

## Industrial Q2 2023

	YoY Chg	12-Mo. Forecast
<b>4.1%</b> Vacancy Rate	▲	▲
<b>44.9M</b> Net Absorption, SF	▼	▼
<b>\$9.59</b> Asking Rent, PSF	▲	▲
<b>16.1%</b> Rent Growth	▲	▼
<b>624.3M</b> Under Construction	▼	▼

(Overall, All Property Classes)

### ECONOMIC INDICATORS Q2 2023

	YoY Chg	12-Mo. Forecast*
<b>155.9M</b> Total Nonfarm Employment	▲	▼
<b>43.0M</b> Industrial Employment	▲	▼
<b>3.6%</b> U.S. Unemployment Rate	▲	▲

Source: BLS, \*Cushman & Wakefield baseline

### Industrial Market Cooling but Fundamentals Remain Healthy

**Demand Normalizing:** Following two years of record-setting demand and cumulative rent growth of 30% or more, the industrial sector appears to be reverting to the norm. In the second quarter, net absorption registered 44.9 million square feet (msf), down from 71.4 msf observed in the previous quarter and down from 126 msf recorded one year prior. To be clear, demand for industrial space remains historically healthy. Absorption levels in the first half of 2023 were roughly on par with what was observed in the years leading up to the pandemic—which were historically strong years for absorption—just not when compared to the e-commerce/consumption boom that followed the pandemic. Regionally, the South accounted for 61% of the second-quarter absorption total, led by Savannah, Dallas and Houston—all of which achieved more than 3 msf of net absorption. In total, 21 markets posted at least 1 msf of net growth, signaling that although moderating from historic highs, the industrial market is still very healthy.

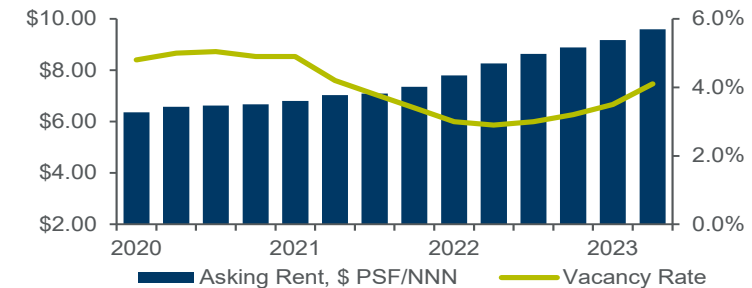
Leasing activity is also showing signs of cooling off, which is unsurprising given the economic headwinds. In the second quarter, gross new leasing registered 141.1 msf, which was down 8.9% from the first quarter. Although trending lower from the post-pandemic boom in 2021 and 2022, the activity observed in the second quarter was on par with the quarterly average of 137.8 msf observed from 2015-2019. Despite the slowdown nationally, there were notable surges in new deal activity within the Columbus, Baltimore, Charlotte and Denver markets, all of which at least doubled the first quarter totals. Meanwhile, 16 out of the 83 markets tracked by Cushman & Wakefield posted leasing totals of 3 msf or higher during the quarter. This included Dallas/Fort Worth, which posted 11.5 msf, and was the only market to surpass 10 msf. Though moderating from the first quarter, year-to-date (YTD) new leasing volume came in at 295.9 msf, putting the market on pace to eclipse 500 msf for the eighth consecutive year.

The influx of vacant sublease space in some markets helped to temper the absorption totals. Vacant subleases rose by 38% quarter-over-quarter (QoQ) to 66.8 msf, up from 48.4 msf in the first quarter. Even though this is a large percentage increase, the sublease rate is still only 0.4%—up from 0.3% in the first quarter and from 0.2% one year ago. The current sublease rate is marginally higher than its long-term average of 0.3% and below where sublease rates typically peak during periods of economic softness—usually between 0.4% and 0.7%. Some tenants who place space on the market for sublease are seeking short-term subleases in hopes of re-occupying the space once there is more clarity on economic conditions. Markets with notable increases in sublease space in the second quarter included the Inland Empire, Dallas/Fort Worth, Atlanta and New Jersey.

