

Buildings

984

Avg. Rent Per Unit

\$1,474

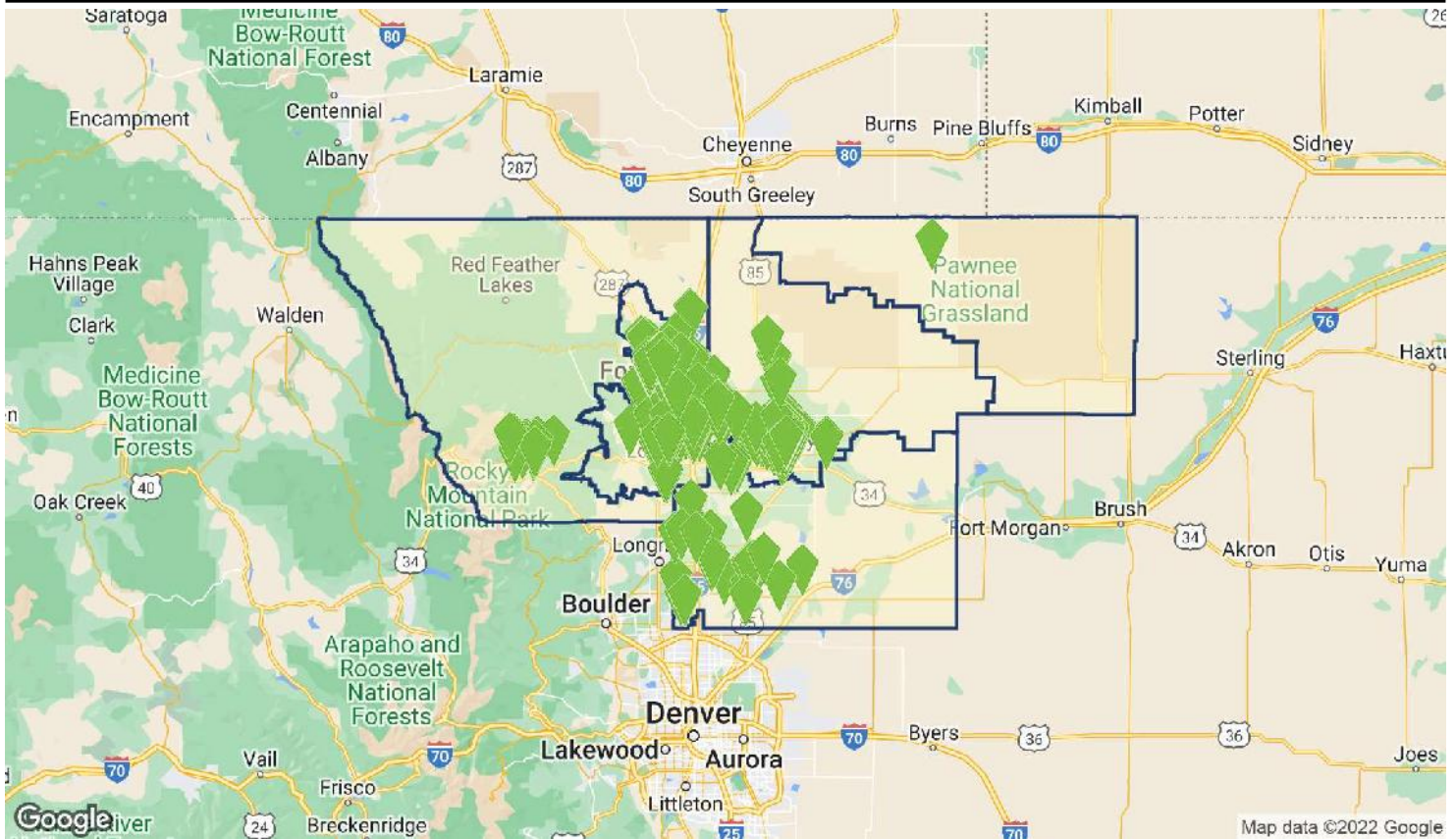
Avg. Rent Per SF

\$1.68

Avg. Vacancy Rate

5.5%

PROPERTIES IN SURVEY



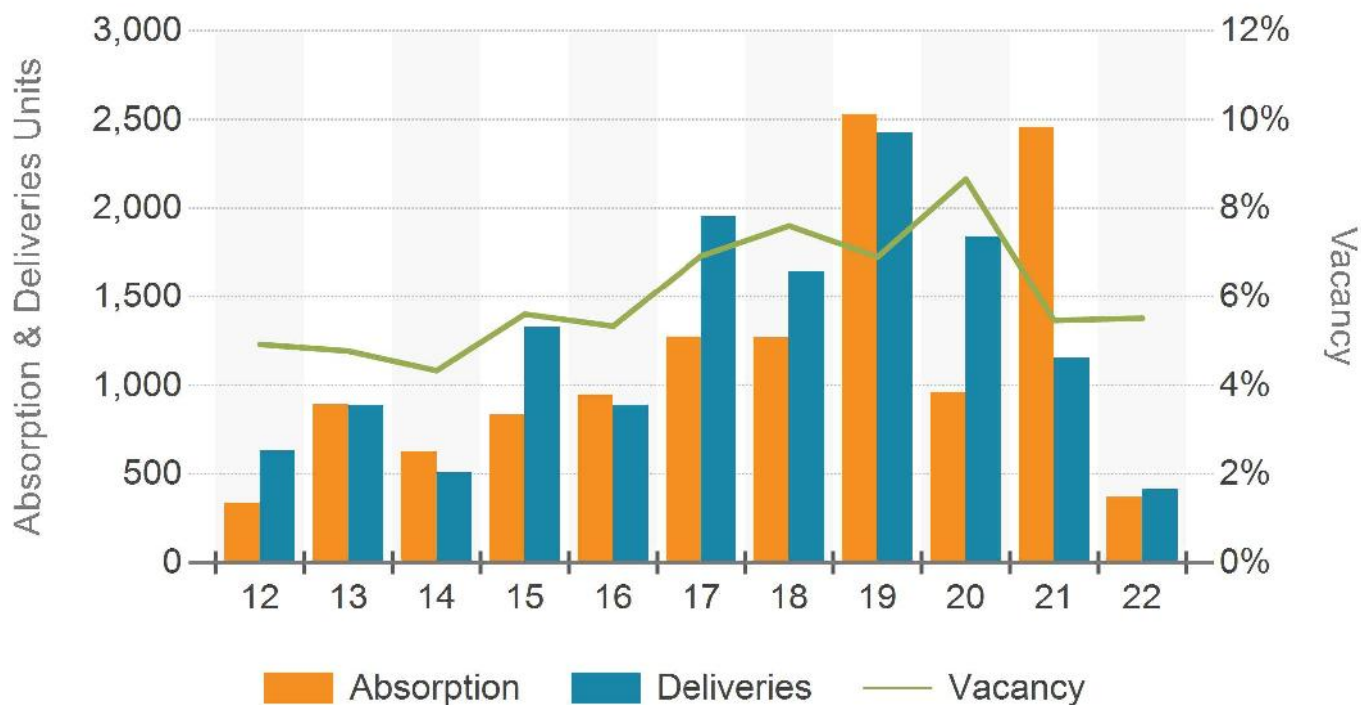
SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units	1	49	10	585
Studio Units	0	2	0	100
One Bedroom Units	0	16	0	529
Two Bedroom Units	0	18	0	306
Three Bedroom Units	0	5	0	585
Property Attributes	Low	Average	Median	High
Year Built	1872	1973	1973	2024
Number of Floors	1	2	2	12
Average Unit Size SF	313	884	800	2,633
Vacancy Rate	0.0%	5.5%	2.8%	100%
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.3	★ ★ ★ ★ ★	★ ★ ★ ★ ★

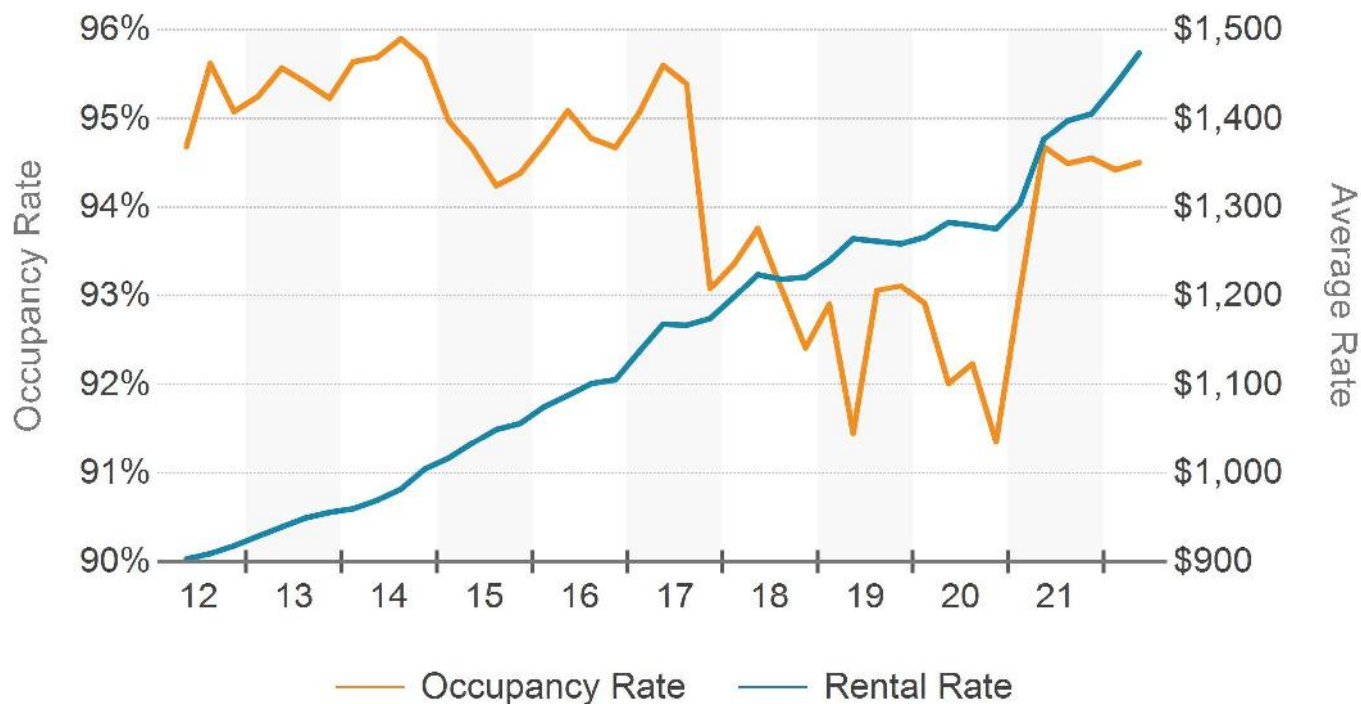
Overview

Multifamily - Larimer/Weld County

ABSORPTION, DELIVERIES, VACANCY



OCCUPANCY & RENTAL RATES



VACANCY RATE



SUMMARY STATISTICS

Leasing Units	Survey	5-Year Avg
Vacant Units	2,437	2,649
Vacancy Rate	5.5%	6.6%
12 Mo. Absorption Units	1,732	1,663

Inventory in Units	Survey	5-Year Avg
Existing Units	45,819	40,043
12 Mo. Const. Starts	849	1,553
Under Construction	1,534	2,091
12 Mo. Deliveries	1,156	1,799

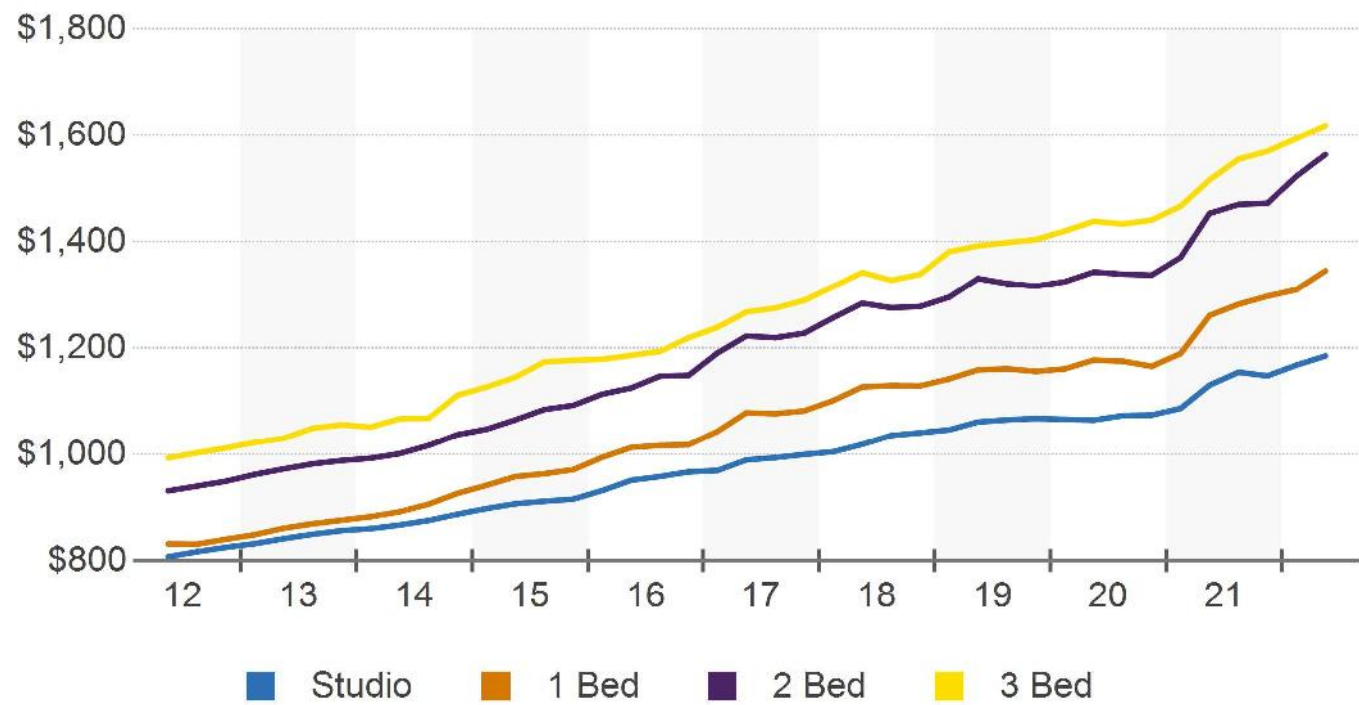
Rents	Survey	5-Year Avg
Studio Asking Rent	\$1,185	\$1,062
1 Bed Asking Rent	\$1,345	\$1,171
2 Bed Asking Rent	\$1,564	\$1,333
3+ Bed Asking Rent	\$1,620	\$1
Concessions	0.6%	1.2%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$207,608	\$125,530
Asking Price Per Unit	\$195,930	\$151,050
Sales Volume (Mil.)	\$696	\$441
Cap Rate	5.2%	5.7%

