

## Q1 2025 to Q2 2025



### Vacancy Rate

11.6% to 11.4%



### Absorption Rate

1,792 to 3,682 (Unit)



### Market Rent Per Unit

\$1,849 to \$1,856



### Market Cap Rate

5.2% to 5.2%



### Construction starts from

1,906 to 2,686



### Sales Volume from

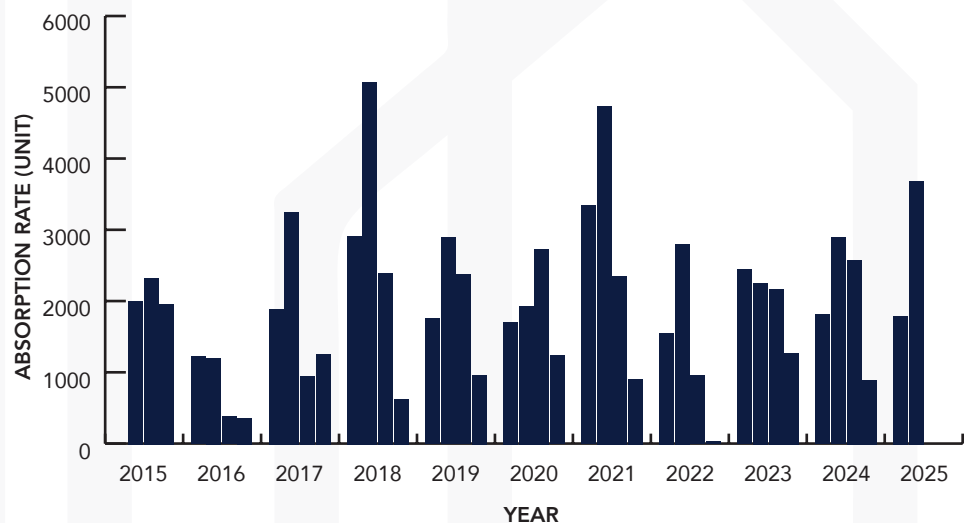
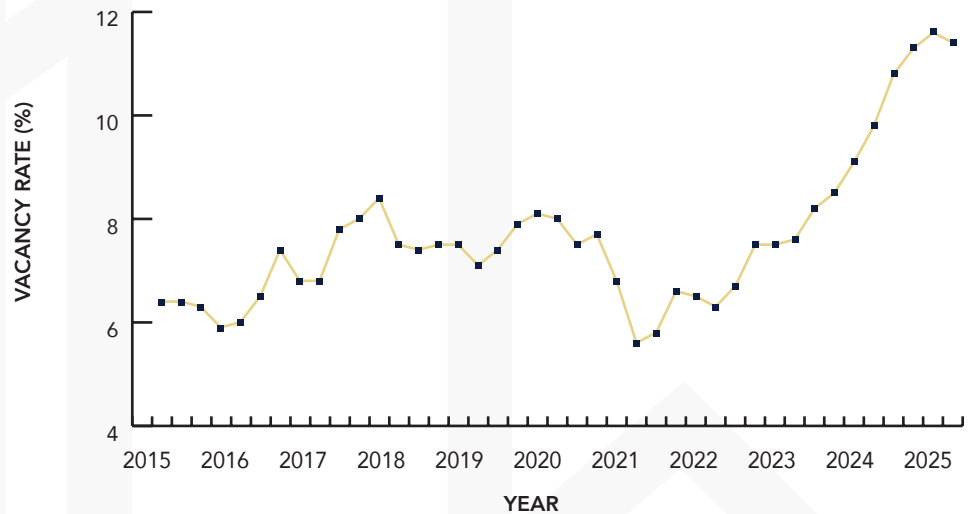
\$556MM to \$491MM



### Average Price Per Unit

\$311K to \$311K

## Vacancy & Absorption 10-Year Overview



Source: CoStar

## SUMMARY

The Denver Multi-Family Market saw the Vacancy Rate decrease from 11.6% to 11.4%.

The Absorption Rate continued to be positive, with another 2,686 Units absorbed in Q2 of 2025.

The Market Rent Per Unit Increased from \$1,849 to \$1,856 Per Month, showing increased signs of demand.

The Sales Volume decreased from \$556MM in Q1 of 2025 to \$491MM in Q2 of 2025.

The Prices Per Unit increased slightly from \$311,359 to \$311,782.

The Market Cap Rates continued to stay constant at 5.2%.