### SPACE DEMAND / DELIVERIES



### OVERALL VACANCY & ASKING RENT



**Vacancy Rises Amid Brisk Industrial Deliveries:** New industrial supply continued to deliver at a rapid pace with 139.5 msf of new developments completed throughout the second quarter. As a result, the U.S. industrial vacancy rate pushed higher by 60 basis points (bps). At 4.1%, the national vacancy rate surpassed the 4% mark for the first time since mid-year 2021, although it remains 110 bps below the 10-year historical average of 5.2%. Despite recent upticks in vacancy over the last three quarters, most markets remain historically tight. In fact 24 markets currently register rates at 3% or lower, five of which boast rates at 2% or less. All things considered, the U.S. industrial market is still historically tight, with vacancy well below pre-pandemic levels. That said, the still-elevated pipeline contributed 50 bps of vacancy QoQ (the other 10 bps came from sublease space), meaning that the construction side of the market will be a key factor driving vacancies in the quarters ahead.

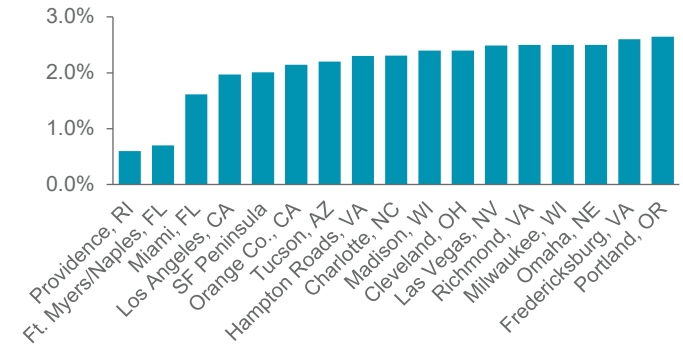
**Future Construction Pipeline Slowing:** Given slowing demand, developers are beginning to tap the brakes on future projects. The industrial construction pipeline declined by 5.1% QoQ to 624.3 msf. It is down by 12.7% since it peaked at 715 msf in the third quarter of 2022. Of the industrial facilities under development, 83% are being built on a speculative basis, and just 19% of that space has been pre-leased by tenants. Five of the top 10 construction pipelines reside in the South region: Dallas/Fort Worth, Atlanta, Houston, Savannah and Charlotte currently boast 20 msf or more product underway. Meanwhile, the number of construction starts fell for the third straight quarter and are down 31.4% since the close of 2022.

**New Class A Supply Pushes Rents Higher:** Asking rental rate growth persisted at a healthy pace during the second quarter, increasing by 4.6% QoQ to \$9.59 per square foot (psf). Annual rent growth moderated over the last three quarters after peaking at 21.9% in the third quarter of 2022, coming in at 16.1% mid-year. The Northeast drove asking rent growth, both on a YoY (+26.2%) and QoQ (6.4%) basis, while both the West (+13.3%) and South (+12.1%) surpassed double-digit annual rent growth. There were 20 markets that registered quarterly increases of at least 5%, some of which were fueled by healthy delivery totals of Class A speculative logistics space priced at a premium. While market conditions have begun to soften, many landlords—especially institutional owners—have been holding firm on pricing.

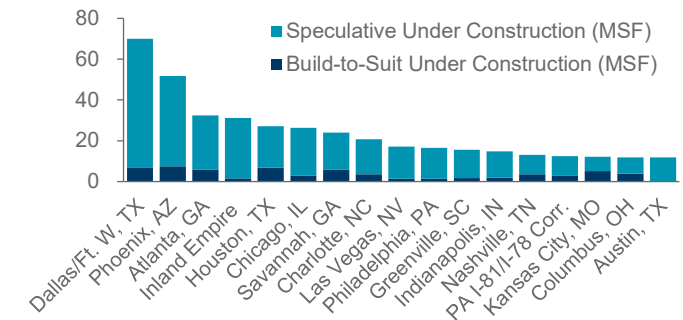
### Outlook

- Construction completions will outpace demand throughout the second half of 2023 and 2024. As a result, vacancy will climb further, surpassing 5% in 2024 as the industrial market rebalances to more sustainable levels. When compared to the 15-year historical average of 6.6%, vacancy will still be considered historically tight.
- Expect absorption totals to remain slightly below pre-pandemic norms in 2023 and 2024, as softer demand for consumer goods coupled with high inflation and interest rates continues to temper growth. However, net absorption is forecasted to finish well in the black in 2023 and 2024, signaling its resilience amid the current economic headwinds.
- Rents will trend higher, albeit at a more modest pace going forward. Annual growth is projected to decelerate to the 10-11% range in 2023 and will slow further to the 3%-4% range in 2024. However, rents are still expected to cross over the \$10 mark for the first time ever in 2024. New Class A construction in well-located geographies will continue to garner rents well above the market average, especially as the pipeline diminishes over the next two years.