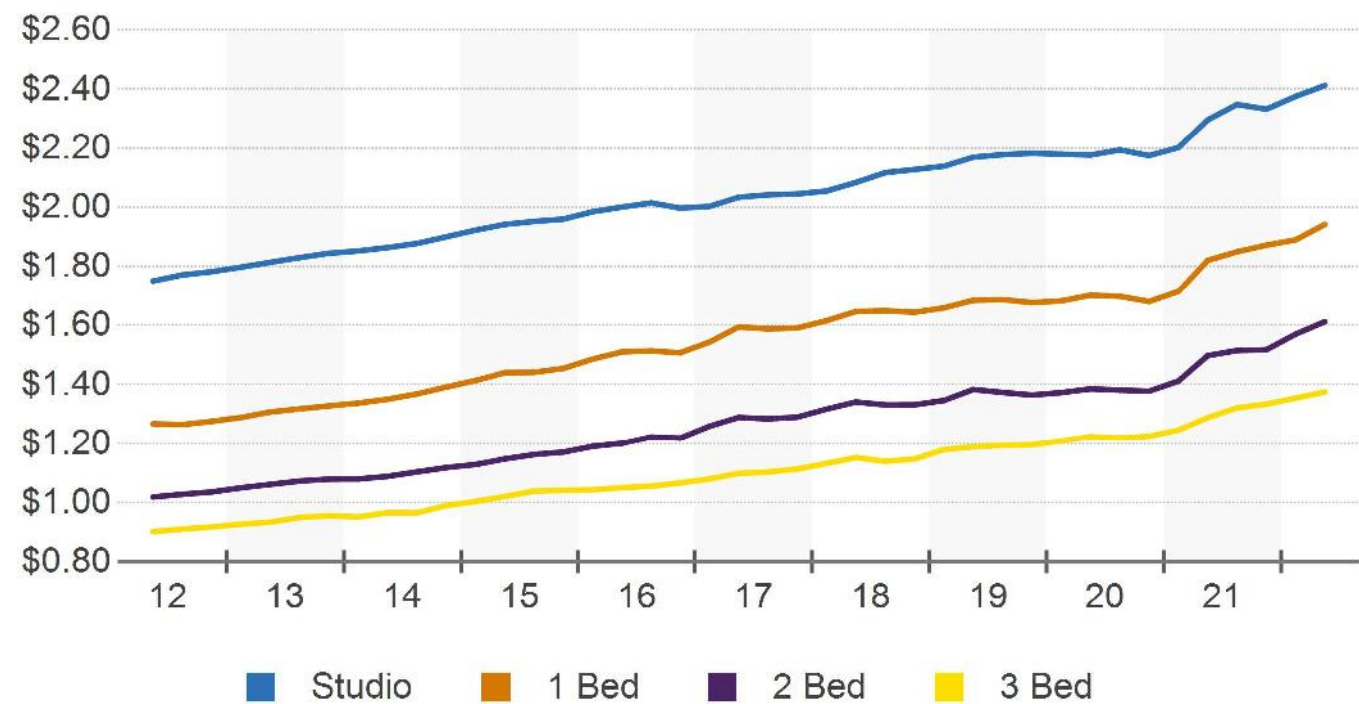
Bedroom Summary

Multifamily - Larimer/Weld County

ASKING RENT PER UNIT BY BEDROOM



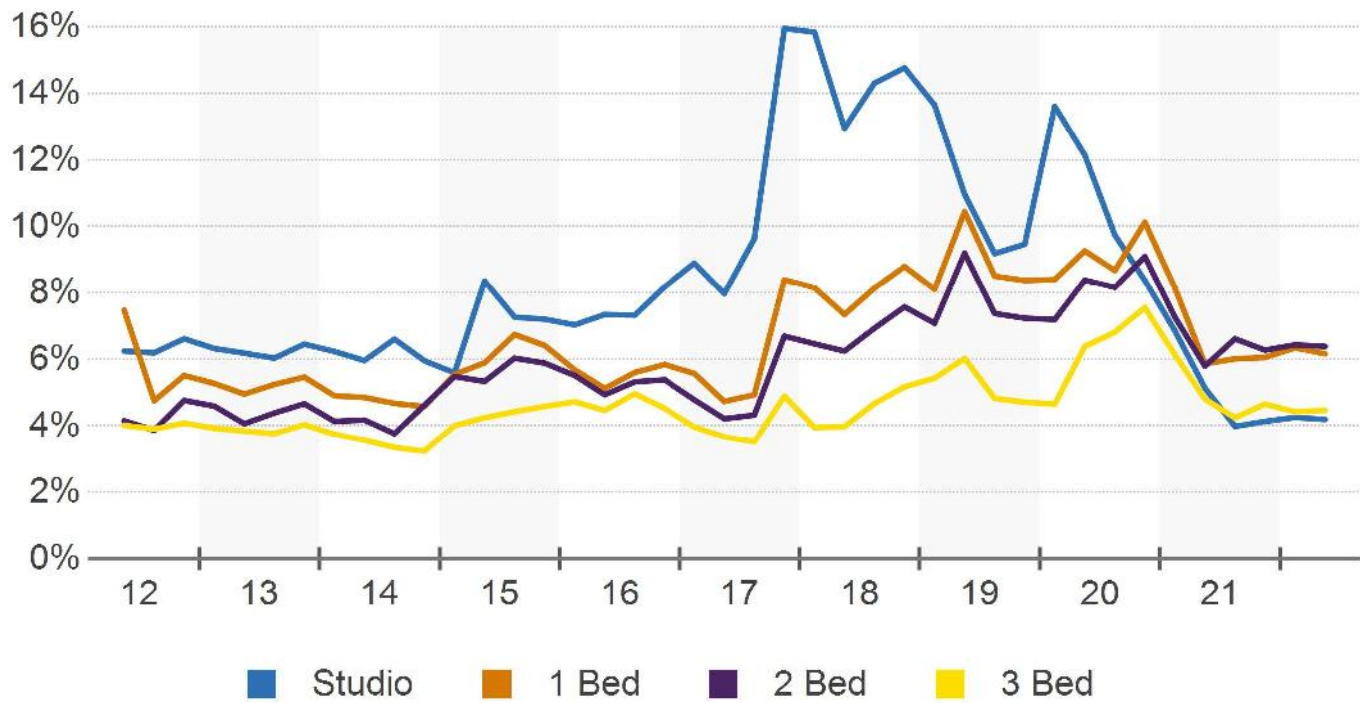
ASKING RENT PER SF BY BEDROOM



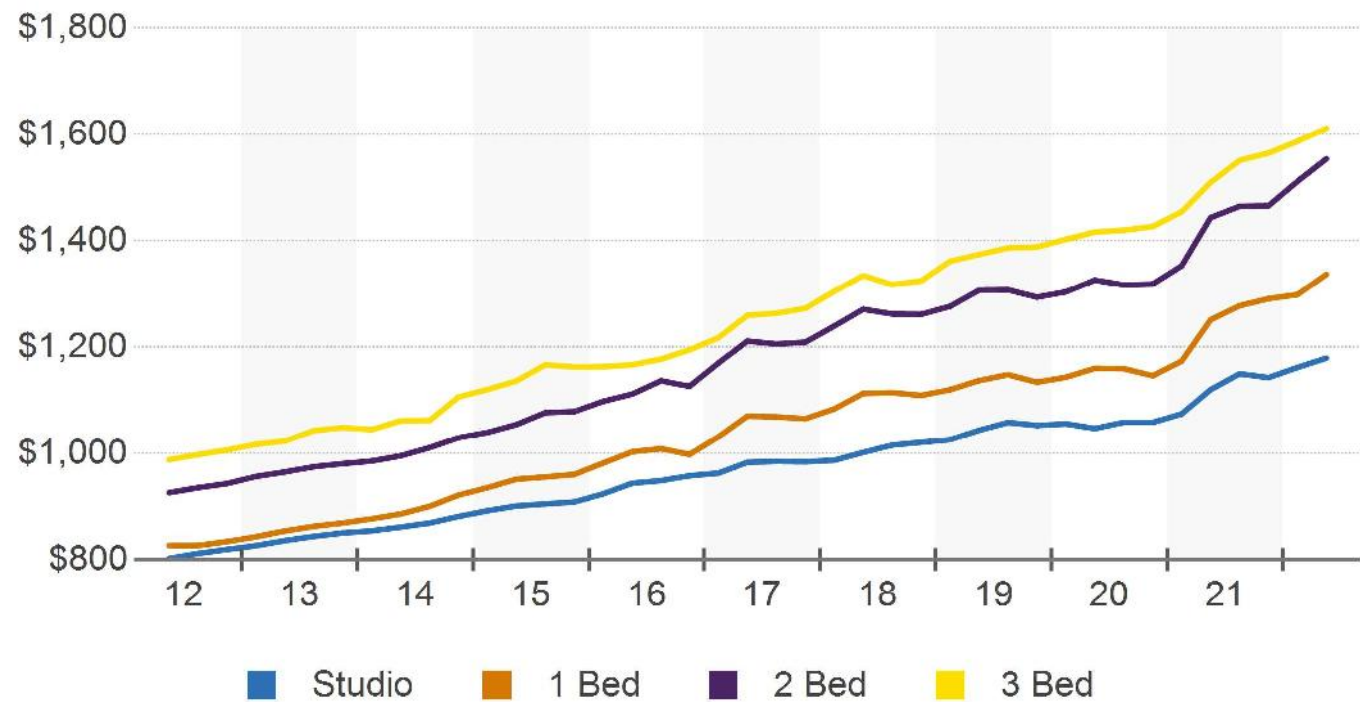
Bedroom Summary

Multifamily - Larimer/Weld County

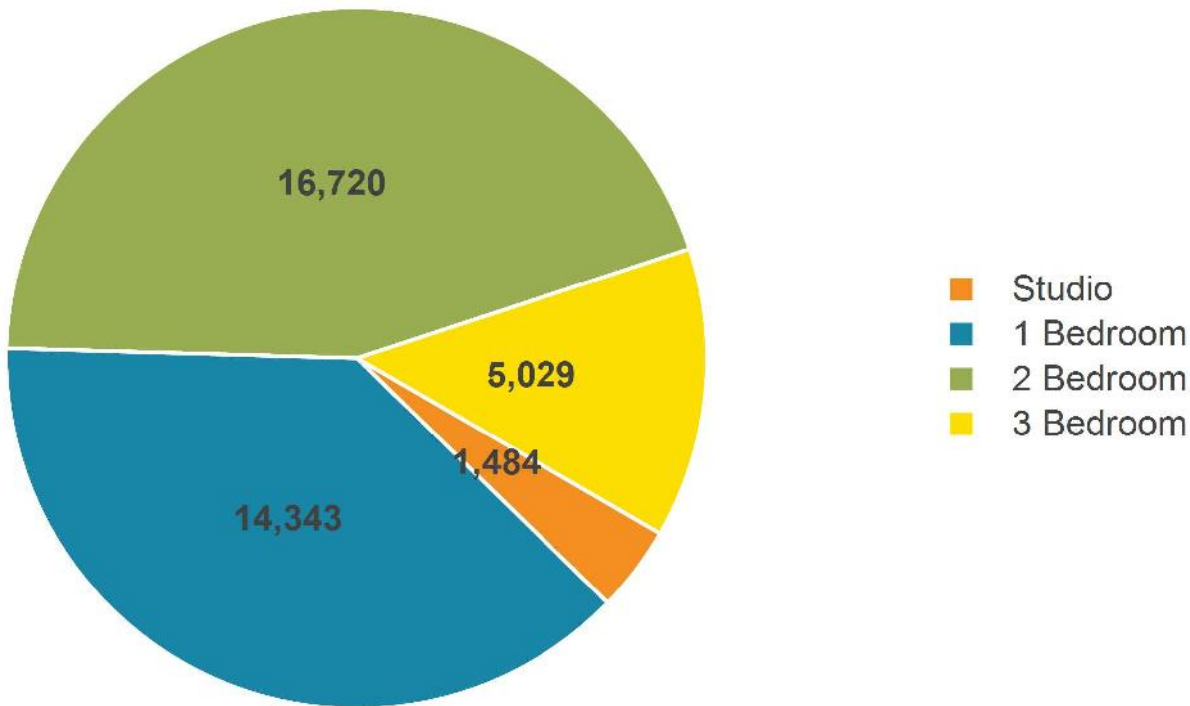
VACANCY BY UNIT MIX



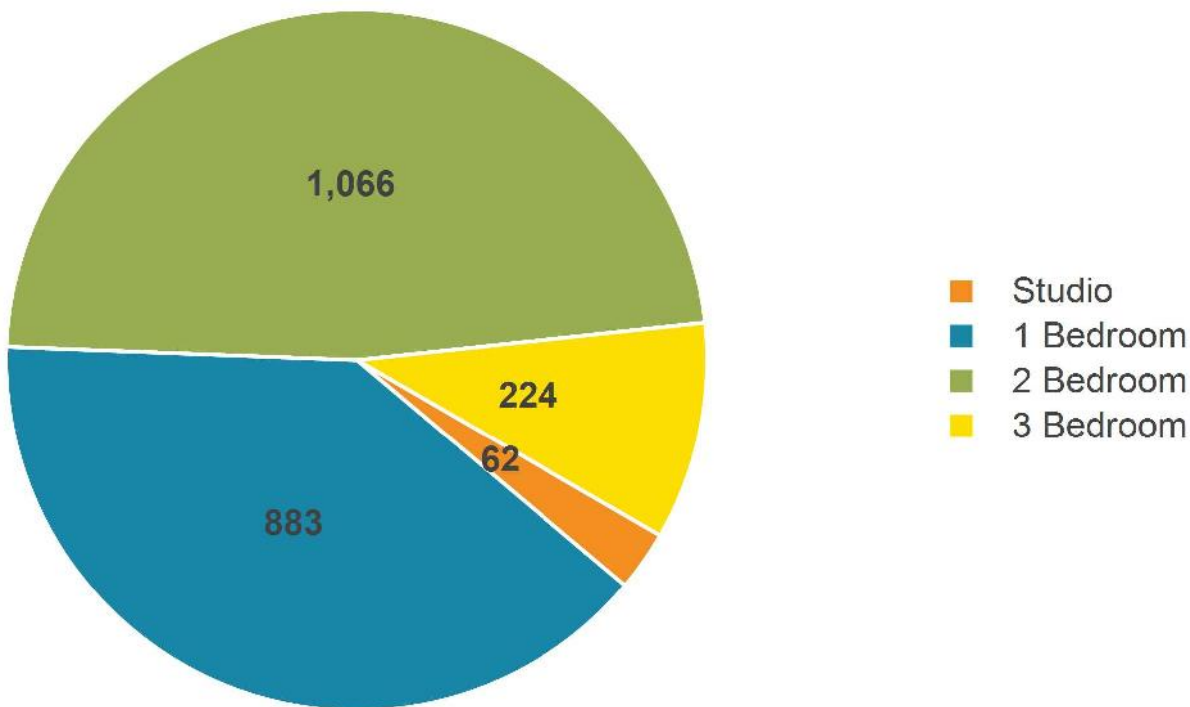
EFFECTIVE RENT PER UNIT BY BEDROOM



TOTAL UNITS BY BEDROOM



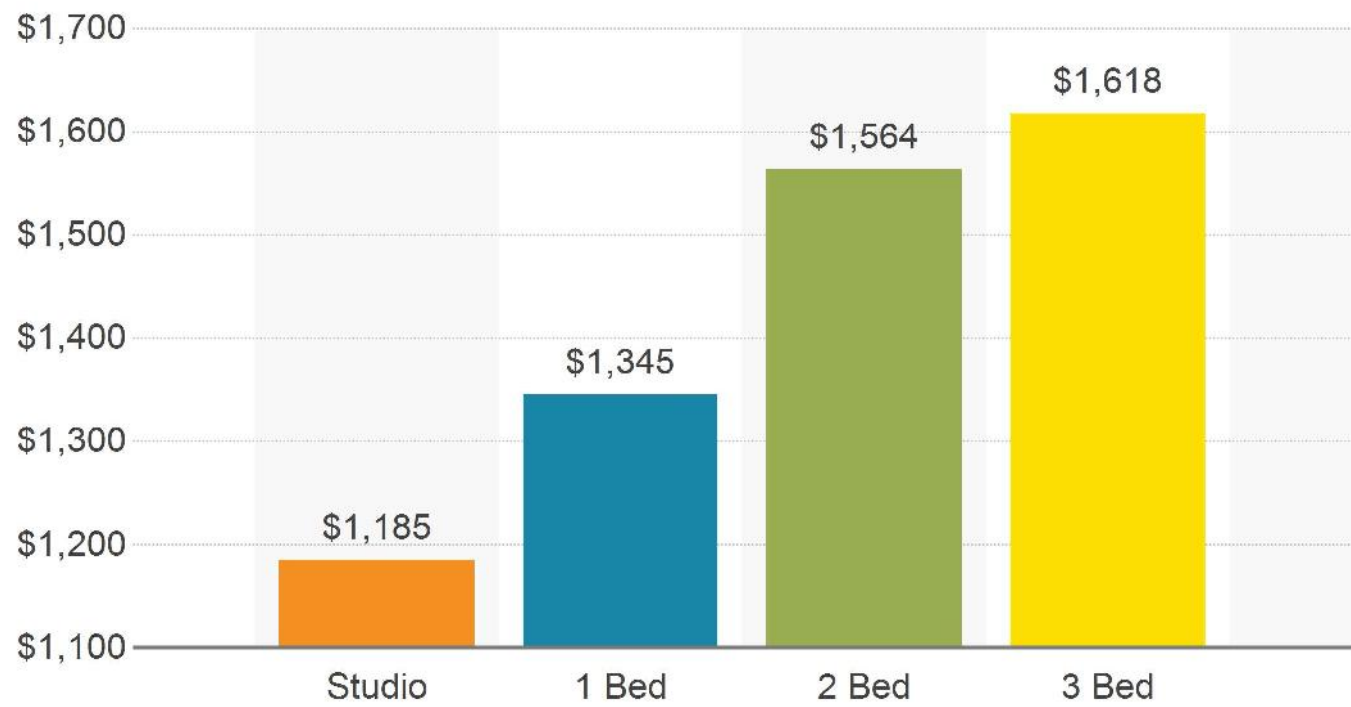
VACANT UNITS BY BEDROOM



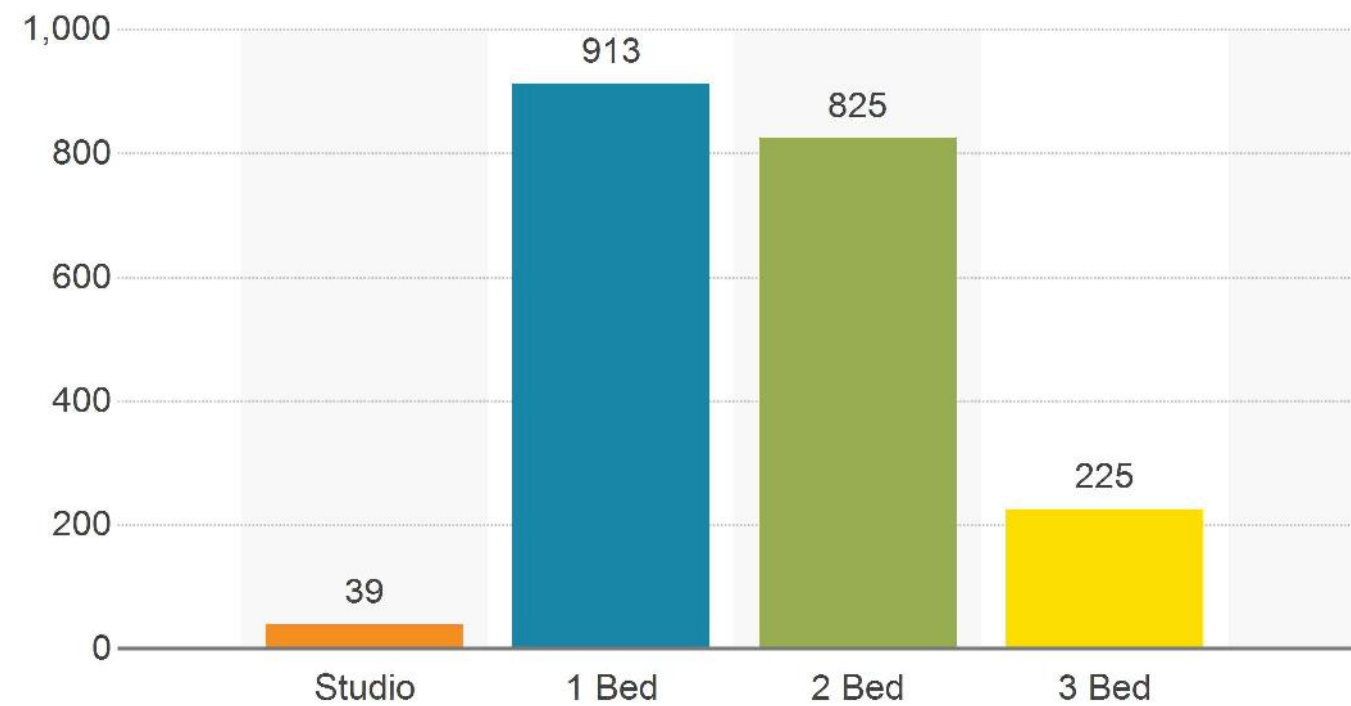
