

**Demographics and Economy**

**Demographics**

<b>-1.0%</b> population growth (2022) U.S.: 0.4%	<b>52.1%</b> share of renters (2022) U.S.: 34.8%	<b>3.0%</b> renter household formation (2022) U.S.: 2.4%	Net Migration <b>-101,387</b> (2023) <b>-126,053</b> (2022)
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**Economy**

<b>8.0%</b> GDP growth (2022) U.S.: 9.1%	<b>80,600</b> 12-month job creation (June 2024)	<b>1.3%</b> 1-year job growth (June 2024) U.S.: 1.7%	<b>4.4%</b> 1-year wage growth (June 2024) U.S.: 3.5%
<b>\$69,280</b> Average wage per year (June 2024) U.S.: \$62,410	<b>5.0%</b> unemployment rate (June 2024) U.S.: 4.1%	<b>17.2%</b> share of workers teleworking (2022) U.S.: 17.9%	International Migration <b>53,247</b> (2023) <b>45,352</b> (2022)

**Commercial Real Estate by Sector**

**1. Office**

Demand for office space is **weaker than nationwide** as this area has a slower absorption of office space. As a result, rents rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q2	-449,542	-5,425,748	0.5%	\$42	16.1%
2023 Q2	-544,922	-3,933,925	-0.9%	\$41	14.8%

  

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q2	441,168,013	162,817	320,245	\$303.79M	7.0%
2023 Q2	440,847,768	538,756	2,268,131	\$427.11M	6.7%

**2. Multifamily**

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. As a result, rents rose slower than nationwide. However, vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q2	401	4,205	0.6%	\$2,269	\$2,251	5.4%
2023 Q2	378	2,148	1.0%	\$2,255	\$2,238	5.0%

  

	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate
2024 Q2	1,038,322	2,720	9,243	5.0%
2023 Q2	1,029,079	3,748	11,490	4.6%

**3. Retail**

Demand for retail space is **weaker than nationwide** as this area has a slower absorption of retail space. As a result, rents rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	-859,603	-524,151	0.0%	\$36	5.5%
2023 Q2	-302,124	-323,941	2.3%	\$36	5.2%

  

	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF
2024 Q2	454,307,255	5.4%	\$727.79M	\$552
2023 Q2	453,764,769	5.4%	\$701.05M	\$457

**4. Industrial**

Demand for industrial space is **weaker than nationwide** as this area has a slower absorption of industrial space. As a result, rents rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	-3,276,028	-11,453,655	-1.3%	\$19	5.4%
2023 Q2	-6,320,603	-15,045,248	8.5%	\$19	3.8%

  

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q2	962,842,465	2,134,934	3,802,377	5.1%	\$624.82M
2023 Q2	959,038,288	474,624	2,926,838	4.7%	\$734.87M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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**Demographics and Economy**

**Demographics**

<b>0.3%</b>	<b>34.2%</b>	<b>-1.5%</b>	Net Migration <b>3,012</b> (2023)
population growth (2023) U.S.: 0.4%	share of renters (2022) U.S.: 34.8%	renter household formation (2022) U.S.: 2.4%	<b>9,653</b> (2022)

**Economy**

<b>8.9%</b>	<b>31,700</b>	<b>1.9%</b>	<b>3.9%</b>
GDP growth (2022) U.S.: 9.1%	12-month job creation (June 2024)	1-year job growth (June 2024) U.S.: 1.7%	1-year wage growth (June 2024) U.S.: 3.5%
<b>\$56,950</b>	<b>5.2%</b>	<b>11.3%</b>	International Migration <b>6,589</b> (2023)
Average wage per year (June 2024) U.S.: \$62,410	unemployment rate (June 2024) U.S.: 4.1%	share of workers teleworking (2022) U.S.: 17.9%	<b>4,554</b> (2022)

**Commercial Real Estate by Sector**

**1. Office**

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q2	310,880	245,890	2.6%	\$28	5.6%
2023 Q2	-131,322	174,006	4.0%	\$27	5.8%

  