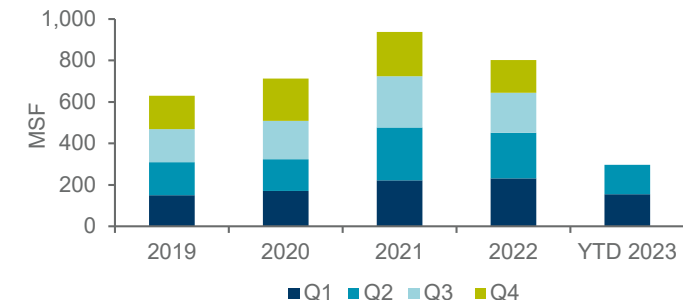
### INDUSTRIAL VACANCY, SELECT MARKETS



### SPEC VS. BTS CONSTRUCTION, SELECT MARKETS



### NEW LEASING ACTIVITY



U.S. Industrial Markets	Net Absorption					Leasing Activity**	
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p	
United States	137,159,105	125,953,116	115,777,256	71,432,482	44,920,294	141,053,542	
Northeast	12,335,959	15,160,906	9,239,279	9,031,538	-223,844	14,033,062	
Midwest	35,989,587	23,283,397	28,760,783	17,638,984	12,798,784	31,692,428	
South	58,833,712	63,738,950	58,515,621	33,058,961	27,301,252	55,060,778	
West	29,999,847	23,769,863	19,261,573	11,702,999	5,044,102	40,267,274	

U.S. Industrial Markets	Net Absorption				Leasing Activity**	
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p
Atlanta, GA	10,716,890	4,388,122	8,907,101	3,678,150	-802,187	6,870,819
Austin, TX	1,719,364	1,794,270	634,361	716,656	974,335	2,432,633
Baltimore, MD	432,922	1,131,414	1,748,790	802,633	1,359,513	3,127,500
Binghamton, NY	99,850	29,718	0	62,125	-23,800	0
Birmingham, AL	-169,087	443,911	86,342	66,617	69,184	270,094
Boise, ID	204,783	149,593	316,379	614,960	218,763	410,161
Boston, MA	557,240	-301,615	945,404	852,014	373,317	777,500
Buffalo, NY	78,717	582,302	-611,344	-523,209	-246,385	306,994
Central Valley, CA	5,370,919	3,440,596	-207,662	882,957	983,836	1,647,439
Charleston, SC	2,917,978	1,543,619	932,685	-75,417	1,654,216	672,146
Charlotte, NC	1,728,641	4,106,059	2,041,843	618,017	1,641,718	3,474,717
Chicago, IL	10,042,942	4,446,420	7,510,989	3,384,374	2,202,428	8,874,927
Cincinnati, OH	4,348,112	1,277,749	2,696,387	725,499	135,422	1,417,409
Cleveland, OH	887,989	614,835	650,241	219,078	2,329,613	1,659,613
Colorado Springs, CO	222,740	-129,667	96,414	82,942	55,094	187,260
Columbia, SC	641,015	1,356,306	-21,827	65,247	924,091	786,674
Columbus, OH	2,098,850	1,127,262	970,666	1,145,791	3,859,973	6,027,123
Dallas/Ft. Worth, TX	10,447,560	8,806,328	10,973,042	5,319,275	3,499,537	11,523,001
Denver, CO	318,991	1,748,529	921,848	765,533	1,228,329	4,306,612
Detroit, MI	2,893,686	887,092	2,455,785	1,776,768	120,629	1,604,445
El Paso, TX	747,518	244,505	104,804	984,850	-307,723	200,932
Fort Myers/Naples, FL	332,538	797,226	190,608	224,247	909,937	219,152
Fredericksburg, VA	1,004,760	721,125	653	40,220	-109,193	26,875
Ft. Lauderdale, FL	102,561	512,728	667,099	300,597	211,000	455,291
Greensboro/Winston-Salem, NC	967,634	450,901	2,943,083	455,521	62,533	712,771
Greenville, SC	2,373,698	2,498,778	3,310,857	1,205,849	-15,638	1,943,708
Hampton Roads, VA	-208,702	684,186	610,659	57,548	64,723	240,331
Hartford, CT	143,577	955,403	932,275	-182,896	365,329	199,615
Houston, TX	9,139,191	7,543,716	6,254,455	6,949,249	3,270,522	5,967,450
Indianapolis, IN	6,567,931	4,936,581	5,090,478	4,403,794	1,941,636	2,781,498
Inland Empire CA	4,955,175	3,033,773	4,692,453	1,631,426	1,085,178	7,594,438
Jacksonville, FL	654,985	1,843,332	570,979	75,329	1,186,422	1,430,132
Kansas City, MO	3,357,965	2,683,464	3,002,440	1,572,865	2,063,261	3,255,743
Lakeland, FL	-107,808	709,181	710,957	-103,065	298,031	208,702
Las Vegas, NV	1,379,605	857,890	1,857,997	2,450,557	3,023,266	2,091,591
Long Island, NY	-81,599	-303,834	192,831	-170,039	-33,581	1,019,971
Los Angeles, CA	1,837,253	1,554,532	-809,255	-2,077,517	-4,157,977	6,505,221
Louisville, KY	1,269,217	766,440	2,156,490	2,046,020	1,283,944	3,698,024
Madison, WI	-323,759	699,846	336,649	1,115,551	102,178	104,293
Memphis, TN	3,010,195	4,079,304	2,293,879	2,149,532	1,013,313	1,394,881
Miami, FL	2,198,900	754,784	950,702	1,151,203	535,207	1,122,858
Milwaukee, WI	438,122	1,669,681	736,217	181,597	292,435	816,528