Bedroom Comparisons

Multifamily - Larimer/Weld County

ASKING RENTS PER UNIT BY BEDROOM



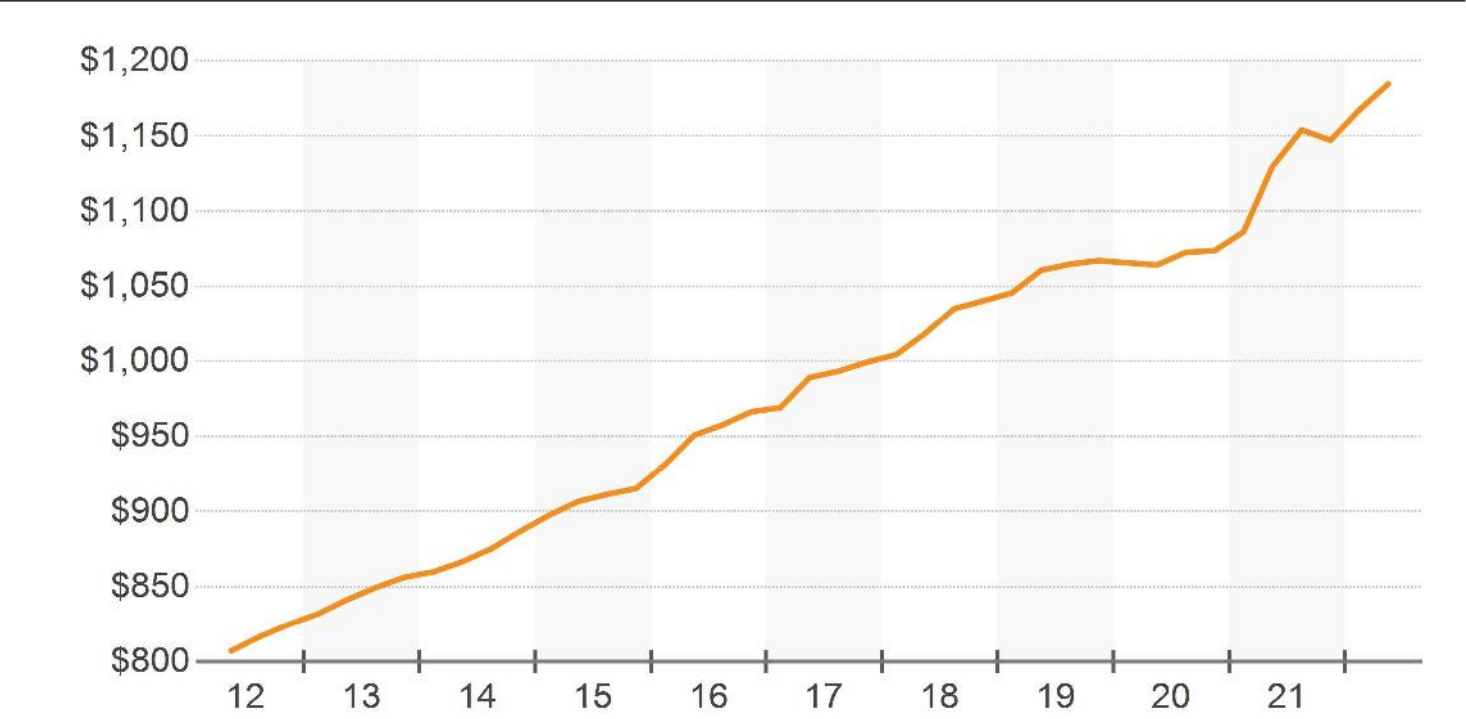
NET ABSORPTION BY BEDROOM



ASKING RENT PER UNIT



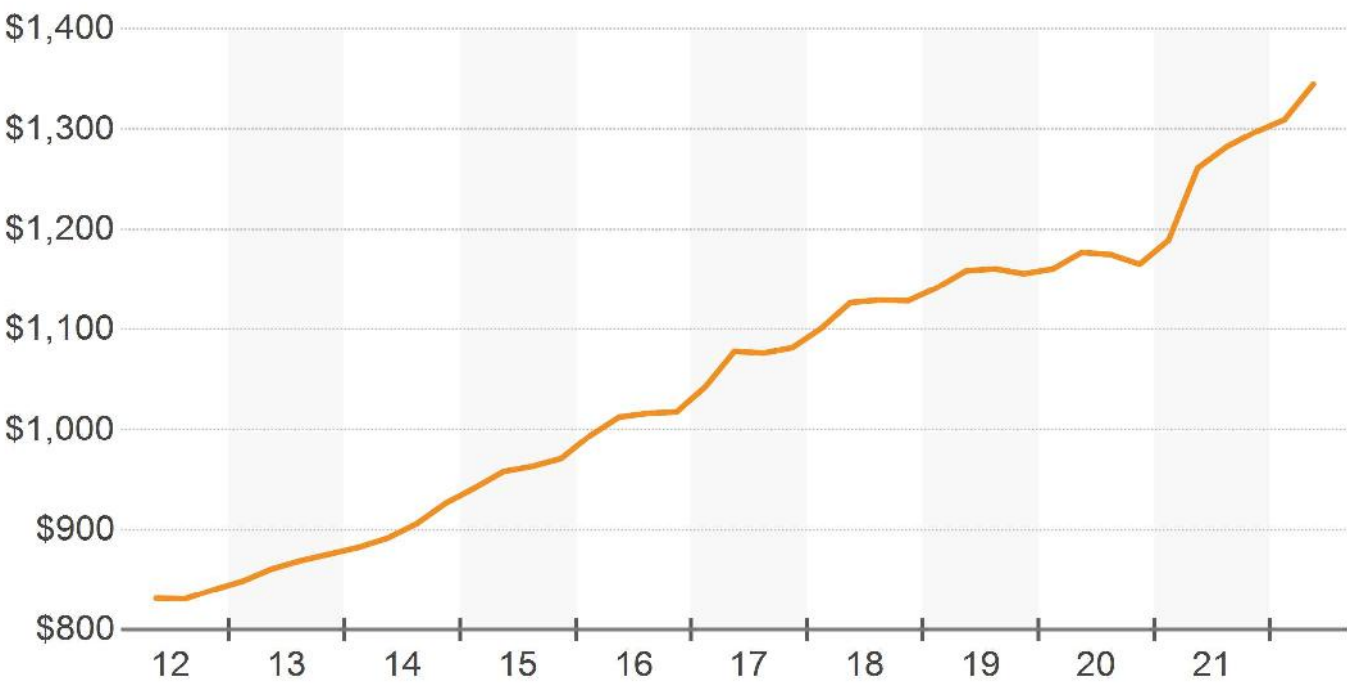
STUDIO ASKING RENT PER UNIT



Rental Rates

Multifamily - Larimer/Weld County

ONE BED ASKING RENT PER UNIT



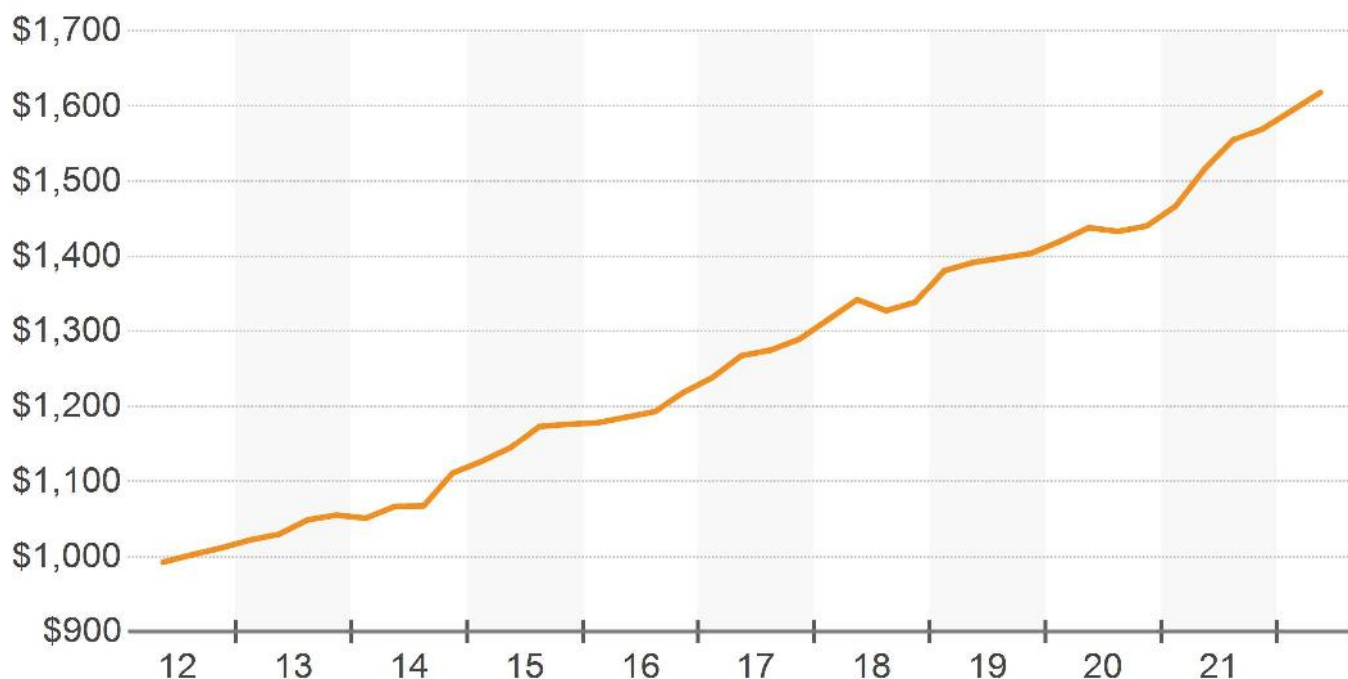
TWO BED ASKING RENT PER UNIT



Rental Rates

Multifamily - Larimer/Weld County

THREE BED ASKING RENT PER UNIT



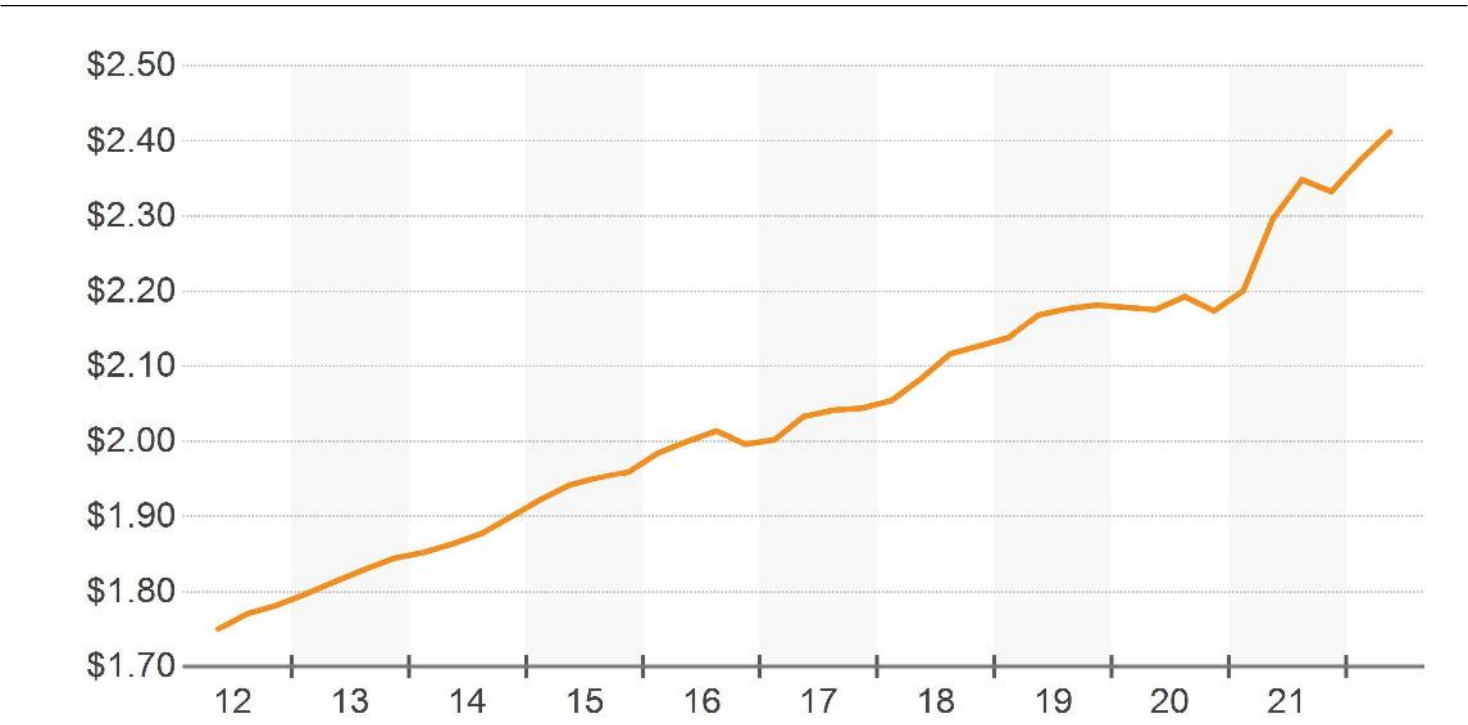
ASKING RENT PER SF



Rental Rates

