

## Q2 2021 to Q3 2021



### Vacancy Rate

5.8% to 5.3%



### Absorption Rate

4,463 to 3,569



### Market Rent per Unit

\$1,665 to \$1,702



### Market Cap Rate

4.47% to 4.42%



### Construction starts from

1,940 to 3,813



### Sales Volume from

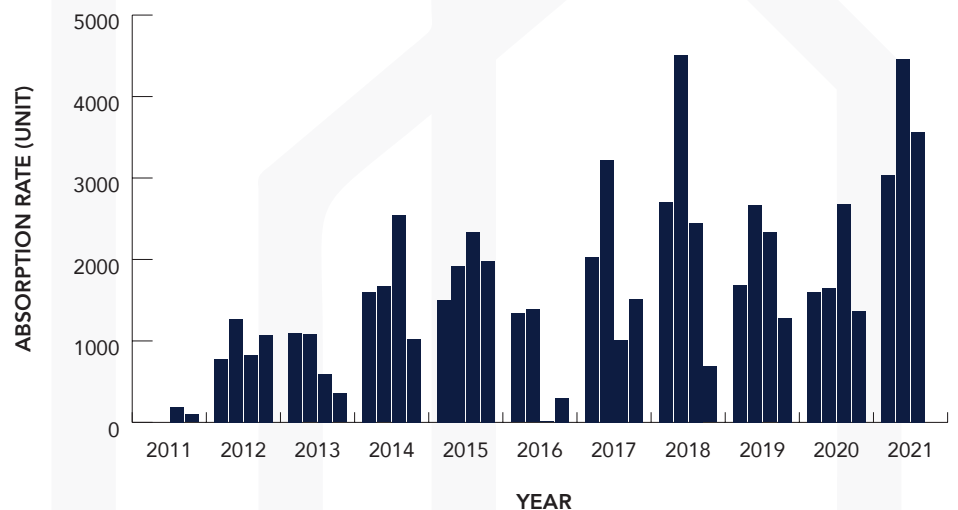
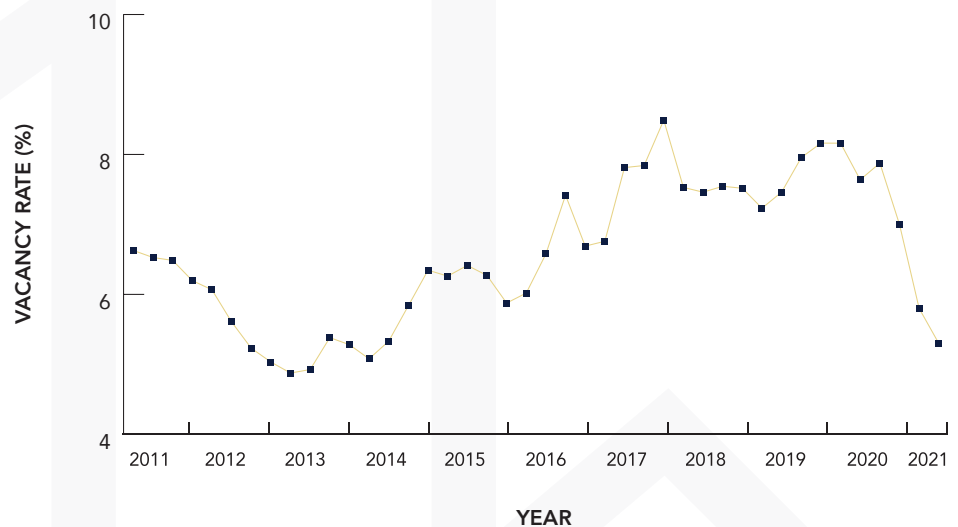
\$2.53B to \$1.91B



### Average Price per Unit

\$315,862 to \$307,493

## Vacancy & Absorption 10-Year Overview



\*Source: CoStar, 10/13/2021

## SUMMARY

The Denver Multi-Family Market saw vacancy fall from 5.8% to 5.3% from last quarter.

Absorption continued to be positive, with another 3,569 units absorbed.

Rents increased from \$1,665 to \$1,702 per month, showing increased signs of demand.

Sales volume fell by half a million, from previous quarter.

Prices per unit fell slightly from last quarter, from \$315,862 to \$307,493.

Cap rates continued to decrease, from 4.47% to 4.42% from the last quarter.