U.S. Industrial Markets	Net Absorption				Leasing Activity**	
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p
Minneapolis, MN	1,509,840	2,872,509	1,942,299	1,592,808	298,516	3,443,236
Nashville, TN	844,573	3,252,754	2,468,150	1,145,044	762,816	2,185,861
New Haven, CT	-68,173	399,681	82,400	212,406	15,575	232,619
New Jersey - Central	-1,130	-190,355	1,626,485	2,556,804	-1,124,930	3,535,103
New Jersey - Northern	1,052,235	374,781	857,980	-446,188	-2,305,853	1,817,552
Northern VA	346,087	372,098	176,797	-106,805	547,055	90,749
NY Outer Boroughs	163,585	152,576	1,481,905	-127,487	-282,882	737,906
Oakland/East Bay, CA	560,653	1,326,687	797,501	508,653	-495,571	1,373,723
Omaha, NE	3,338,614	1,062,453	197,421	1,518,622	241,171	265,753
Orange County, CA	1,153	652,850	667,432	440,445	-579,106	1,474,313
Orlando, FL	723,274	393,944	1,554,243	873,193	630,553	1,039,292
Palm Beach County, FL	185,880	346,702	-69,588	-18,034	146,346	146,099
PA I-81/I-78 Distribution Corridor	6,432,006	9,334,681	1,946,826	3,027,742	4,528,282	3,231,387
Philadelphia, PA	3,395,911	4,046,340	887,813	2,147,530	-1,429,677	965,659
Phoenix, AZ	6,574,452	4,525,245	3,999,843	4,438,969	2,680,478	5,719,597
Pittsburgh, PA	-106,945	328,484	644,424	570,094	465,458	682,011
Portland, OR	1,117,273	2,954,409	830,454	-619,516	512,059	1,250,492
Providence, RI	14,662	54,505	249,458	87,542	68,481	68,481
Puget Sound - Eastside	336,037	-2,810	107,632	256,376	-309,294	401,644
Raleigh/Durham, NC	-30,947	1,155,209	786,552	101,819	225,605	836,287
Reno, NV	1,301,560	1,606,681	253,909	1,323,115	105,606	638,181
Richmond, VA	767,600	2,869,060	1,828,833	771,148	399,892	457,665
Roanoke, VA	99,743	335,455	379,467	-344,538	11,718	42,153
Rochester, NY	103,554	240,290	-204,541	353,522	-338,301	58,000
Sacramento, CA	-20,106	-585,805	817,507	519,774	-9,809	517,865
Salt Lake City, UT	1,928,881	2,236,640	2,053,443	780,880	1,383,302	1,979,976
San Antonio, TX	1,533,605	1,853,813	162,616	777,356	427,724	1,084,405
San Diego, CA	455,799	215,790	882,841	-179,459	-282,882	615,818
San Francisco North Bay, CA	-245,024	-185,274	-51,023	-201,028	33,020	288,486
San Francisco Peninsula, CA	83,776	95,680	26,017	180,870	88,858	129,711
San Jose (Silicon Valley), CA	276,132	5,340	-5,789	348,287	8,309	385,780
Savannah, GA	3,533,907	7,538,835	2,609,130	2,159,187	4,409,878	473,909
Seattle, WA	2,960,385	233,738	1,422,652	-840,419	-390,158	2,492,838
Southern New Hampshire	204,215	-214,873	83,130	250,032	59,973	250,054
St. Louis, MO	829,295	1,005,505	3,171,211	2,237	-788,478	1,441,860
St. Petersburg/Clearwater, FL	-1,435	-14,817	-23,940	57,029	-92,352	203,120
Suburban MD	459,999	83,364	406,179	121,028	-53,218	375,369
Syracuse, NY	348,254	-327,178	124,233	361,546	-314,850	150,210
Tampa, FL	351,698	463,887	2,118,874	1,373,092	1,405,566	792,164
Tucson, AZ	379,410	35,446	590,980	395,194	-137,199	256,128
Tulsa, OK	99,758	-87,589	50,746	-578,836	756,184	555,014