Multifamily - Larimer/Weld County

STUDIO ASKING RENT PER SF



ONE BED ASKING RENT PER SF



Rental Rates

Multifamily - Larimer/Weld County

TWO BED ASKING RENT PER SF



THREE BED ASKING RENT PER SF



Rental Rates

Multifamily - Larimer/Weld County

EFFECTIVE RENT PER UNIT



EFFECTIVE RENT GROWTH



Rental Rates

Multifamily - Larimer/Weld County

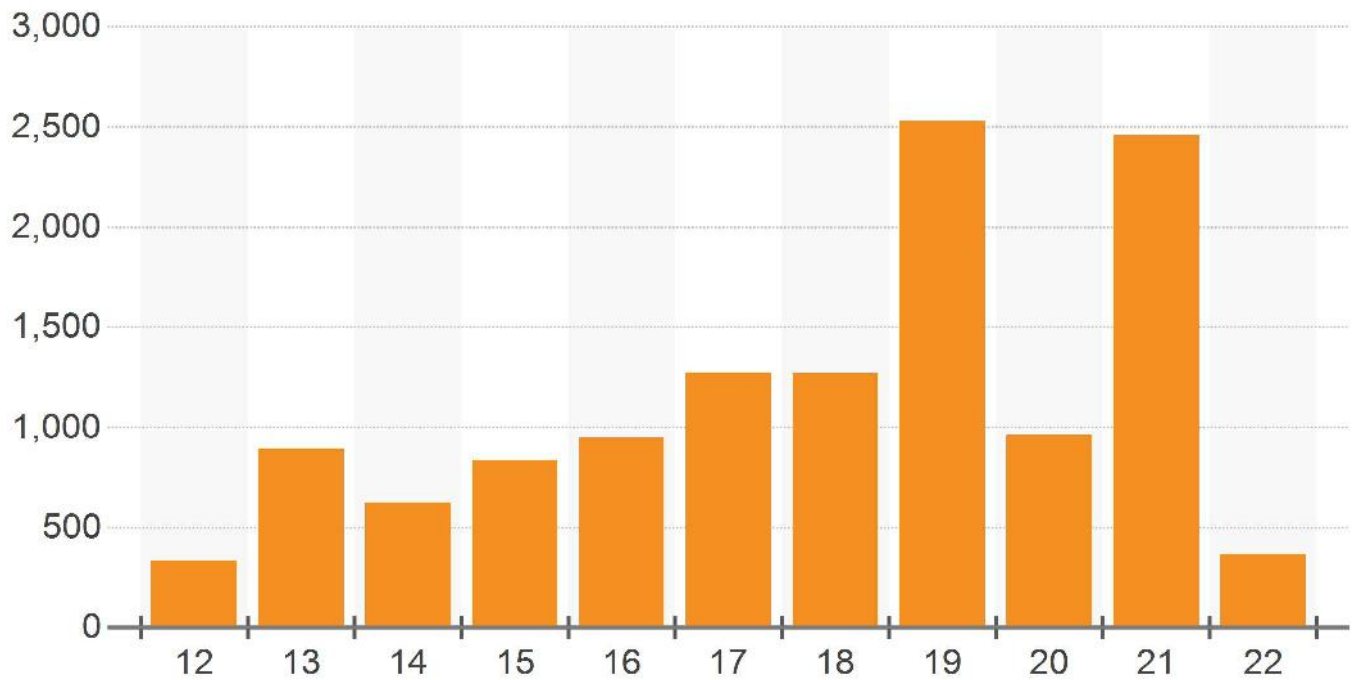
EFFECTIVE RENT PER SF



CONCESSION RATE



ABSORPTION UNITS



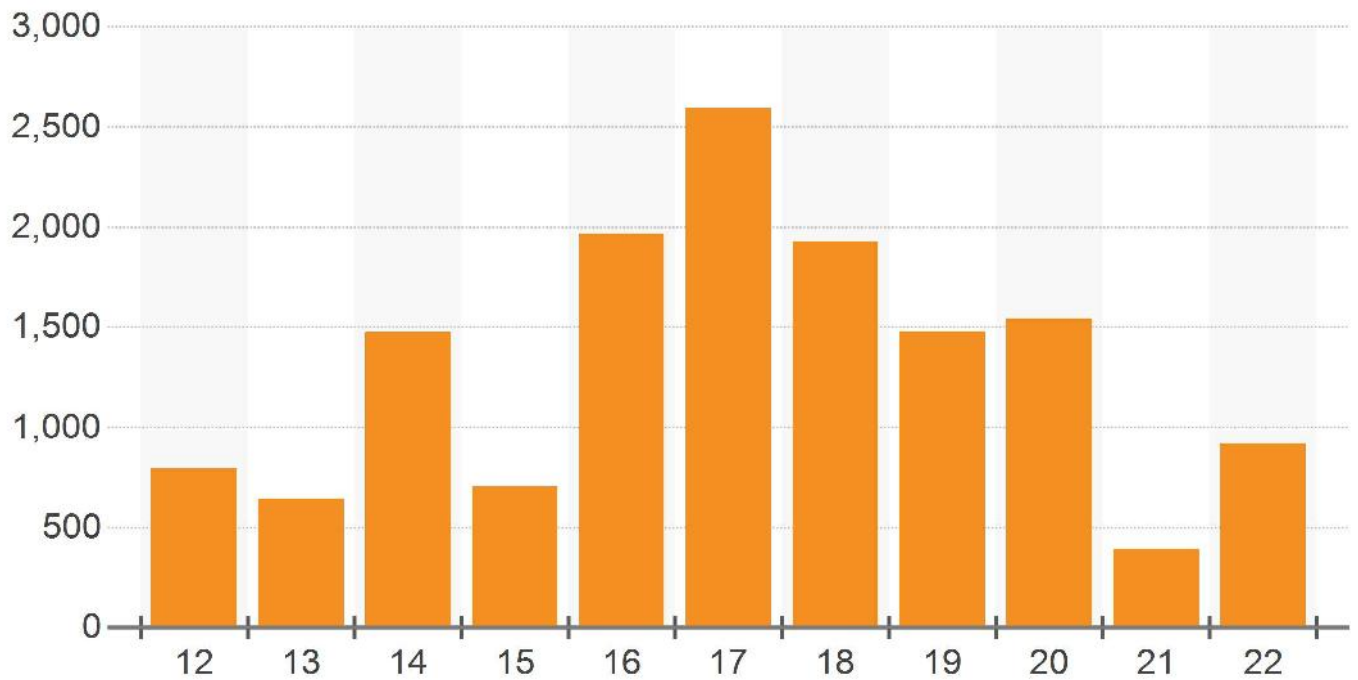
NET ABSORPTION AS % OF INVENTORY



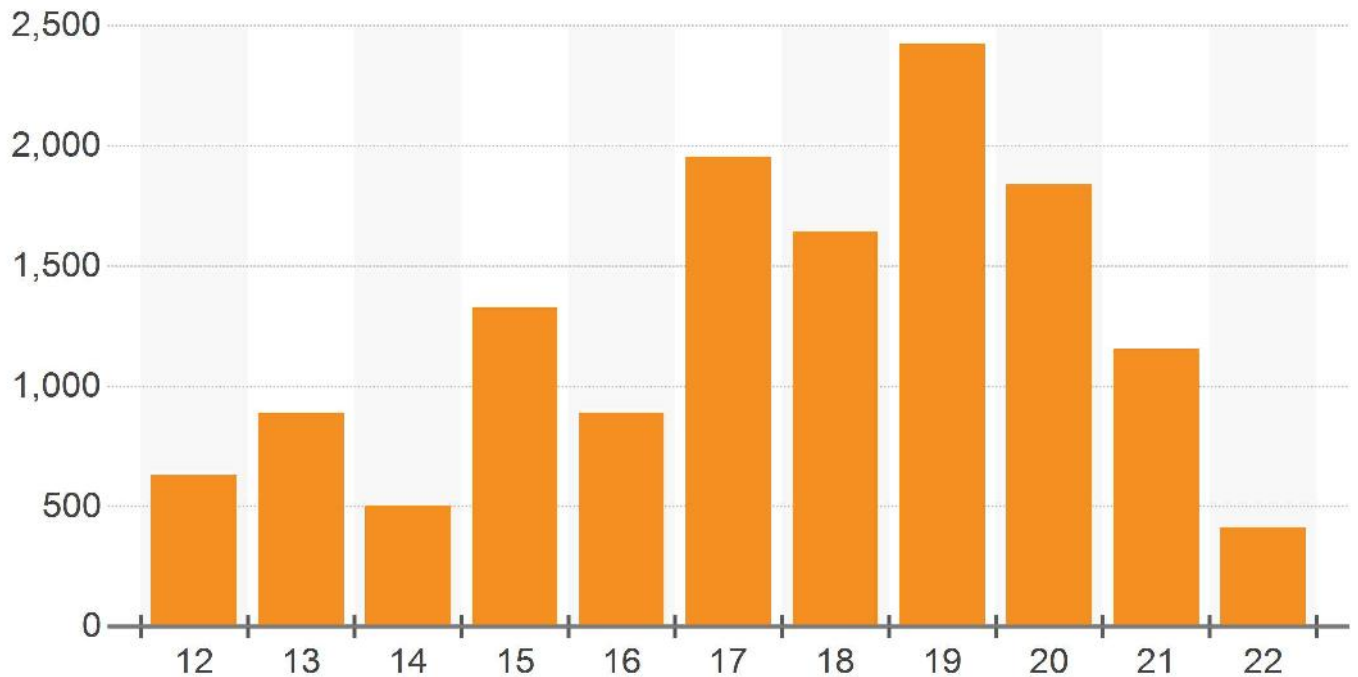
Construction Activity