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q2	77,514,781	10,843	162,082	\$117.75M	8.5%
2023 Q2	77,352,699	0	127,959	\$97.72M	8.3%

**2. Multifamily**

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. As a result, rents rose slower than nationwide. However, vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q2	1,315	2,336	0.7%	\$2,046	\$2,030	6.3%
2023 Q2	-126	-2,077	0.6%	\$2,032	\$2,019	5.9%

  

	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate
2024 Q2	175,685	548	3,326	5.2%
2023 Q2	172,359	380	2,290	4.9%

**3. Retail**

Demand for retail space is **weaker than nationwide** as this area has a slower absorption of retail space. Despite weaker conditions, rent prices rose faster than nationwide. However, vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	-341,203	72,462	4.3%	\$27	5.8%
2023 Q2	107,188	1,132,061	5.3%	\$26	5.9%

  

	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF
2024 Q2	202,459,877	5.9%	\$209.47M	\$358
2023 Q2	202,615,915	5.9%	\$271.04M	\$330

**4. Industrial**

Demand for industrial space is **weaker than nationwide** as this area has a slower absorption of industrial space. As a result, rents rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	3,819,046	4,360,704	1.1%	\$14	7.1%
2023 Q2	-3,535,273	6,171,462	10.9%	\$14	3.8%

  

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q2	770,818,376	5,735,707	30,563,028	4.6%	\$1,015.37M
2023 Q2	740,255,348	3,118,221	25,402,871	4.3%	\$1,658.41M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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**Demographics and Economy**

**Demographics**

<b>0.2%</b>	<b>37.2%</b>	<b>-0.8%</b>	Net Migration <b>-1,101</b> (2023)
population growth (2022) U.S.: 0.4%	share of renters (2022) U.S.: 34.8%	renter household formation (2022) U.S.: 2.4%	<b>3,660</b> (2022)

**Economy**

<b>7.7%</b>	<b>24,600</b>	<b>2.3%</b>	<b>3.3%</b>
GDP growth (2022) U.S.: 9.1%	12-month job creation (June 2024)	1-year job growth (June 2024) U.S.: 1.7%	1-year wage growth (June 2024) U.S.: 3.5%
<b>\$61,500</b>	<b>4.7%</b>	<b>19.8%</b>	International Migration <b>10,313</b> (2023)
Average wage per year (June 2024) U.S.: \$62,410	unemployment rate (June 2024) U.S.: 4.1%	share of workers teleworking (2022) U.S.: 17.9%	<b>9,066</b> (2022)

**Commercial Real Estate by Sector**

**1. Office**

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. Despite strong conditions, rent prices rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q2	1,396,771	995,517	0.2%	\$27	11.0%
2023 Q2	-273,982	-592,449	1.5%	\$27	10.9%

  

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q2	111,162,229	1,283,000	1,242,464	\$157.72M	9.0%
2023 Q2	109,919,765	38,489	290,078	\$78.83M	8.5%

**2. Multifamily**

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q2	949	3,024	1.5%	\$1,825	\$1,810	6.6%
2023 Q2	365	487	-0.3%	\$1,798	\$1,784	6.6%

  

	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate
2024 Q2	144,194	885	3,287	5.3%
2023 Q2	140,907	406	2,928	4.9%

**3. Retail**

Demand for retail space is **stronger than nationwide** as this area has a faster absorption of retail space. Despite strong conditions, rent prices rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	66,042	456,154	0.2%	\$23	6.0%
2023 Q2	151,941	151,678	2.7%	\$23	5.8%

  

	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF
2024 Q2	112,684,954	6.4%	\$140.21M	\$201
2023 Q2	112,073,151	6.4%	\$102.63M	\$288

**4. Industrial**

Demand for industrial space is **weaker than nationwide** as this area has a slower absorption of industrial space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	524,868	77,473	6.1%	\$12	5.8%
2023 Q2	1,047,284	3,048,934	7.2%	\$11	4.0%

  

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q2	194,431,018	190,839	3,617,631	7.4%	\$191.16M
2023 Q2	190,813,387	525,399	3,451,076	7.0%	\$206.84M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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**Demographics and Economy**