Overall					
U.S. Industrial Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
United States	2.9%	3.0%	3.2%	3.5%	4.1%
Northeast	2.8%	3.0%	3.3%	3.4%	4.1%
Midwest	2.9%	3.1%	3.3%	3.5%	3.8%
South	3.3%	3.4%	3.6%	4.1%	4.7%
West	2.2%	2.4%	2.5%	2.9%	3.4%

Overall					
U.S. Industrial Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Atlanta, GA	2.7%	2.9%	3.1%	3.8%	4.7%
Austin, TX	3.7%	2.8%	4.3%	6.1%	7.1%
Baltimore, MD	2.8%	3.0%	3.0%	3.5%	3.2%
Binghamton, NY	3.7%	3.5%	3.5%	3.0%	3.1%
Birmingham, AL	4.8%	7.8%	7.3%	10.5%	11.3%
Boise, ID	1.0%	1.2%	2.9%	2.6%	4.8%
Boston, MA	4.8%	5.1%	5.1%	5.4%	5.8%
Buffalo, NY	5.4%	4.5%	4.9%	5.4%	5.6%
Central Valley, CA	4.4%	4.2%	4.6%	4.7%	5.7%
Charleston, SC	1.7%	1.2%	1.2%	1.7%	3.1%
Charlotte, NC	1.8%	2.1%	2.0%	2.1%	2.3%
Chicago, IL	3.4%	3.6%	3.7%	3.9%	4.1%
Cincinnati, OH	1.9%	1.7%	1.7%	2.4%	3.5%
Cleveland, OH	3.1%	3.0%	3.0%	3.0%	2.4%
Colorado Springs, CO	4.9%	5.0%	4.9%	4.6%	4.4%
Columbia, SC	3.8%	4.0%	3.9%	4.5%	4.7%
Columbus, OH	1.8%	3.6%	3.7%	4.8%	5.0%
Dallas/Ft. Worth, TX	4.5%	4.6%	4.9%	5.8%	6.8%
Denver, CO	5.8%	6.5%	6.7%	6.7%	6.9%
Detroit, MI	2.7%	3.1%	2.6%	2.4%	2.8%
El Paso, TX	2.2%	2.8%	2.7%	3.9%	5.2%
Fort Myers/Naples, FL	1.0%	0.7%	0.5%	0.6%	0.7%
Fredericksburg, VA	2.9%	2.2%	2.0%	1.7%	2.6%
Ft. Lauderdale, FL	3.9%	3.7%	3.7%	3.4%	3.2%
Greensboro/Winston-Salem, NC	2.8%	2.6%	2.6%	2.6%	2.9%
Greenville, SC	2.5%	2.2%	2.5%	4.2%	5.2%
Hampton Roads, VA	1.5%	1.6%	1.3%	2.0%	2.3%
Hartford, CT	5.5%	4.5%	4.2%	4.4%	4.1%
Houston, TX	5.4%	5.6%	5.4%	5.4%	6.1%
Indianapolis, IN	3.2%	3.9%	5.2%	6.4%	7.6%
Inland Empire CA	0.5%	0.7%	1.0%	1.9%	3.4%
Jacksonville, FL	2.9%	2.5%	2.0%	2.8%	3.1%
Kansas City, MO	4.6%	4.4%	4.6%	4.4%	4.8%
Lakeland, FL	5.2%	4.3%	3.8%	4.6%	5.2%
Las Vegas, NV	1.4%	1.4%	2.0%	2.8%	2.5%
Long Island, NY	2.3%	3.0%	2.8%	3.1%	3.4%
Los Angeles, CA	0.8%	0.9%	1.2%	1.5%	2.0%
Louisville, KY	1.4%	2.2%	3.9%	3.0%	2.7%
Madison, WI	1.8%	1.6%	1.5%	2.0%	2.4%
Memphis, TN	4.4%	4.7%	4.5%	5.9%	6.7%
Miami, FL	1.7%	1.7%	2.0%	1.6%	1.6%
Milwaukee, WI	2.7%	2.1%	2.3%	2.5%	2.5%