Multifamily - Larimer/Weld County

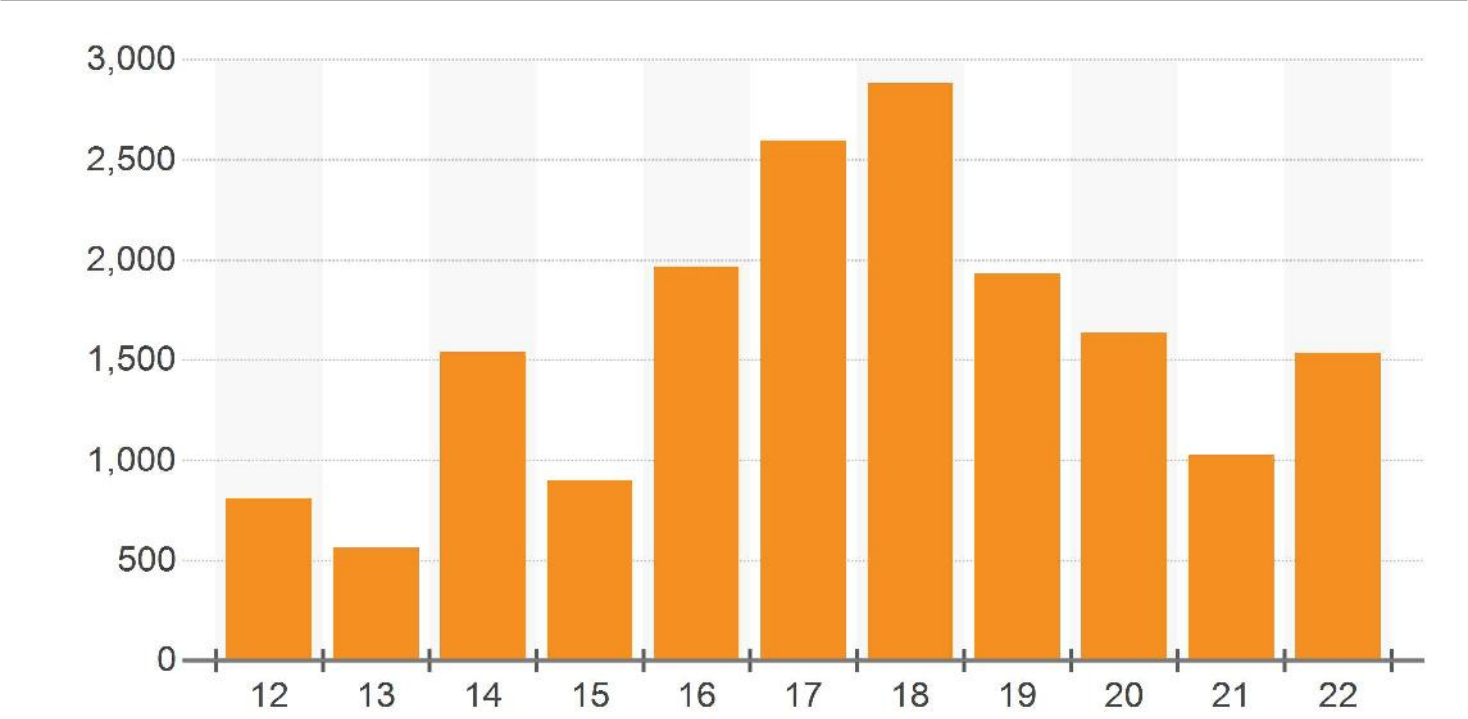
CONSTRUCTION STARTS IN UNITS



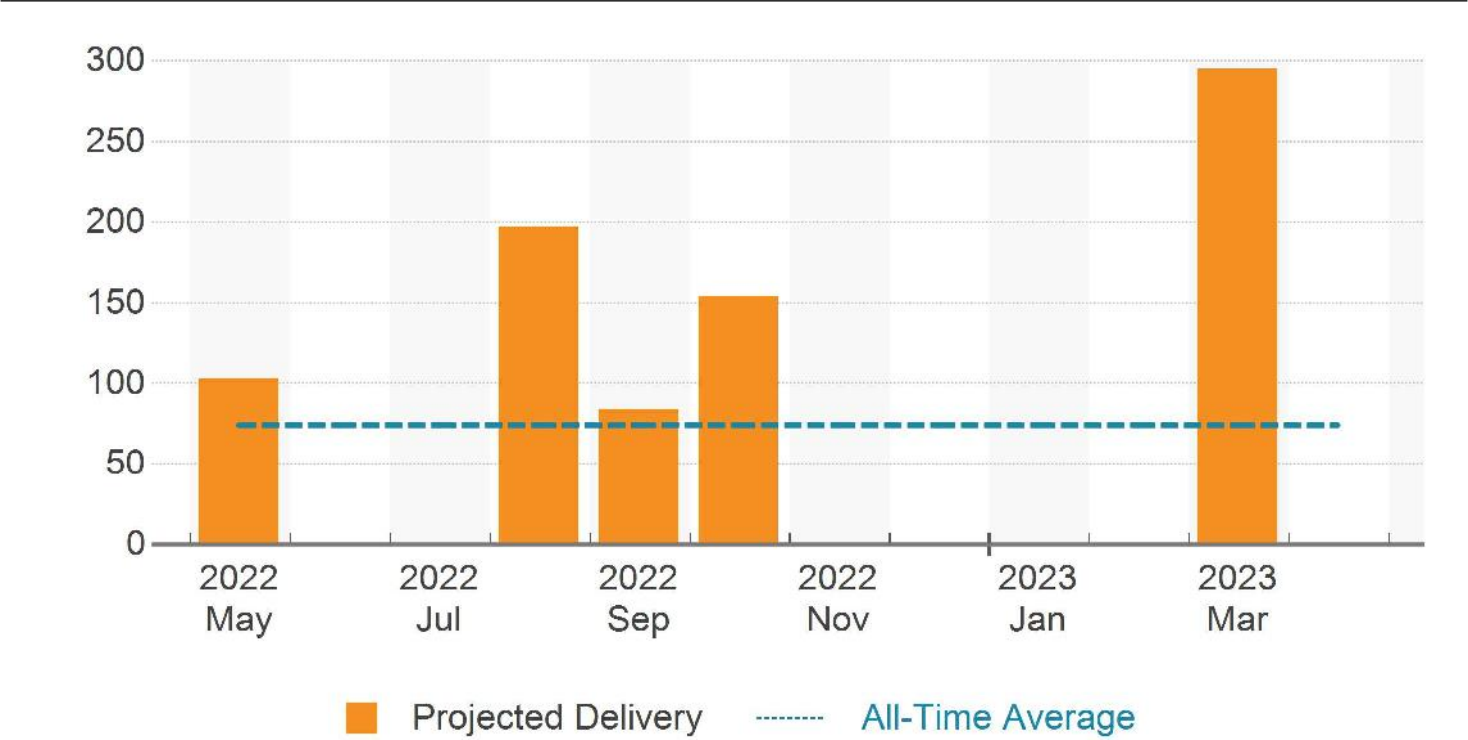
HISTORICAL DELIVERIES IN UNITS



UNDER CONSTRUCTION IN UNITS



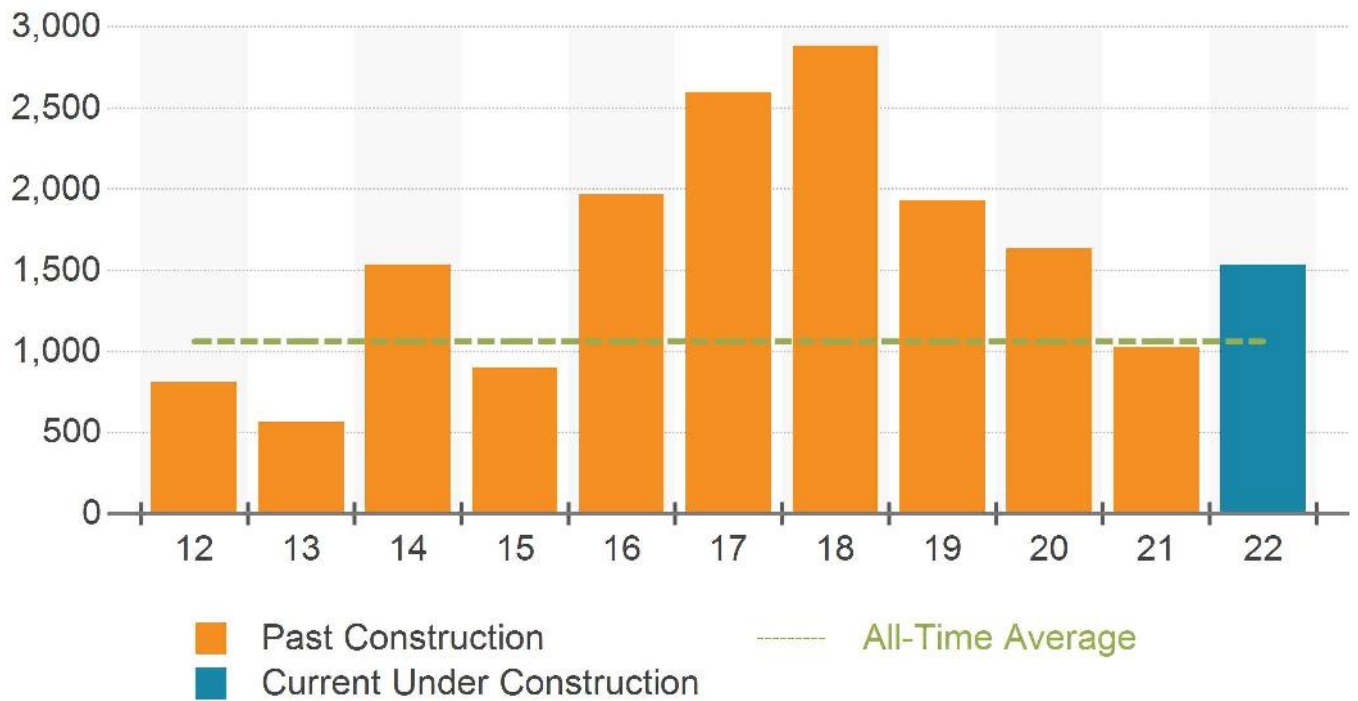
FUTURE DELIVERIES IN UNITS



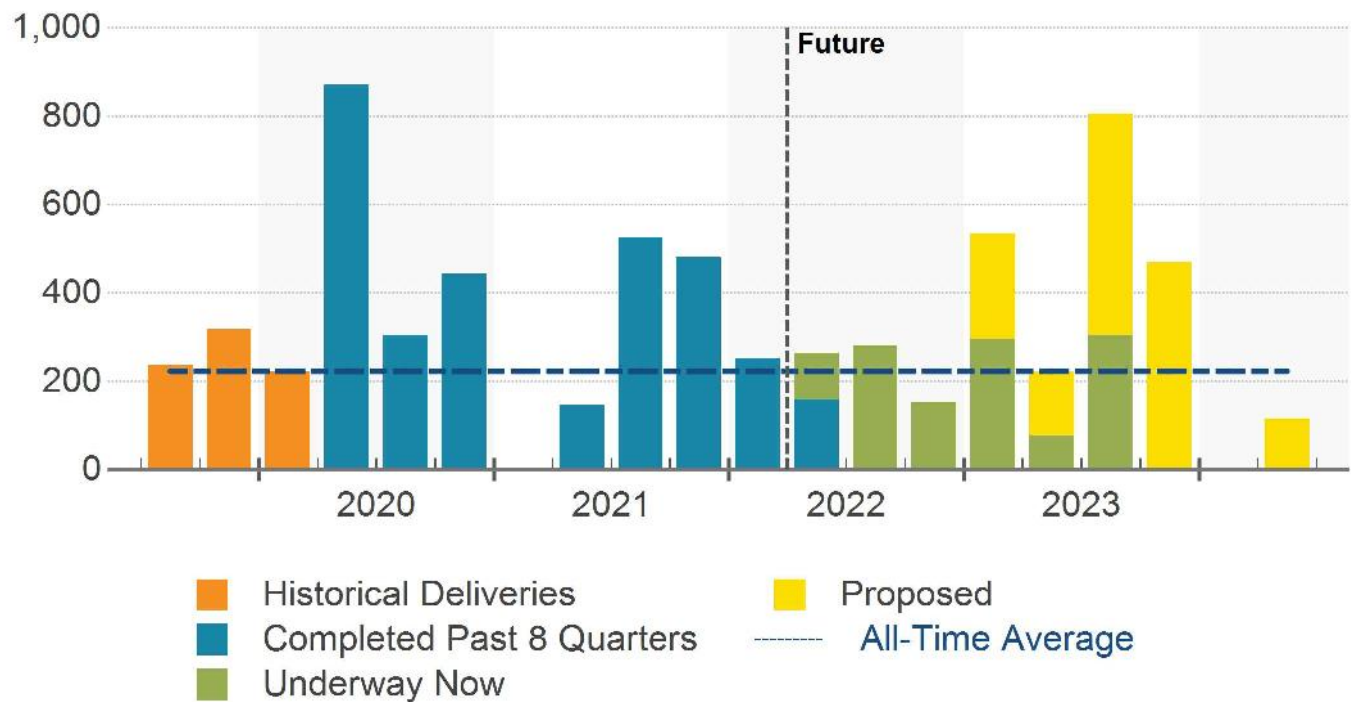
Construction Activity

Multifamily - Larimer/Weld County

PAST & CURRENT CONSTRUCTION IN UNITS



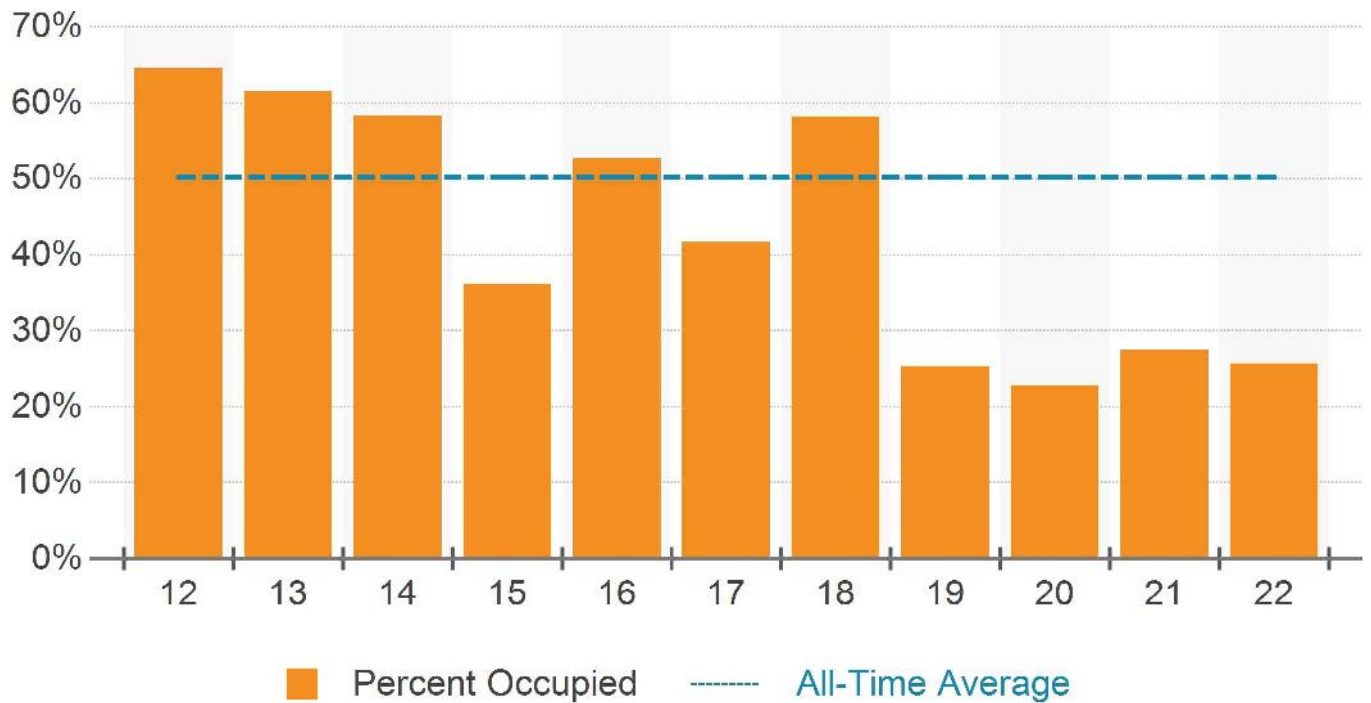
CONSTRUCTION UNITS BY STATUS



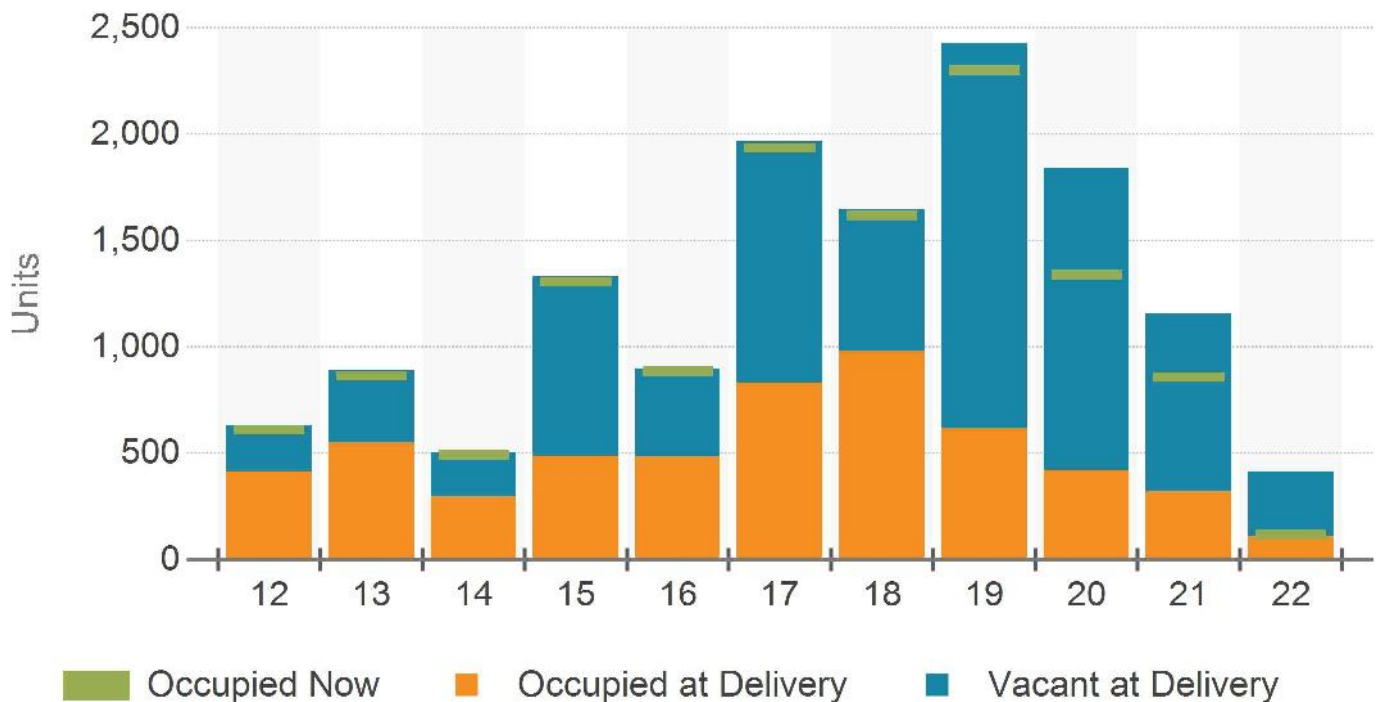
Construction Performance