**Demographics**

<b>-0.3%</b>	<b>45.5%</b>	<b>0.4%</b>	Net Migration
population growth (2023)	share of renters (2022)	renter household formation (2022)	<b>-19,978</b> (2023)
U.S.: 0.4%	U.S.: 34.8%	U.S.: 2.4%	<b>-7,525</b> (2022)

**Economy**

<b>8.4%</b>	<b>10,200</b>	<b>0.7%</b>	<b>11.7%</b>
GDP growth (2022)	12-month job creation (June 2024)	1-year job growth (June 2024)	1-year wage growth (June 2024)
U.S.: 9.1%		U.S.: 1.7%	U.S.: 3.5%
<b>\$69,400</b>	<b>4.4%</b>	<b>18.6%</b>	International Migration
Average wage per year (June 2024)	unemployment rate (June 2024)	share of workers teleworking (2022)	<b>10,767</b> (2023)
U.S.: \$62,410	U.S.: 4.1%	U.S.: 17.9%	<b>8,431</b> (2022)

**Commercial Real Estate by Sector**

**1. Office**

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. Despite strong conditions, rent prices rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q2	290,473	96,925	0.6%	\$38	11.7%
2023 Q2	-292,854	-1,085,591	1.6%	\$38	11.0%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q2	119,385,642	764,137	1,077,839	\$189.17M	7.7%
2023 Q2	118,307,803	-75,080	-439,655	\$188.43M	7.3%

**2. Multifamily**

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. As a result, rents rose slower than nationwide. However, vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q2	557	258	-0.1%	\$2,463	\$2,442	5.5%
2023 Q2	429	504	2.8%	\$2,466	\$2,450	3.9%
	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate		
2024 Q2	280,364	1,938	5,049	4.7%		
2023 Q2	275,315	664	2,608	4.4%		

**3. Retail**

Demand for retail space is **weaker than nationwide** as this area has a slower absorption of retail space. Despite weaker conditions, rent prices rose faster than nationwide. However, vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	65,903	-31,643	4.3%	\$36	4.3%
2023 Q2	-37,973	-166,623	5.1%	\$35	4.4%
	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF	
2024 Q2	140,213,417	5.5%	\$361.29M	\$588	
2023 Q2	140,362,406	5.5%	\$236.99M	\$354	

**4. Industrial**

Demand for industrial space is **weaker than nationwide** as this area has a slower absorption of industrial space. As a result, rents rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	-234,763	-2,359,812	3.6%	\$23	6.9%
2023 Q2	-842,374	-1,169,331	8.5%	\$22	4.5%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q2	211,070,475	531,395	2,813,698	6.0%	\$406.18M
2023 Q2	208,256,777	633,405	2,413,310	5.6%	\$366.77M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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**Demographics**

<b>-0.9%</b>	<b>43.8%</b>	<b>0.5%</b>	Net Migration
population growth (2023)	share of renters (2022)	renter household formation (2022)	<b>-23,654</b> (2023)
U.S.: 0.4%	U.S.: 34.8%	U.S.: 2.4%	<b>-53,155</b> (2022)

**Economy**

<b>4.5%</b>	<b>11,800</b>	<b>0.5%</b>	<b>7.4%</b>
GDP growth (2022)	12-month job creation (June 2024)	1-year job growth (June 2024)	1-year wage growth (June 2024)
U.S.: 3.1%		U.S.: 1.7%	U.S.: 3.5%
<b>\$83,880</b>	<b>4.1%</b>	<b>27.0%</b>	International Migration
Average wage per year (June 2024)	unemployment rate (June 2024)	share of workers teleworking (2022)	<b>30,506</b> (2023)
U.S.: \$62,410	U.S.: 4.1%	U.S.: 17.9%	<b>27,328</b> (2022)

**Commercial Real Estate by Sector**

**1. Office**

Demand for office space is **weaker than nationwide** as this area has a slower absorption of office space. As a result, rents rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q2	-604,007	-6,055,159	-1.8%	\$53	22.3%
2023 Q2	-2,381,486	-6,247,115	-8.7%	\$53	18.6%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q2	192,526,267	631,034	1,177,339	\$200.36M	6.4%
2023 Q2	191,348,928	279,730	1,722,426	\$41.83M	5.9%