Overall					
U.S. Industrial Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Minneapolis, MN	3.2%	3.0%	3.0%	3.1%	3.1%
Nashville, TN	3.0%	2.8%	3.0%	3.5%	3.7%
New Haven, CT	4.6%	3.8%	3.6%	3.2%	3.1%
New Jersey - Central	1.3%	2.6%	2.9%	2.9%	3.7%
New Jersey - Northern	2.1%	2.4%	2.4%	2.9%	4.2%
Northern VA	3.9%	3.8%	4.0%	4.2%	3.8%
NY Outer Boroughs	3.4%	3.4%	3.9%	4.0%	4.2%
Oakland/East Bay, CA	3.8%	3.2%	3.1%	2.8%	3.5%
Omaha, NE	3.1%	2.3%	2.2%	2.8%	2.5%
Orange County, CA	1.3%	1.3%	1.2%	1.7%	2.1%
Orlando, FL	3.7%	3.6%	2.8%	2.7%	2.9%
Palm Beach County, FL	2.6%	2.5%	2.7%	3.0%	3.9%
PA I-81/I-78 Distribution Corridor	1.4%	1.5%	2.7%	2.8%	4.4%
Philadelphia, PA	1.8%	2.4%	2.3%	3.3%	4.9%
Phoenix, AZ	3.4%	4.3%	4.5%	4.4%	4.7%
Pittsburgh, PA	4.9%	5.0%	4.9%	4.7%	4.5%
Portland, OR	3.1%	2.7%	2.3%	2.6%	2.6%
Providence, RI	0.1%	0.1%	0.0%	0.1%	0.6%
Puget Sound - Eastside	1.9%	2.3%	2.2%	2.7%	3.2%
Raleigh/Durham, NC	4.7%	4.9%	5.6%	6.9%	6.7%
Reno, NV	1.4%	1.4%	1.8%	2.2%	3.0%
Richmond, VA	1.4%	1.8%	2.8%	2.3%	2.5%
Roanoke, VA	3.2%	3.1%	3.1%	3.2%	3.1%
Rochester, NY	4.5%	4.2%	4.5%	4.1%	3.5%
Sacramento, CA	2.3%	3.0%	3.6%	3.7%	3.9%
Salt Lake City, UT	2.0%	2.8%	2.6%	2.8%	3.8%
San Antonio, TX	5.0%	3.9%	4.2%	7.0%	7.3%
San Diego, CA	2.1%	2.4%	2.4%	2.6%	2.8%
San Francisco North Bay, CA	4.5%	5.1%	5.2%	5.9%	5.9%
San Francisco Peninsula, CA	3.0%	2.7%	2.7%	2.2%	2.0%
San Jose (Silicon Valley), CA	3.3%	3.3%	3.3%	2.9%	2.9%
Savannah, GA	0.6%	0.9%	0.7%	0.2%	3.6%
Seattle, WA	3.2%	3.2%	2.9%	3.8%	4.4%
Southern New Hampshire	3.9%	4.3%	4.3%	3.9%	3.7%
St. Louis, MO	1.8%	2.1%	2.8%	3.0%	3.5%
St. Petersburg/Clearwater, FL	3.2%	3.6%	3.7%	3.7%	4.0%
Suburban MD	4.3%	4.6%	4.5%	5.2%	5.3%
Syracuse, NY	2.5%	3.2%	2.9%	2.2%	2.8%
Tampa, FL	4.8%	5.7%	5.6%	5.5%	4.5%
Tucson, AZ	3.2%	3.1%	2.5%	2.0%	2.2%
Tulsa, OK	3.1%	3.7%	3.9%	3.7%	3.9%



