

# Search Analytics

INVENTORY SF

**8.5M** +0%

Prior Period 8.5M

UNDER CONSTRUCTION SF

**57.9K** +4,169.6%

Prior Period 1.4K

12 MO NET ABSORPTION SF

**161K** +197.2%

Prior Period (165K)

VACANCY RATE

**5.1%** -1.9%

Prior Period 7.0%

MARKET RENT/SF

**\$28.61** +4.7%

Prior Period \$27.31

MARKET SALE PRICE/SF

**\$299** +3.0%

Prior Period \$291

MARKET CAP RATE

**5.9%** +0%

Prior Period 5.9%

## Key Metrics

Availability		Inventory	
Vacant SF	429K ↓	Existing Buildings	529 ↓
Sublet SF	14.9K ↓	Under Construction Avg SF	28.9K
Availability Rate	5.2% ↓	12 Mo Demolished SF	0 ↓
Available SF	446K ↓	12 Mo Occupancy % at Delivery	44.2% ↑
Available Asking Rent/SF	\$26.07 ↓	12 Mo Construction Starts SF	57.9K ↑
Occupancy Rate	94.9% ↑	12 Mo Delivered SF	1.3K ↓
Percent Leased Rate	95.7% ↑	12 Mo Avg Delivered SF	9.5K ↑

  

Sales Past Year		Demand	
Asking Price Per SF	\$297 ↓	12 Mo Net Absorp % of Inventory	1.9% ↑
Sale to Asking Price Differential	-9.8% ↓	12 Mo Leased SF	461K ↑
Sales Volume	\$82.3M ↑	Months on Market	15.7 ↑
Properties Sold	33 ↑	Months to Lease	12.8 ↑
Months to Sale	13.8 ↑	Months Vacant	11.7 ↑
For Sale Listings	10 ↓	24 Mo Lease Renewal Rate	73.9%
Total For Sale SF	172K ↑	Population Growth 5 Yrs	5.5%