**2. Multifamily**

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. As a result, rents rose slower than nationwide. However, vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q2	1,050	2,681	1.0%	\$3,076	\$3,049	6.2%
2023 Q2	453	2,436	-0.5%	\$3,047	\$3,011	6.7%
	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate		
2024 Q2	185,557	1,118	1,738	4.5%		
2023 Q2	183,819	476	2,029	4.1%		

**3. Retail**

Demand for retail space is **weaker than nationwide** as this area has a slower absorption of retail space. As a result, rents rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	-91,577	-1,091,357	-2.2%	\$43	6.5%
2023 Q2	34,495	-73,403	0.8%	\$44	5.2%
	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF	
2024 Q2	82,074,992	4.8%	\$168.84M	\$371	
2023 Q2	82,066,789	4.6%	\$67.93M	\$496	

**4. Industrial**

Demand for industrial space is **weaker than nationwide** as this area has a slower absorption of industrial space. As a result, rents rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	-409,106	-2,104,506	0.5%	\$28	11.7%
2023 Q2	-384,873	-610,450	4.3%	\$27	7.5%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q2	100,884,973	601,102	2,321,282	5.7%	\$80.80M
2023 Q2	98,563,691	0	868,657	5.2%	\$87.81M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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**Demographics and Economy**

**Demographics**

<b>-0.7%</b>	<b>45.1%</b>	<b>4.0%</b>	Net Migration
population growth (2023)	share of renters (2022)	renter household formation (2022)	<b>-8,529</b> (2023)
U.S.: 0.4%	U.S.: 34.8%	U.S.: 2.4%	<b>-14,450</b> (2022)

**Economy**

<b>2.0%</b>	<b>5,200</b>	<b>0.4%</b>	<b>9.9%</b>
GDP growth (2022)	12-month job creation (June 2024)	1-year job growth (June 2024)	1-year wage growth (June 2024)
U.S.: 3.1%		U.S.: 1.7%	U.S.: 3.5%
<b>\$100,320</b>	<b>4.0%</b>	<b>24.4%</b>	International Migration
Average wage per year (June 2024)	unemployment rate (June 2024)	share of workers teleworking (2022)	<b>20,422</b> (2023)
U.S.: \$62,410	U.S.: 4.1%	U.S.: 17.9%	<b>18,318</b> (2022)

**Commercial Real Estate by Sector**

**1. Office**

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. Despite strong conditions, rent prices rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q2	572,309	-198,228	0.4%	\$57	15.4%
2023 Q2	-1,487,235	50,216	-5.1%	\$57	13.3%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q2	145,536,797	27,143	3,315,837	\$349.69M	6.5%
2023 Q2	142,220,960	113,476	1,158,582	\$297.21M	6.0%

**2. Multifamily**

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q2	929	1,816	2.8%	\$3,072	\$3,052	4.7%
2023 Q2	492	1,250	-1.0%	\$2,990	\$2,951	4.9%
	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate		
2024 Q2	159,415	853	1,690	4.6%		
2023 Q2	157,725	0	1,728	4.2%		

**3. Retail**

Demand for retail space is **weaker than nationwide** as this area has a slower absorption of retail space. As a result, rents rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	-37,595	-225,885	0.4%	\$40	4.6%
2023 Q2	129,311	456,483	0.3%	\$40	4.2%
	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF	
2024 Q2	80,604,558	5.4%	\$120.25M	\$378	
2023 Q2	80,541,185	5.3%	\$177.11M	\$515	

**4. Industrial**

Demand for industrial space is **weaker than nationwide** as this area has a slower absorption of industrial space. As a result, rents rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q2	-67,583	-960,102	0.5%	\$26	7.6%
2023 Q2	-295,795	56,170	3.3%	\$26	6.3%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q2	199,691,971	627,005	1,566,178	6.1%	\$592.10M
2023 Q2	198,125,793	29,572	-683,338	5.6%	\$256.76M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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