MADISON COMMERCIAL PROPERTIES

MARKET INSIGHTS

Denver MSA - **MULTIFAMILY**

Q2 **2026** to Q3 **2026**

Vacancy Rate
10.4% to 9.9%

Absorption Rate
5,669 to 3,412 (Unit)

Market Rent Per Unit
$1,827 to $1,807

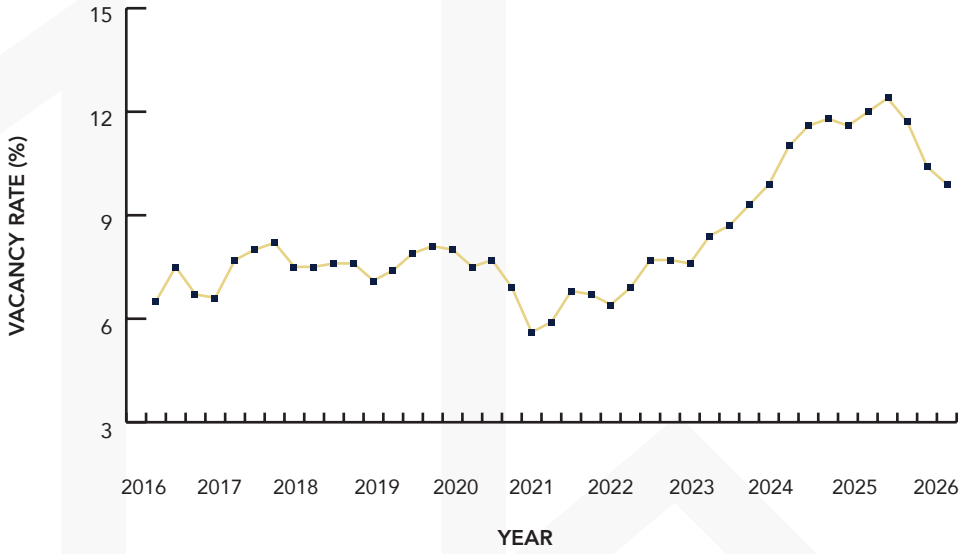
Market Cap Rate
5.4% to 5.5%

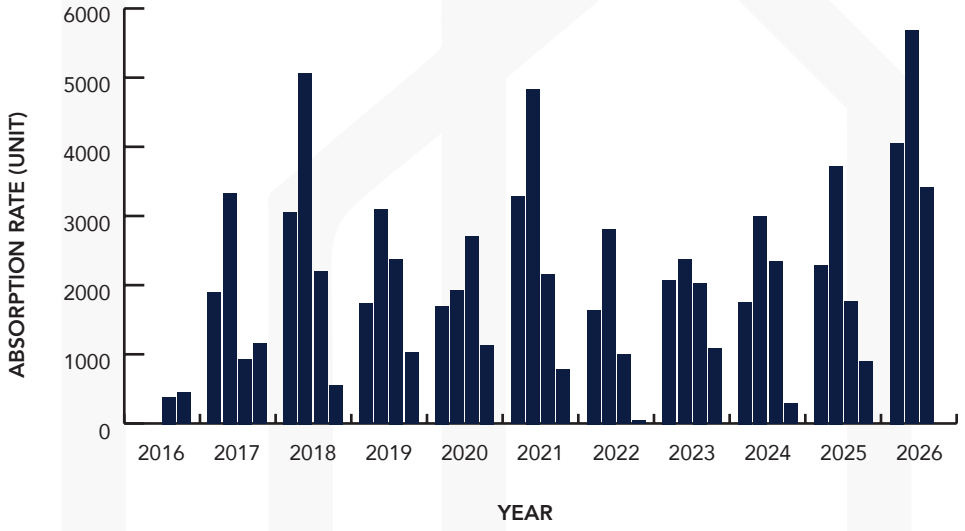
Construction starts from
3,072 to 2,034

Sales Volume from
$405MM to $435MM

Average Price Per Unit
$311K to $309K

Vacancy & Absorption 10-Year Overview





Source: CoStar

SUMMARY

The Denver Multi-Family Market saw the Vacancy Rate decrease from 10.4% to 9.9%.

The Absorption Rate saw 3,412 Units absorbed in Q3 of 2026.

The Market Rent Per Unit saw a slight decrease from $1,827 in Q2 to $1,807 per month in Q3 2026.

The Sales Volume increased from $405MM in Q2 of 2026 to $435MM in Q3 of 2026.

The Prices Per Unit slightly decreased from $311,034 to $309,008.

The Market Cap Rates increased slightly from 5.4% to 5.5 in Q3 of 2026.

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