

Q3 2024 to Q4 2024



Vacancy Rate

10.6% to 11.1%



Absorption Rate

2,724 to 1,096 (Unit)



Market Rent Per Unit

\$1,872 to \$1,818



Market Cap Rate

5.2% to 5.2%



Construction starts from

1,982 to 634



Sales Volume from

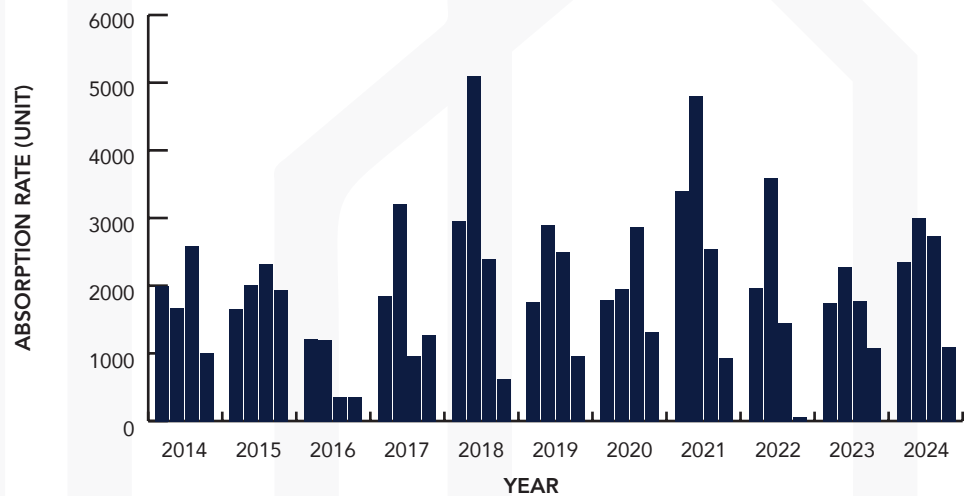
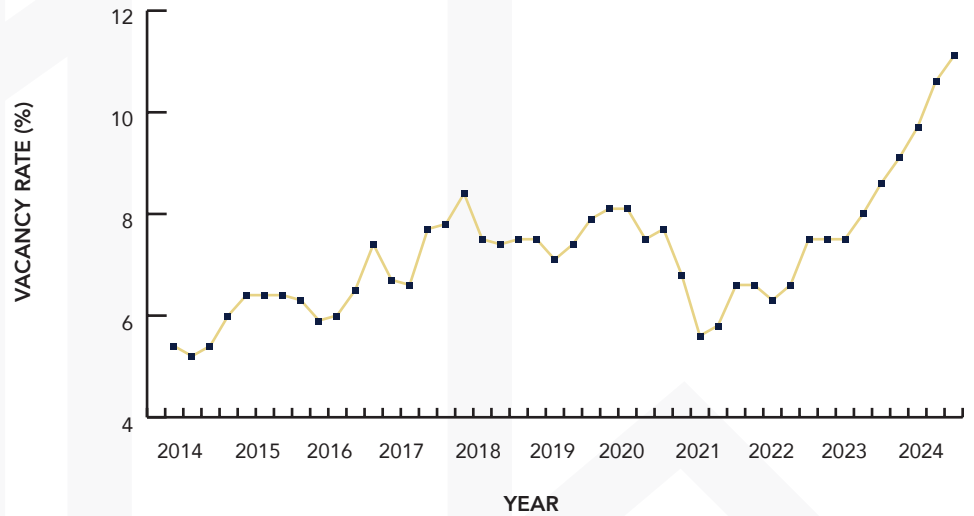
\$1.511B to \$1.575B



Average Price Per Unit

\$310K to \$307K

Vacancy & Absorption 10-Year Overview



Source: CoStar

SUMMARY

The Denver Multi-Family Market saw the Vacancy Rate Increase from 10.6% to 11.1% in the previous quarter.

The Absorption Rate decreased from 2,724 to 1,096 units.

The Market Rent Per Unit decreased from \$1,872 to \$1,818 Per Month.

The Sales Volume increased from 1.511B to 1.575B from Q3 to Q4 2024.

The Prices Per Unit slightly decreased from \$310,231 to \$307,076.

The Market Cap Rates stayed constant at 5.2%