

Q4 2025 to Q1 2026



Vacancy Rate

12.2% to 12%



Absorption Rate

888 to 2,336 (Unit)



Market Rent Per Unit

\$1,779 to \$1,798



Market Cap Rate

5.4% to 5.4%



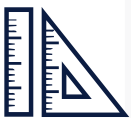
Construction starts from

1,690 to 643



Sales Volume from

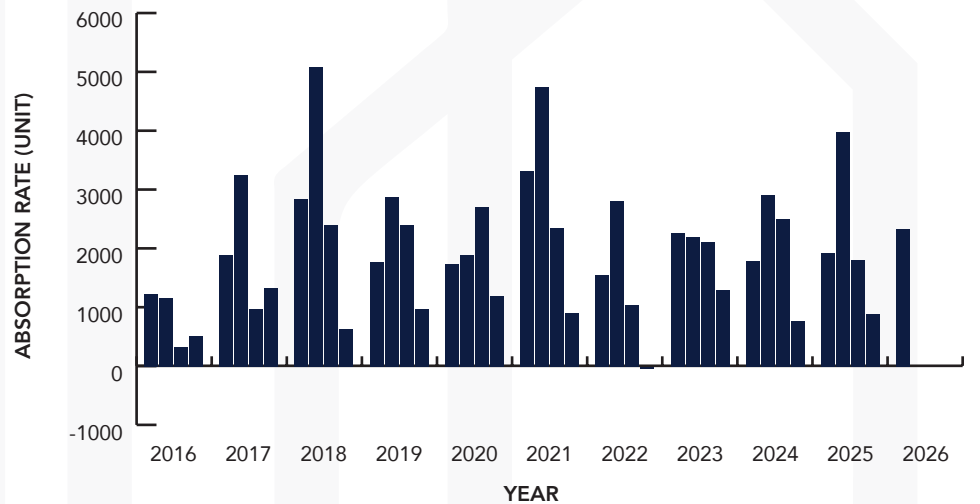
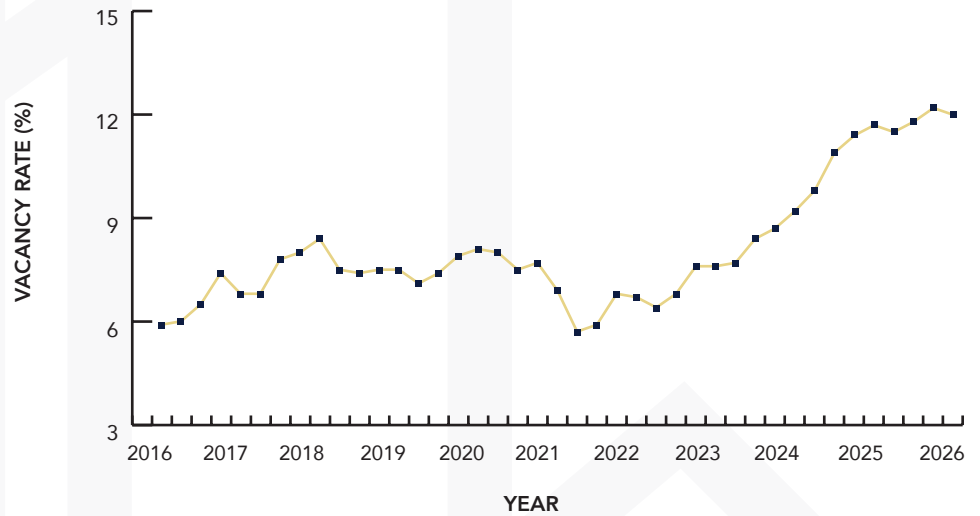
\$1.15B to \$190MM



Average Price Per Unit

\$306,643 to \$306,013

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Multi-Family Market saw the Vacancy Rate decrease from 12.2% to 12%.

The Absorption Rate saw 2,336 Units absorbed in Q1 of 2026.

The Market Rent Per Unit increased from \$1,779 to \$1,798 Per Month, showing increasing signs of demand.

The Sales Volume decreased from \$1.15B in Q4 of 2025 to \$190MM in Q1 of 2026.

The Prices Per Unit slightly decreased from \$306,643 to \$306,013.

The Market Cap Rates stayed consistent at 5.4%.