Overall (All Classes)							W/D	MFG
U.S. Industrial Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p	Q2 2023p	Q2 2023p
United States	\$8.26	\$8.64	\$8.89	\$9.17	\$9.59	\$9.06	\$9.17	\$9.17
Northeast	\$10.39	\$11.39	\$11.66	\$12.32	\$13.11	\$13.89	\$8.56	\$8.56
Midwest	\$6.01	\$6.13	\$6.32	\$6.35	\$6.51	\$6.09	\$6.46	\$6.46
South	\$6.86	\$7.10	\$7.32	\$7.55	\$7.69	\$7.09	\$6.50	\$6.50
West	\$12.63	\$13.07	\$13.30	\$13.85	\$14.31	\$13.84	\$15.48	\$15.48

U.S. Industrial Markets	Overall (All Classes)					W/D	MFG
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p	Q2 2023p
Atlanta, GA	\$6.61	\$7.02	\$7.25	\$7.16	\$7.17	\$6.60	\$7.78
Austin, TX	\$13.23	\$14.16	\$13.99	\$14.02	\$14.30	\$11.97	\$0.00
Baltimore, MD	\$7.68	\$7.97	\$7.82	\$8.06	\$8.11	\$6.89	\$0.00
Binghamton, NY	\$4.70	\$4.70	\$4.70	\$4.70	\$4.33	\$4.00	\$4.50
Birmingham, AL	\$5.70	\$5.50	\$5.62	\$6.04	\$6.43	\$6.31	\$0.00
Boise, ID	\$11.90	\$11.32	\$10.15	\$10.36	\$10.87	\$10.83	\$8.63
Boston, MA	\$11.43	\$11.09	\$10.92	\$12.16	\$15.33	\$15.27	\$14.97
Buffalo, NY	\$6.82	\$6.82	\$6.82	\$6.82	\$7.50	\$7.50	\$5.50
Central Valley, CA	\$7.55	\$7.71	\$7.66	\$8.48	\$8.61	\$8.68	\$8.15
Charleston, SC	\$9.60	\$12.34	\$11.29	\$9.25	\$8.22	\$7.87	\$6.22
Charlotte, NC	\$6.23	\$6.73	\$6.94	\$6.93	\$6.79	\$6.50	\$6.46
Chicago, IL	\$6.48	\$6.52	\$6.74	\$6.85	\$7.03	\$6.55	\$7.14
Cincinnati, OH	\$5.37	\$5.59	\$5.99	\$6.02	\$5.96	\$5.98	\$4.58
Cleveland, OH	\$4.77	\$5.00	\$5.59	\$5.27	\$5.75	\$5.50	\$0.00
Colorado Springs, CO	\$10.70	\$10.58	\$10.65	\$10.32	\$10.55	\$10.60	\$9.00
Columbia, SC	\$3.85	\$4.00	\$4.03	\$4.30	\$4.30	\$4.31	\$3.90
Columbus, OH	\$5.20	\$5.72	\$5.91	\$6.18	\$6.54	\$6.51	\$5.27
Dallas/Ft. Worth, TX	\$5.82	\$6.32	\$6.91	\$7.68	\$8.06	\$7.07	\$10.15
Denver, CO	\$10.42	\$10.84	\$9.38	\$9.48	\$9.78	\$8.67	\$9.31
Detroit, MI	\$7.21	\$7.20	\$7.37	\$7.32	\$7.37	\$6.94	\$6.83
El Paso, TX	\$6.75	\$7.00	\$7.25	\$7.25	\$7.25	\$7.50	\$0.00
Fort Myers/Naples, FL	\$9.88	\$10.17	\$10.29	\$10.72	\$12.85	\$12.60	\$20.27
Fredericksburg, VA	\$8.63	\$8.78	\$7.37	\$7.77	\$8.49	\$8.49	\$8.50
Ft. Lauderdale, FL	\$12.37	\$12.90	\$13.50	\$14.03	\$15.03	\$15.01	\$20.72
Greensboro/Winston-Salem, NC	\$4.83	\$5.00	\$4.91	\$4.97	\$5.23	\$5.15	\$4.21
Greenville, SC	\$4.59	\$4.84	\$4.90	\$5.29	\$5.54	\$5.86	\$3.88
Hampton Roads, VA	\$7.13	\$7.53	\$8.14	\$8.66	\$8.92	\$8.48	\$7.82
Hartford, CT	\$5.80	\$5.37	\$5.32	\$5.19	\$5.11	\$4.97	\$4.58
Houston, TX	\$6.97	\$7.11	\$7.03	\$7.14	\$7.28	\$6.92	\$7.47
Indianapolis, IN	\$5.51	\$5.18	\$5.55	\$5.82	\$5.91	\$5.66	\$6.11
Inland Empire CA	\$15.45	\$16.95	\$18.84	\$18.78	\$18.32	\$18.40	\$14.69
Jacksonville, FL	\$6.98	\$6.58	\$7.16	\$6.34	\$7.62	\$6.76	\$12.20
Kansas City, MO	\$4.68	\$5.25	\$5.53	\$5.56	\$5.98	\$4.99	\$7.30
Lakeland, FL	\$5.88	\$6.25	\$6.41	\$6.82	\$7.07	\$7.06	\$12.00
Las Vegas, NV	\$10.53	\$11.34	\$12.18	\$12.24	\$12.80	\$12.12	\$14.58
Long Island, NY	\$14.93	\$16.98	\$16.83	\$17.53	\$17.48	\$17.53	\$15.79
Los Angeles, CA	\$17.88	\$18.37	\$20.19	\$20.48	\$20.40	\$20.85	\$19.17
Louisville, KY	\$4.86	\$4.77	\$5.10	\$5.33	\$5.63	\$5.43	\$5.14
Madison, WI	\$6.16	\$6.13	\$5.98	\$6.32	\$6.04	\$6.05	\$6.08
Memphis, TN	\$4.15	\$4.16	\$4.16	\$4.16	\$4.25	\$4.10	\$4.26
Miami, FL	\$11.84	\$12.72	\$13.67	\$14.11	\$14.18	\$14.07	\$11.27
Milwaukee, WI	\$4.90	\$4.92	\$5.02	\$5.20	\$5.26	\$5.32	\$4.88