Multifamily - Larimer/Weld County

OCCUPANCY AT DELIVERY



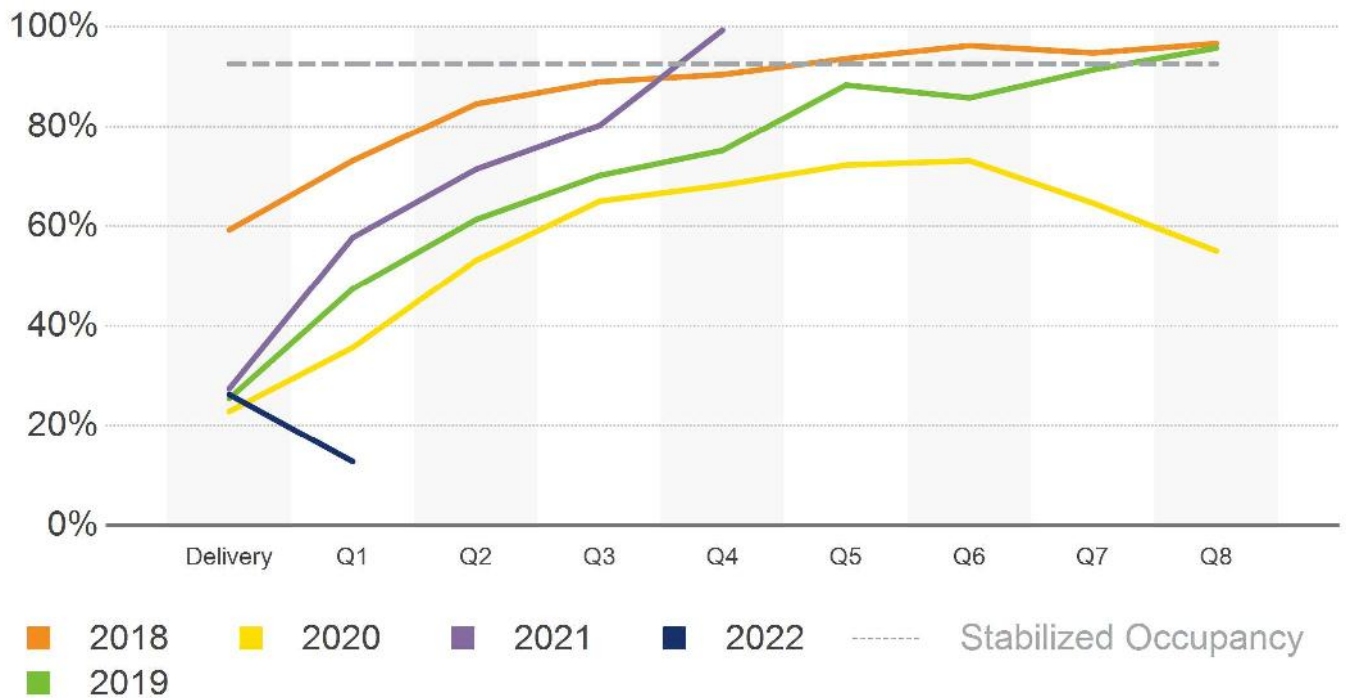
OCCUPANCY AT DELIVERY & NOW



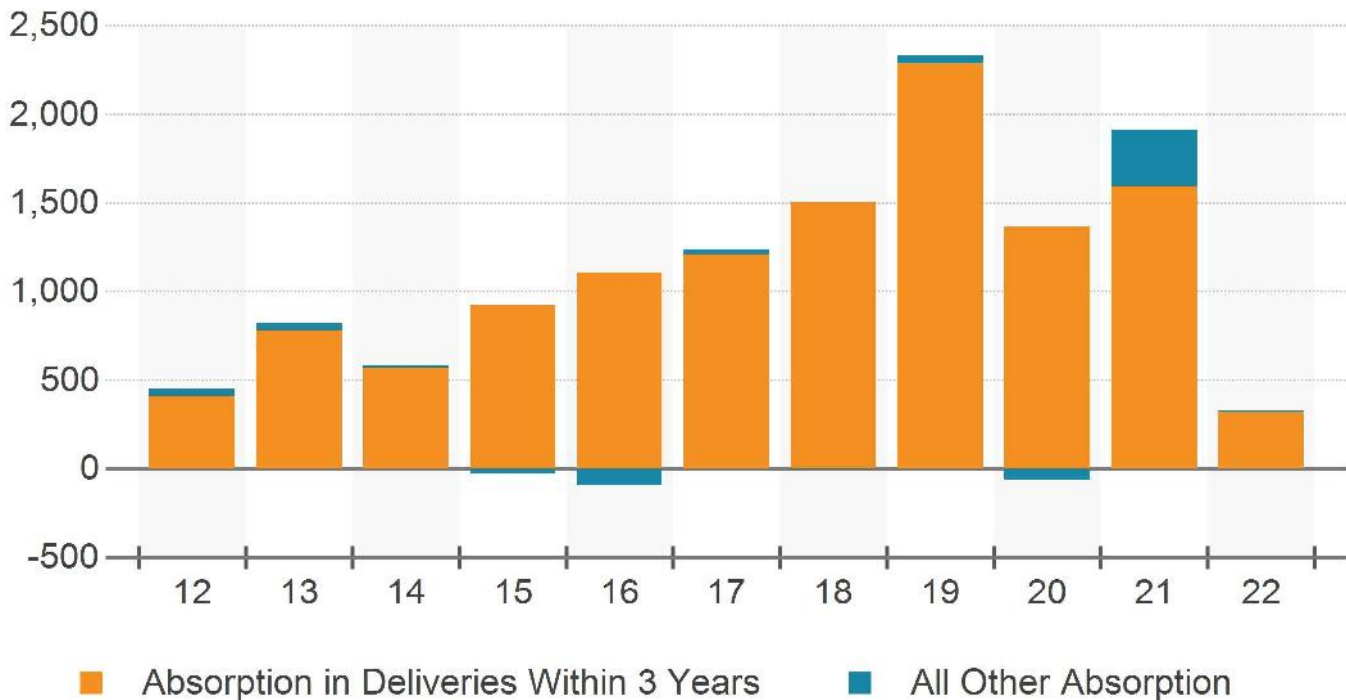
Construction Performance

Multifamily - Larimer/Weld County

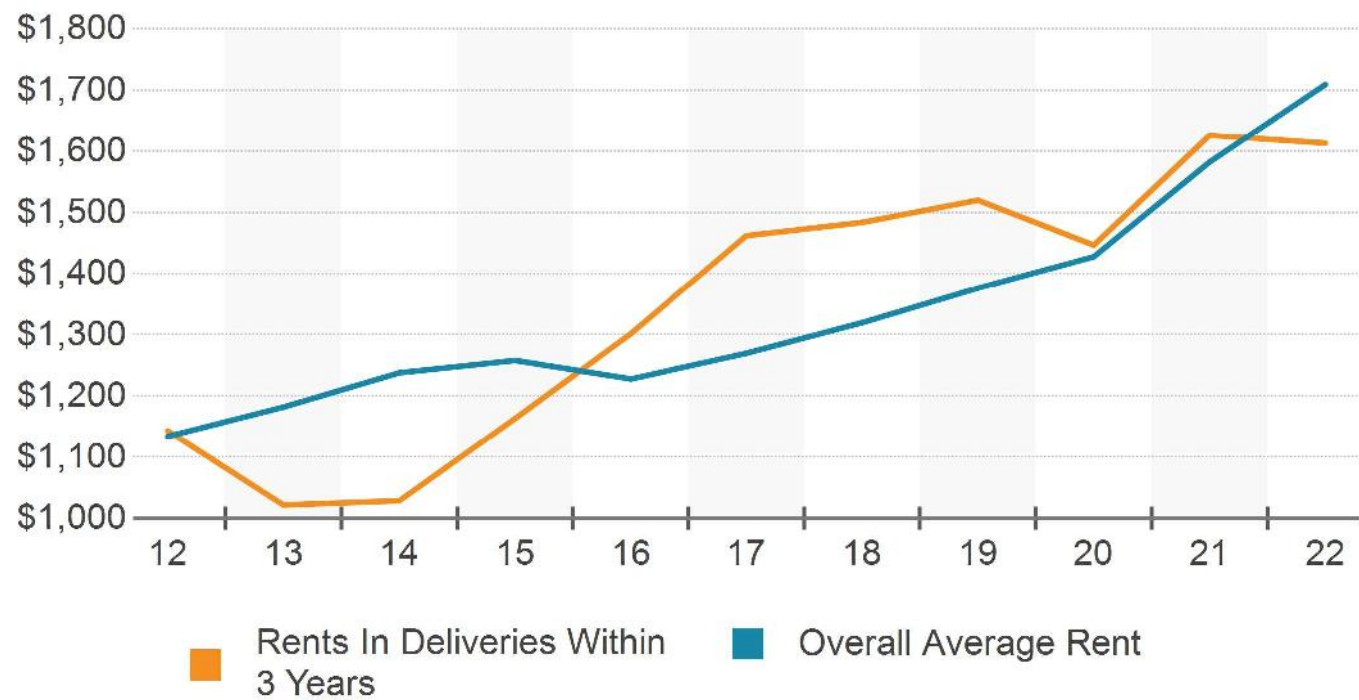
OCCUPANCY AFTER DELIVERY BY YEAR



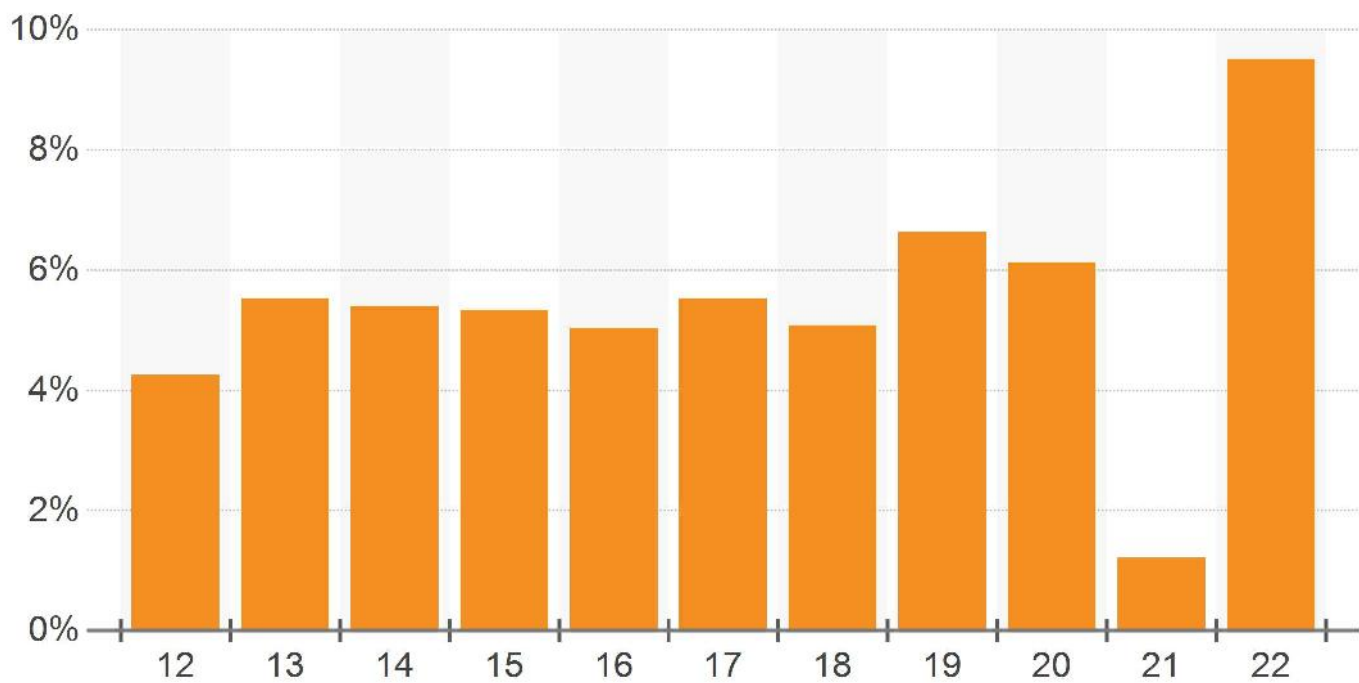
ABSORPTION UNITS IN RECENT DELIVERIES



RENTS PER UNIT IN RECENT DELIVERIES



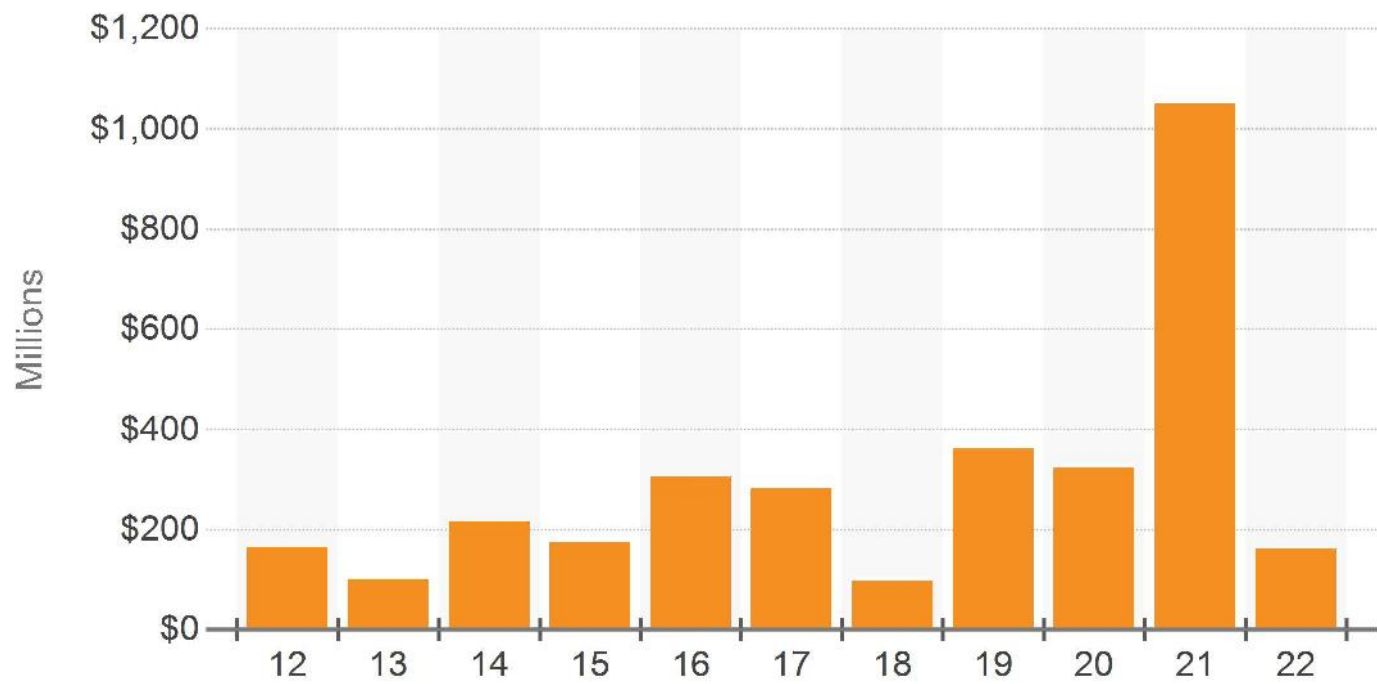
CONCESSIONS IN DELIVERIES



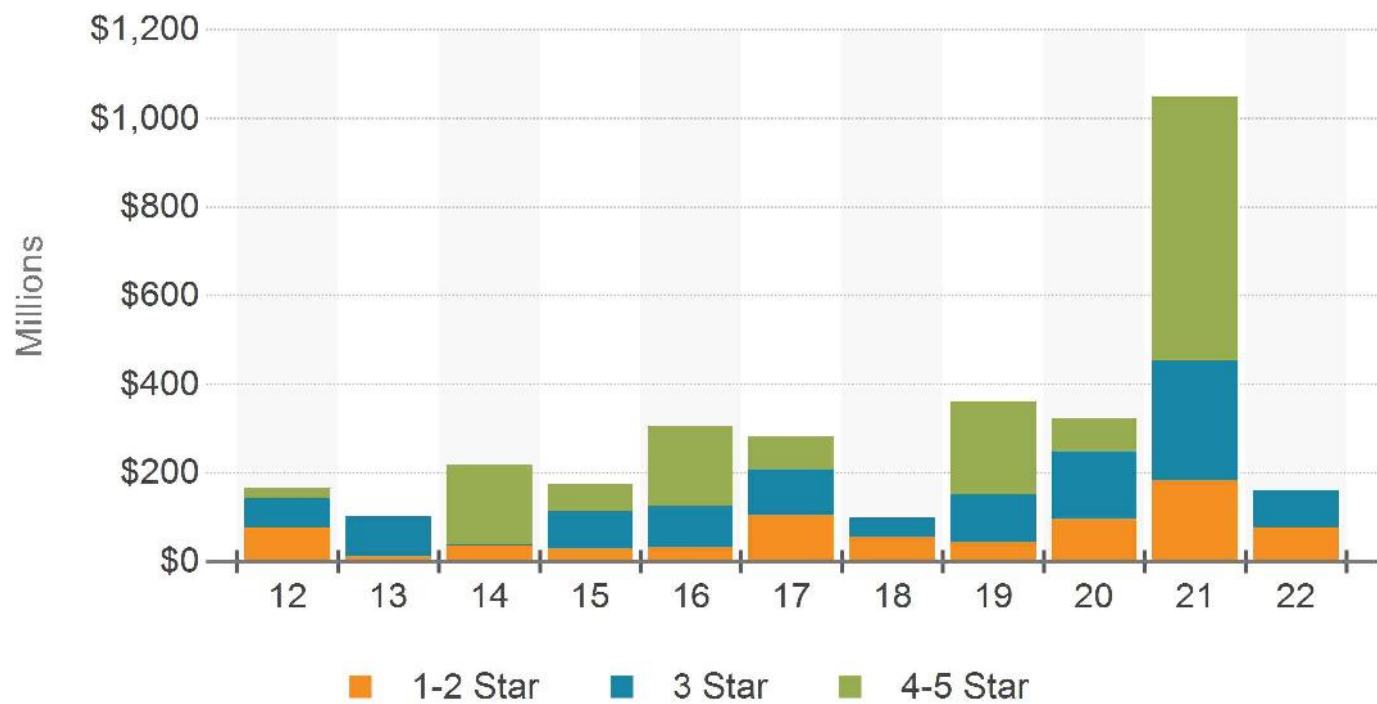
Sales Volume

Multifamily - Larimer/Weld County

