MADISON COMMERCIAL PROPERTIES

MARKET INSIGHTS

Denver MSA - **MULTIFAMILY**

Q1 **2026** to Q2 **2026**

Vacancy Rate
11.7% to 10.5%

Absorption Rate
3,453 to 5,574 (Unit)

Market Rent Per Unit
$1,801 to $1,823

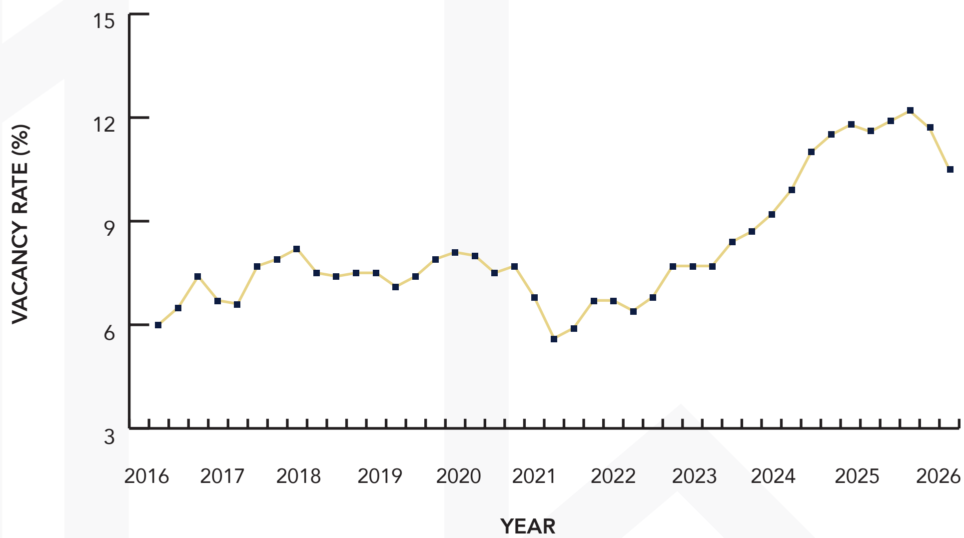
Market Cap Rate
5.5% to 5.5%

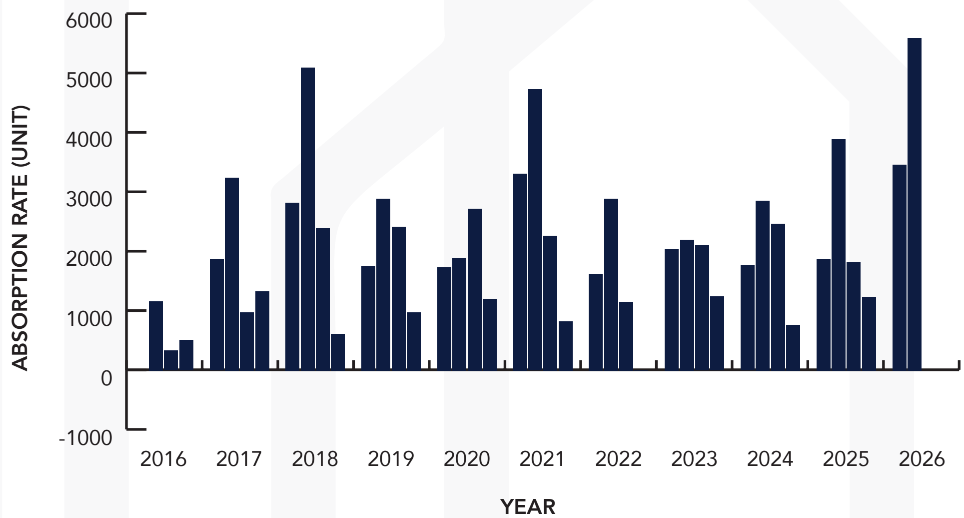
Construction starts from
1,124 to 1,953

Sales Volume from
$190M to $271M

Average Price Per Unit
$304K to $307K

Vacancy & Absorption **10-Year Overview**





Source: CoStar

SUMMARY

The Denver Multi-Family Market saw the Vacancy Rate decrease from 11.7% to 10.5%.

The Absorption Rate saw 5,574 Units absorbed in Q2 of 2026.

The Market Rent Per Unit increased from $1,801 to $1,823 Per Month, showing increasing signs of demand.

The Sales Volume decreased from $190M in Q1 of 2026 to $271M in Q2 of 2026.

The Prices Per Unit slightly decreased from $304,024 to $307,108.

The Market Cap Rates stayed consistent at 5.5%.

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