Inventory	1.1% ↑
12 Mo Leased SF	200K ↓
Months on Market	17.7 ↑
Months to Lease	18.8 ↑
Months Vacant	20.3 ↑
24 Mo Lease Renewal Rate	73.6%
Population Growth 5 Yrs	5.5%