SALES VOLUME



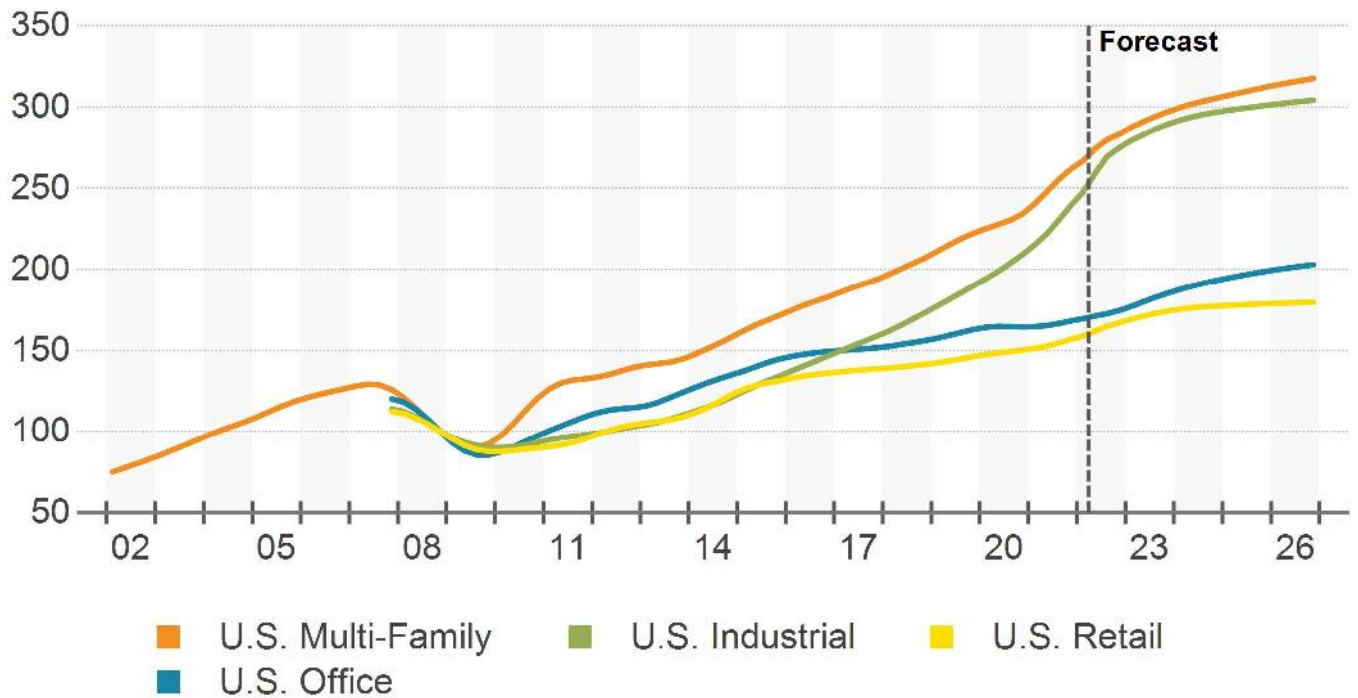
SALES VOLUME BY STAR RATING



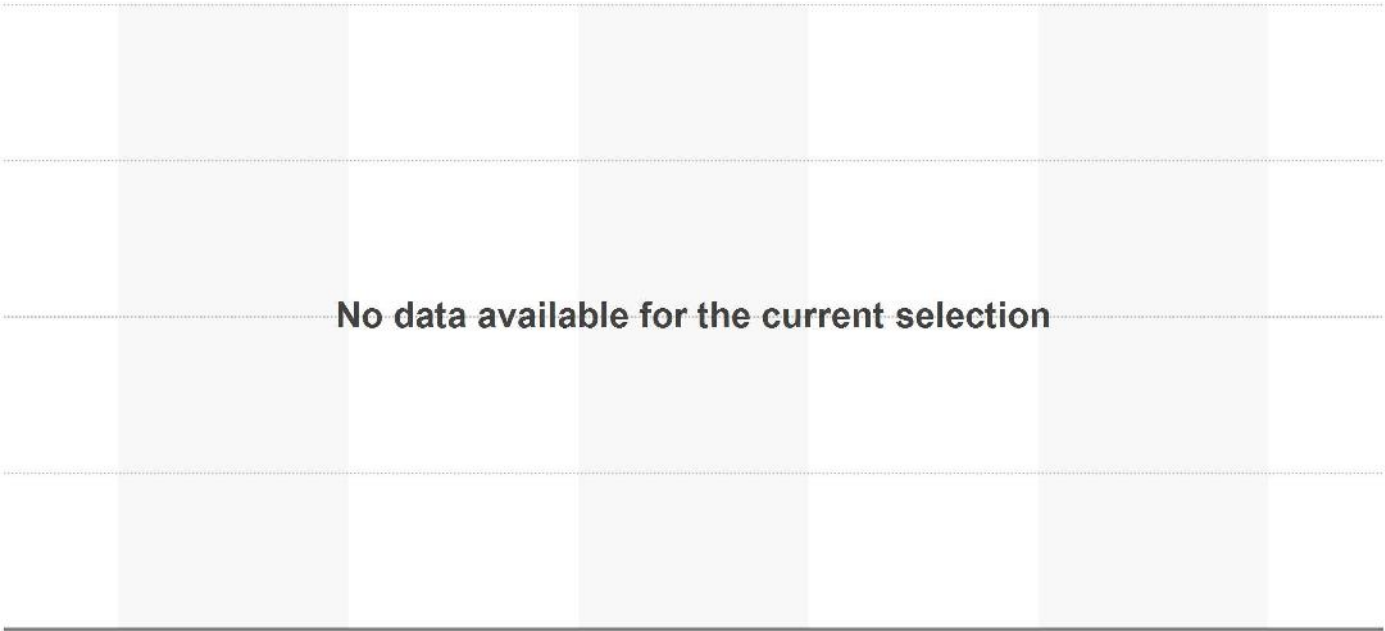
AVERAGE SALE PRICE PER UNIT



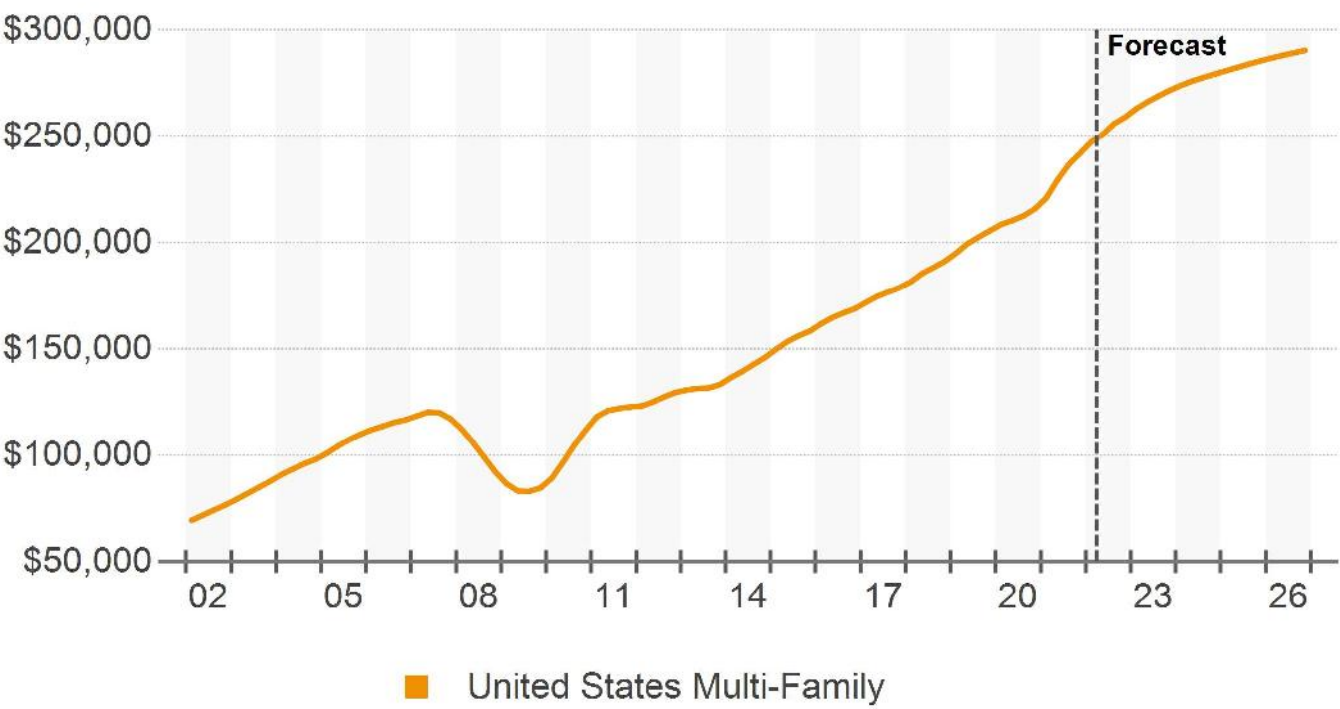
NATIONAL PRICE INDICES



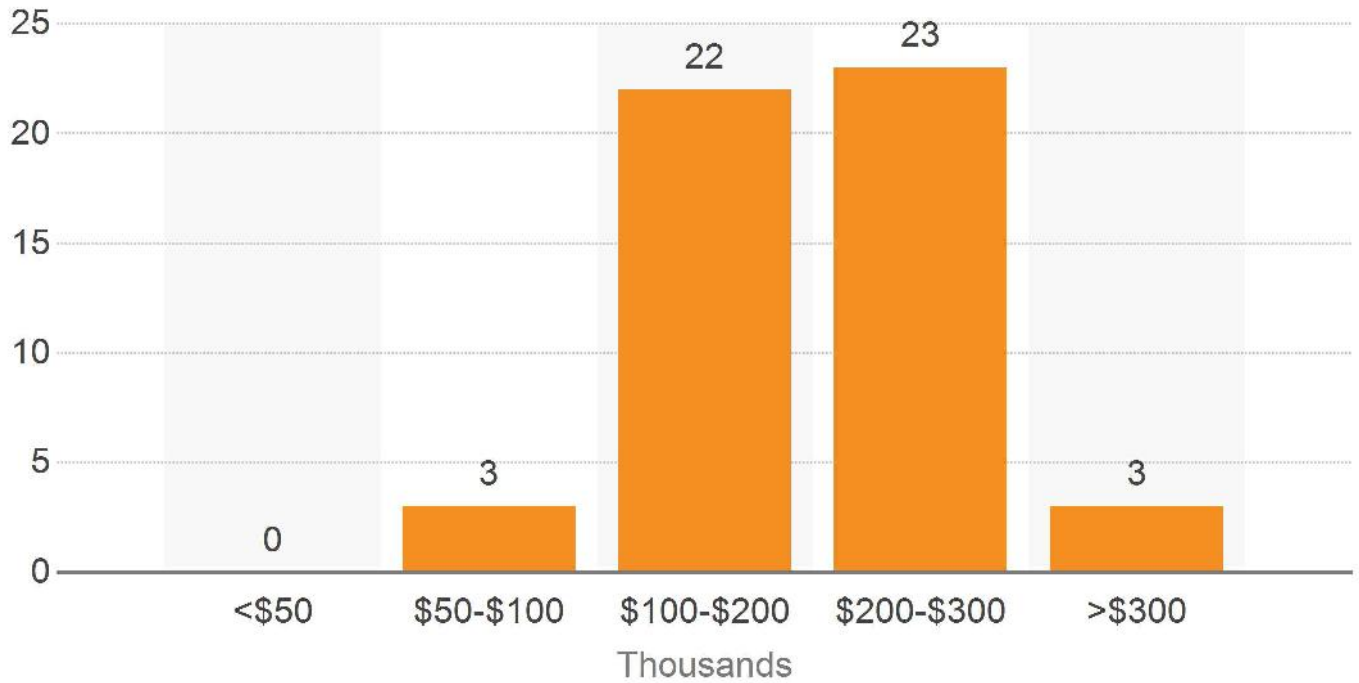
NATIONAL PRICE INDEX



PRICE PER UNIT INDEX



SALE PRICES PER UNIT PAST YEAR



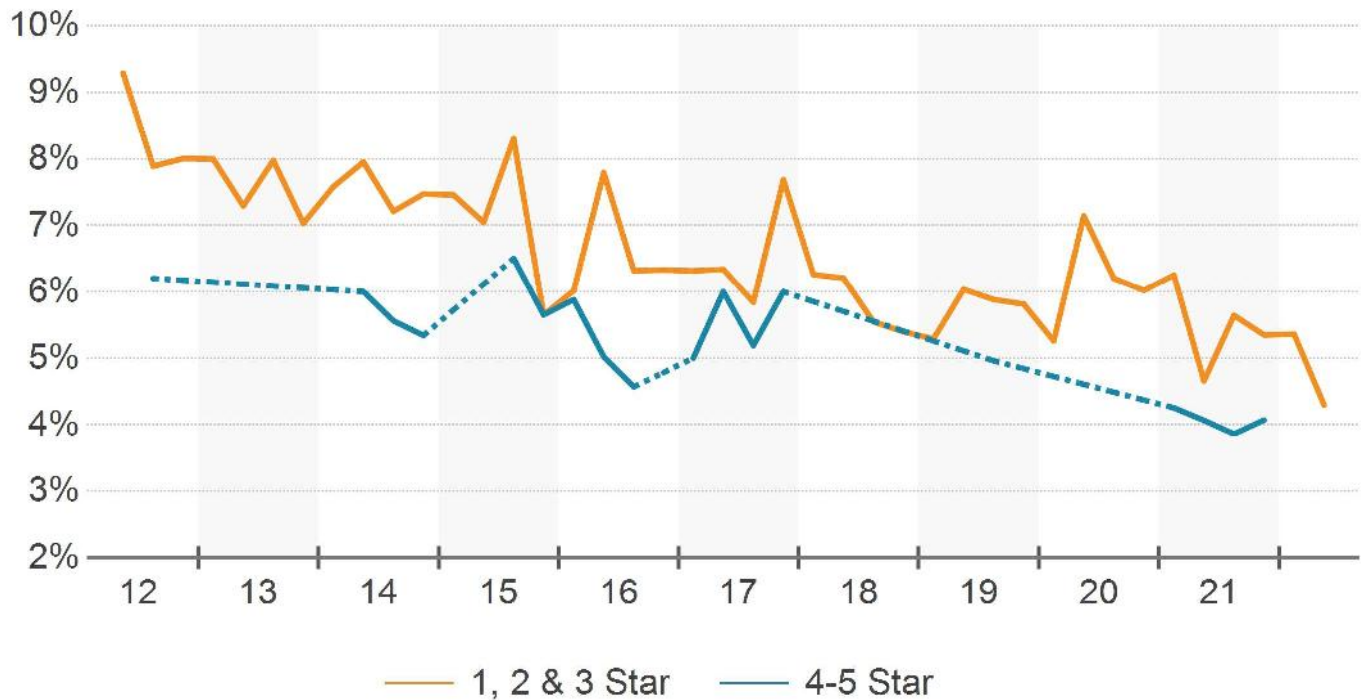
SALE TO ASKING PRICE DIFFERENTIAL



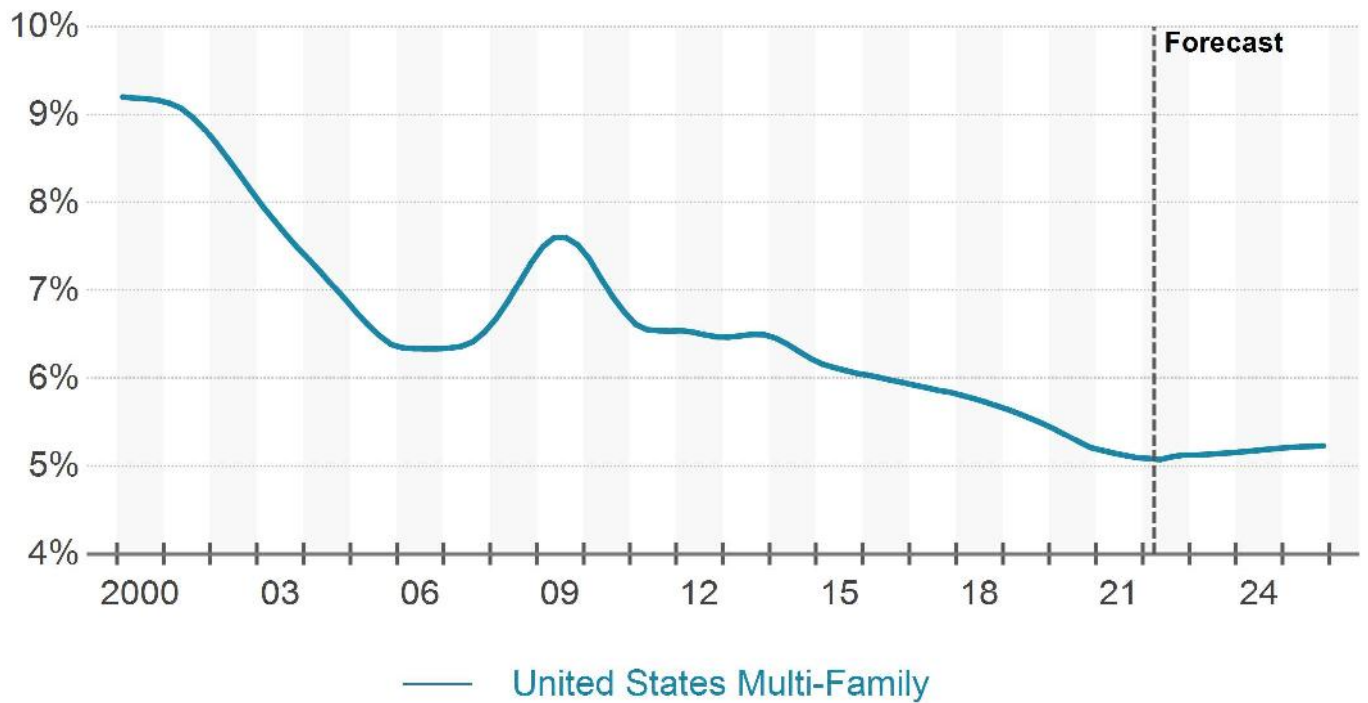
CAP RATE



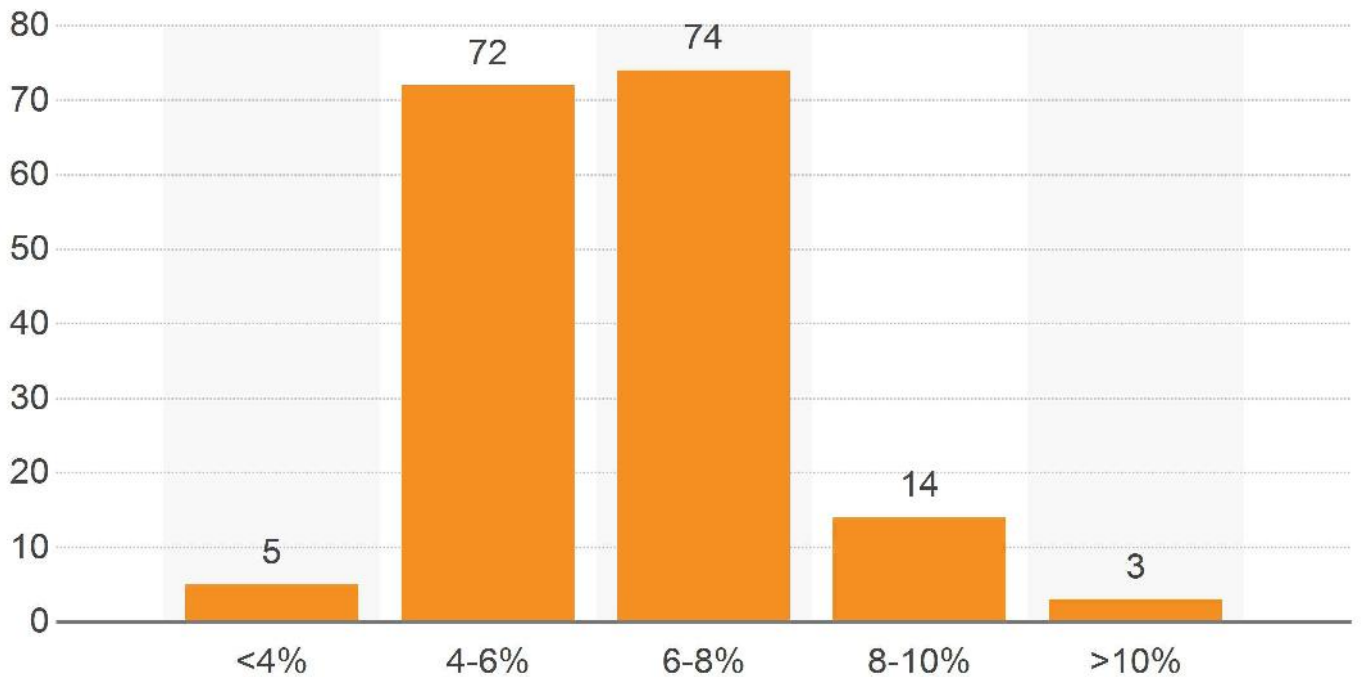
CAP RATE BY STAR RATING



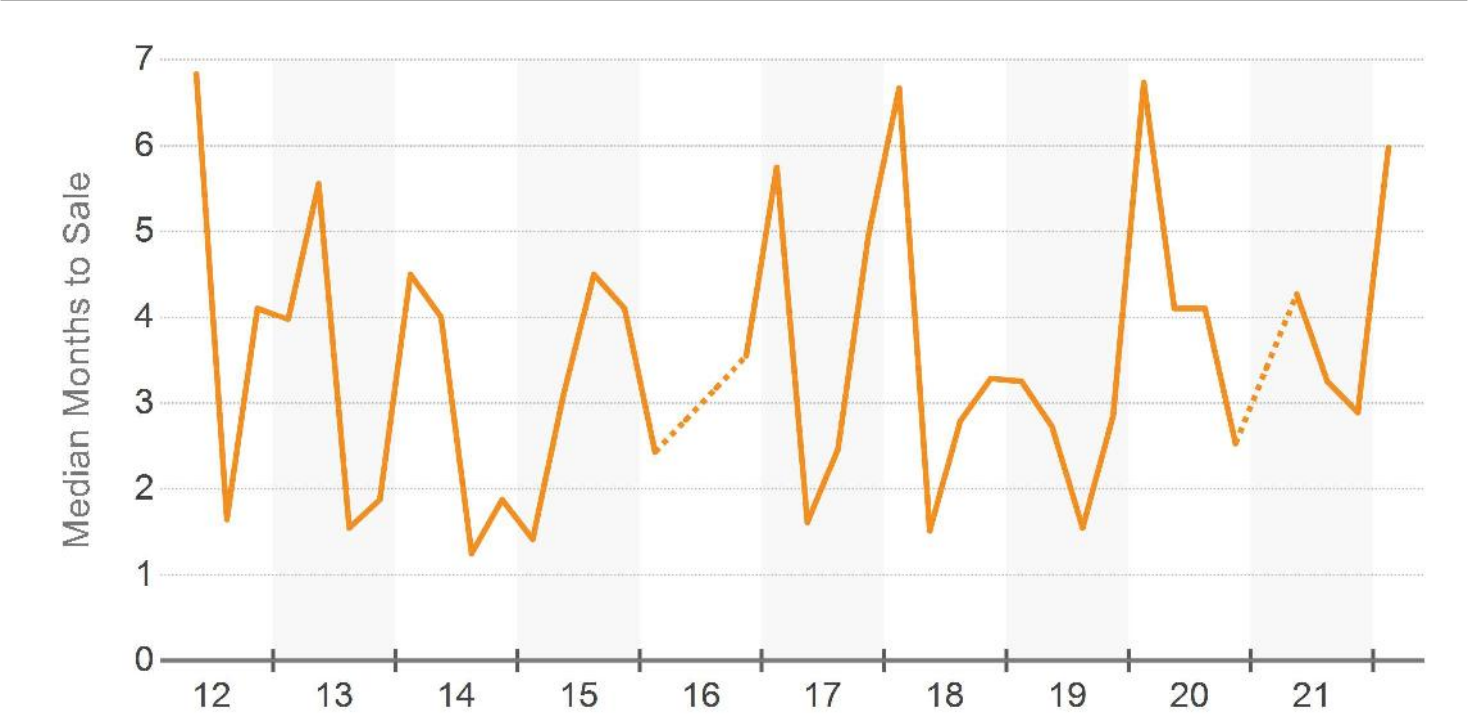
CAP RATE INDEX



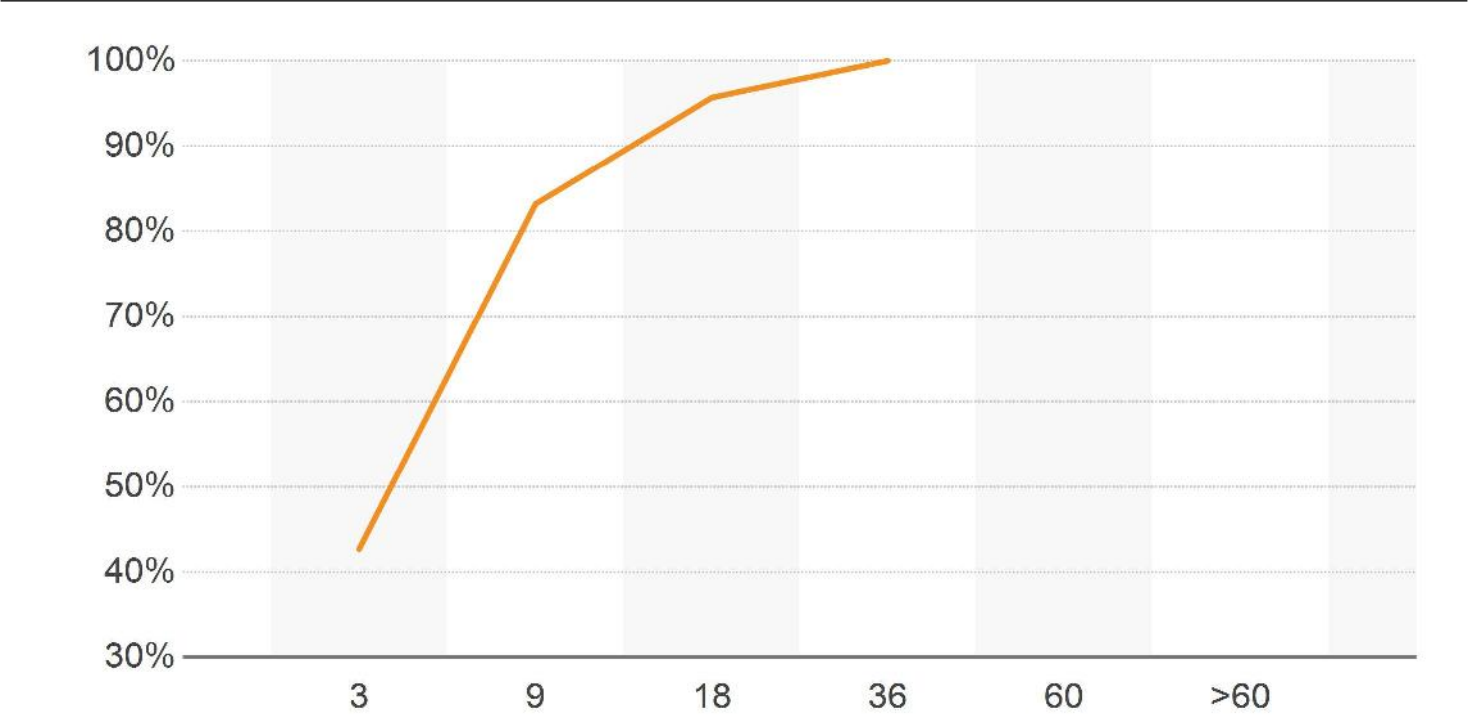
CAP RATES PAST YEAR



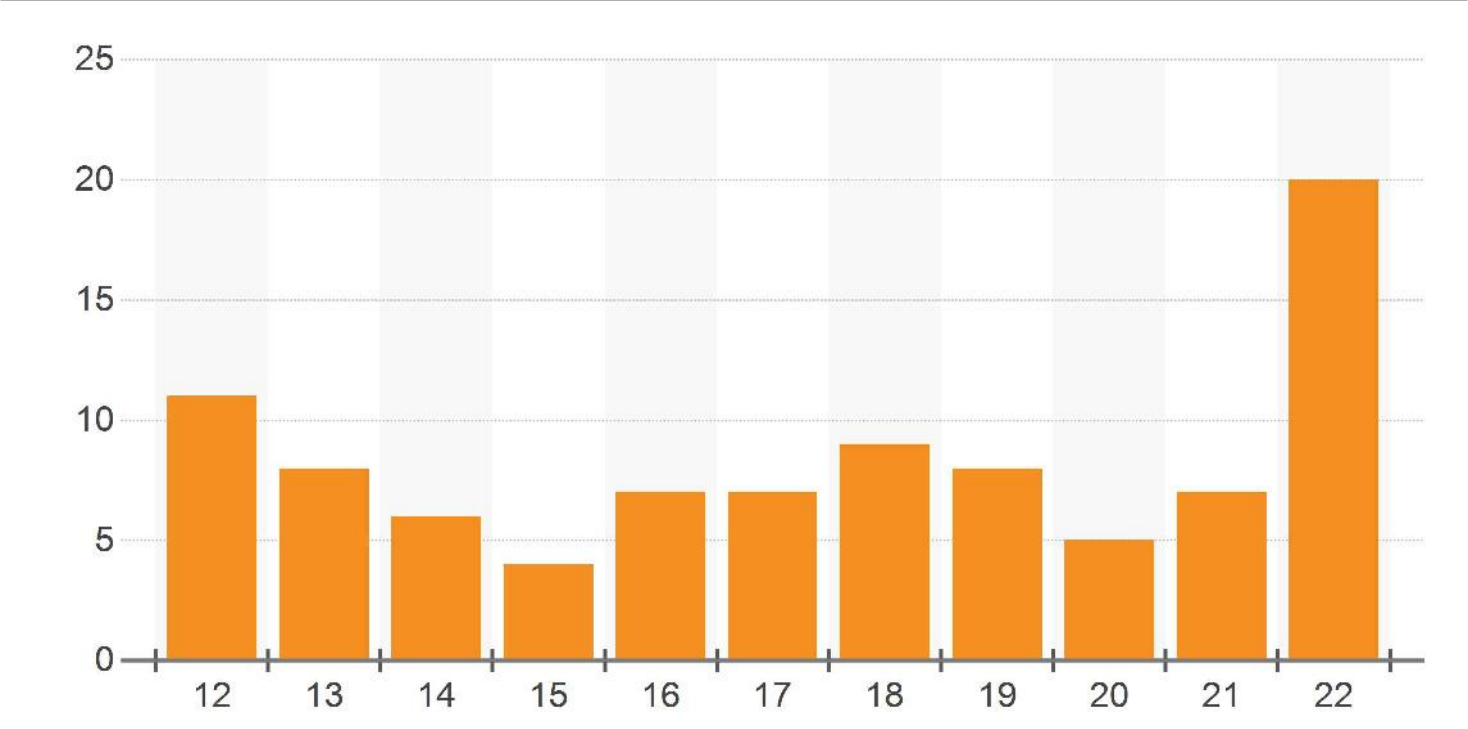
MONTHS TO SALE



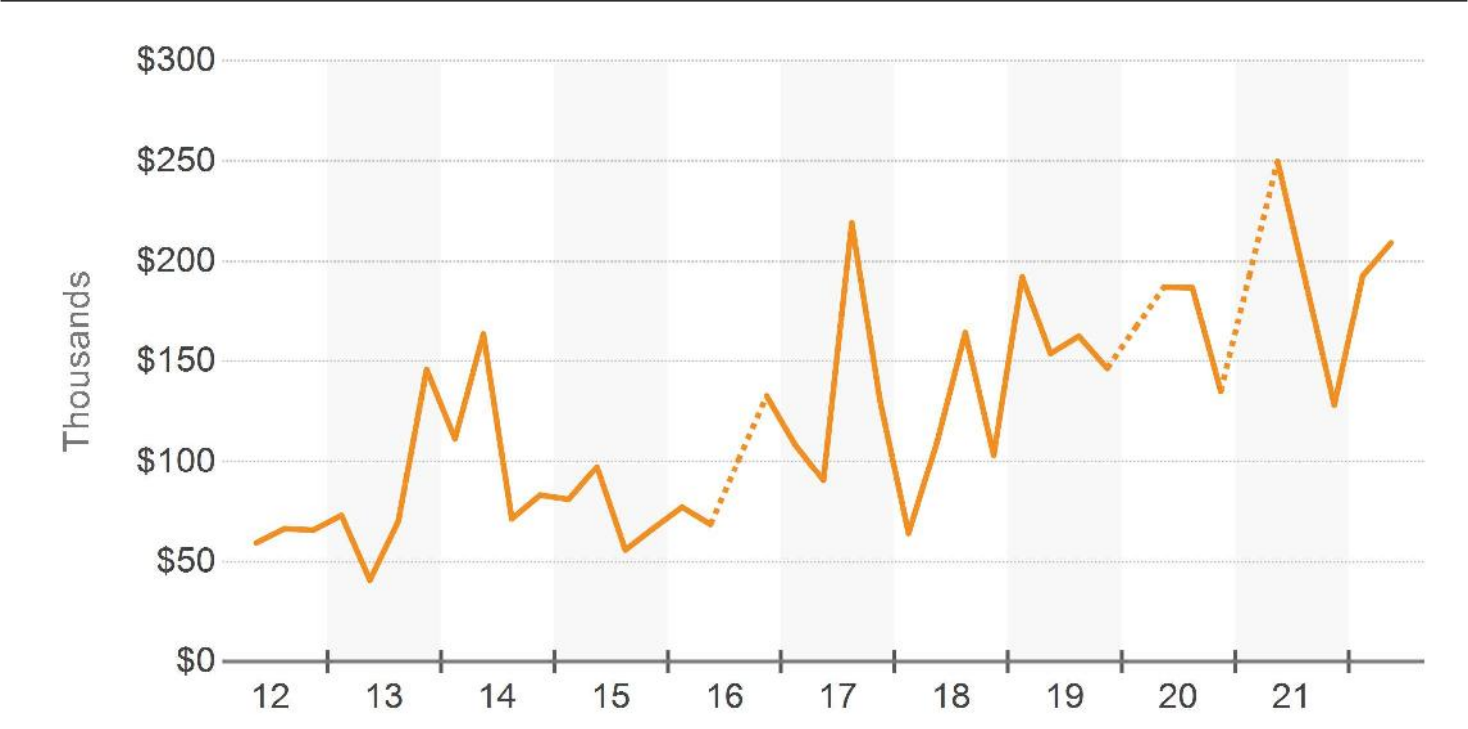
PROBABILITY OF SELLING IN MONTHS



FOR SALE TOTAL LISTINGS



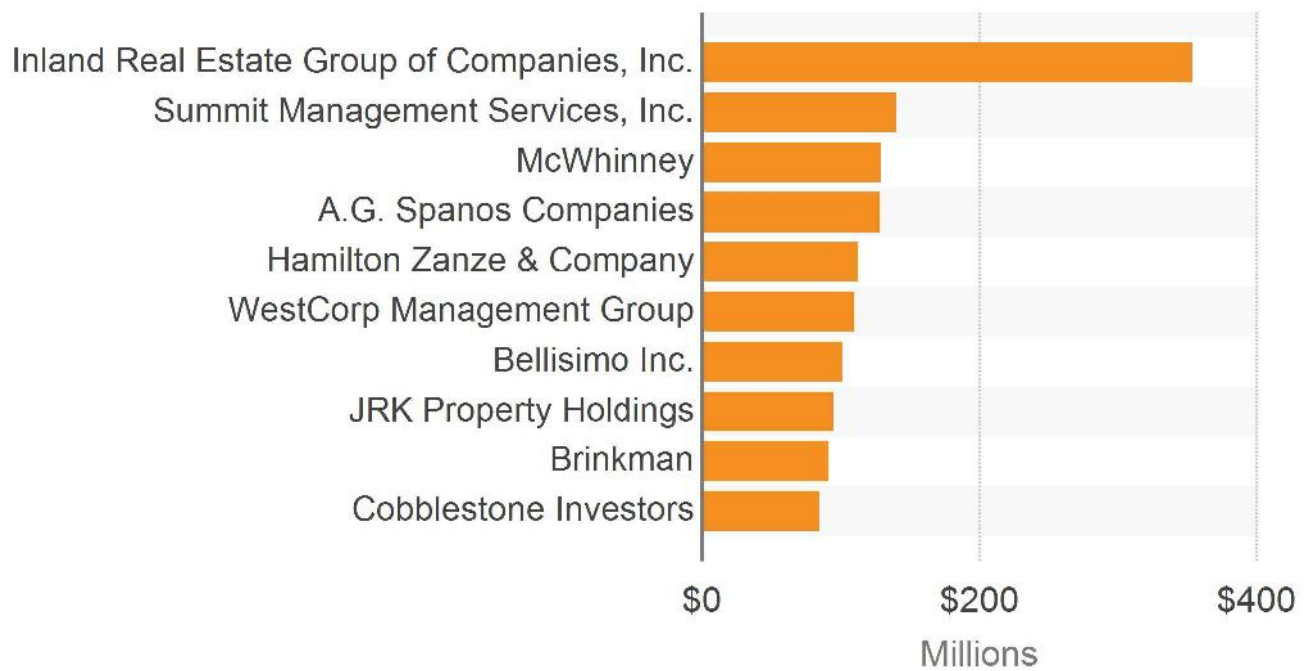
ASKING PRICE PER UNIT



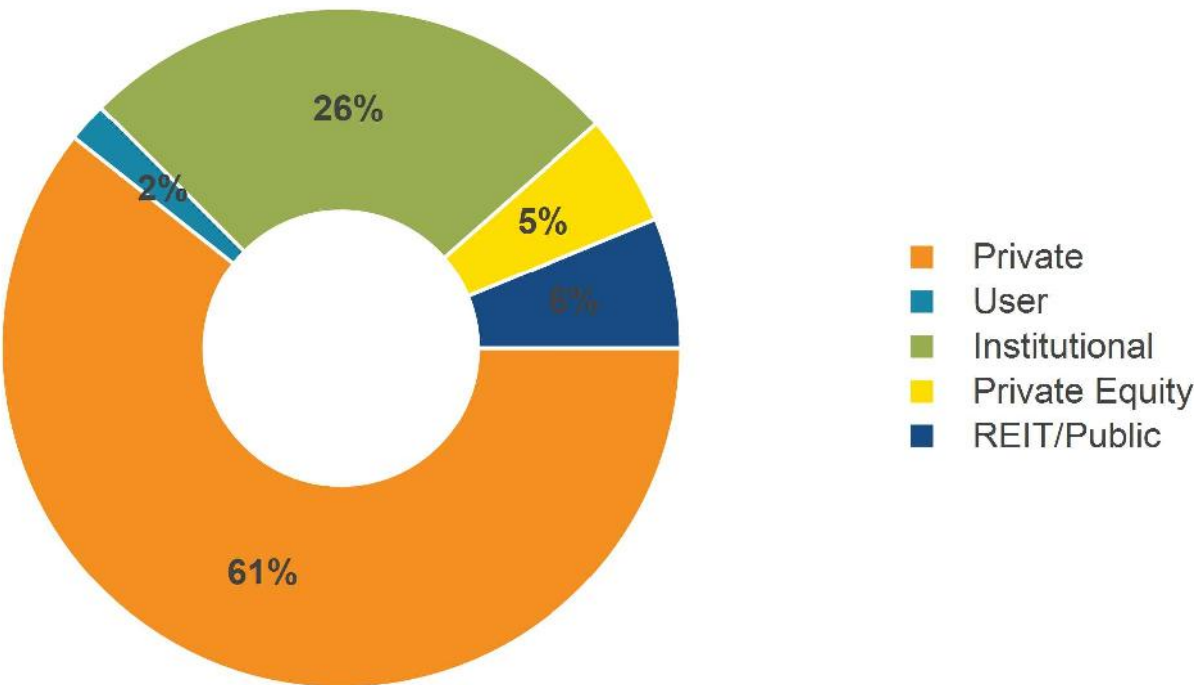
TOP BUYERS



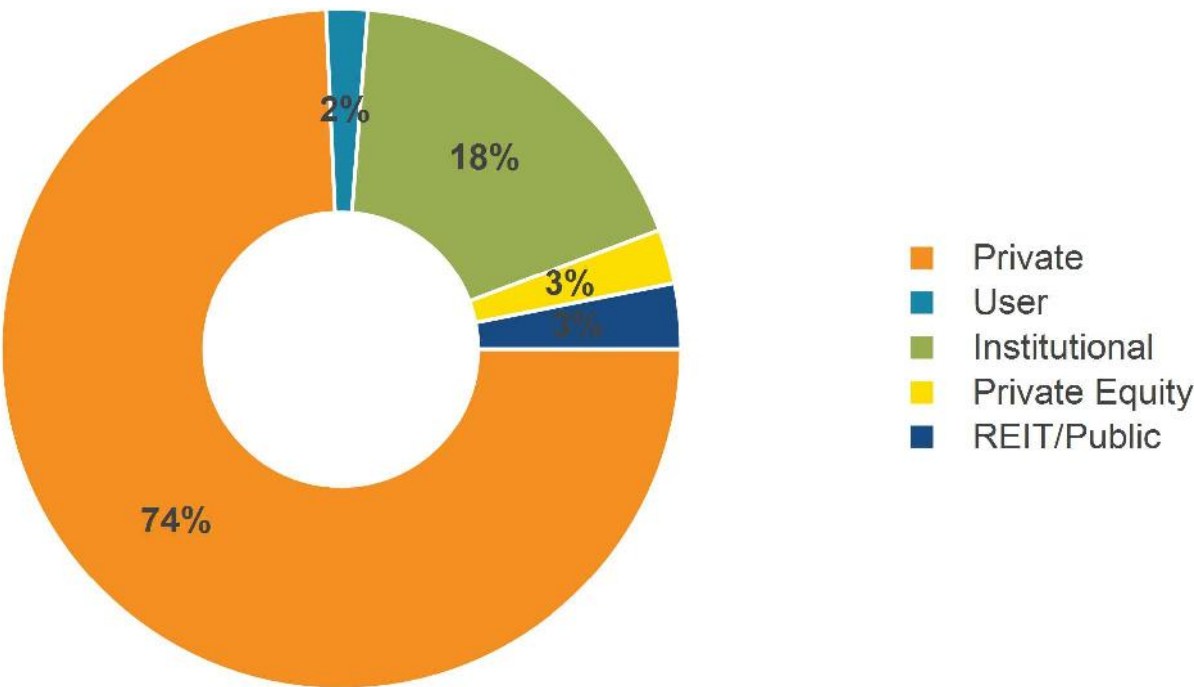
TOP SELLERS



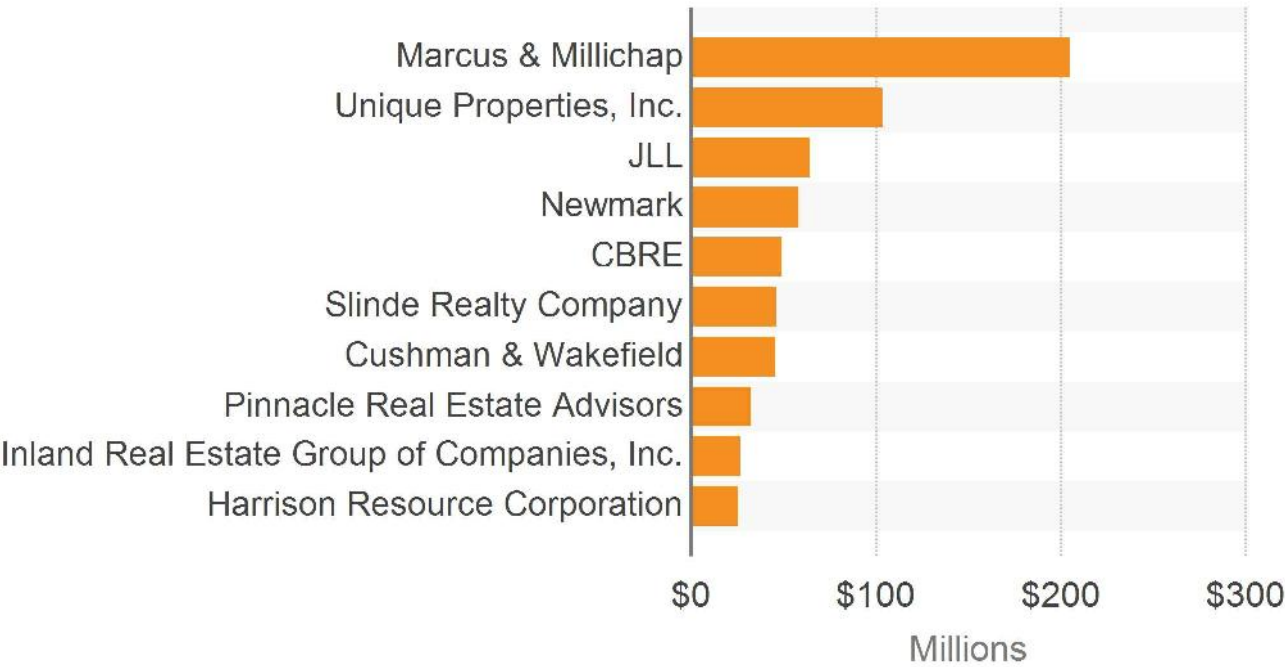
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



TOP BUYER BROKERS



TOP SELLER BROKERS