U.S. Industrial Markets	Overall (All Classes)					W/D	MFG
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p	Q2 2023p
Minneapolis, MN	\$7.37	\$7.48	\$7.53	\$7.56	\$7.73	\$6.64	\$6.87
Nashville, TN	\$6.96	\$6.68	\$7.44	\$7.78	\$7.64	\$7.72	\$3.50
New Haven, CT	\$6.52	\$6.61	\$6.66	\$6.00	\$6.85	\$5.61	\$7.03
New Jersey - Central	\$12.96	\$14.12	\$14.38	\$15.53	\$16.24	\$16.50	\$13.78
New Jersey - Northern	\$13.97	\$15.49	\$16.14	\$17.39	\$17.82	\$18.06	\$14.69
Northern VA	\$14.42	\$14.83	\$15.04	\$15.51	\$15.89	\$13.88	\$0.00
NY Outer Boroughs	\$23.43	\$24.01	\$25.59	\$25.88	\$25.90	\$25.96	\$20.76
Oakland/East Bay, CA	\$14.23	\$14.74	\$15.47	\$16.04	\$16.08	\$15.12	\$17.58
Omaha, NE	\$6.99	\$7.04	\$7.07	\$7.24	\$7.32	\$6.91	\$6.69
Orange County, CA	\$17.89	\$18.79	\$19.22	\$18.69	\$20.49	\$22.12	\$19.97
Orlando, FL	\$8.82	\$9.31	\$9.42	\$9.55	\$10.73	\$9.22	\$12.17
Palm Beach County, FL	\$13.71	\$14.30	\$14.06	\$14.56	\$15.23	\$14.84	\$12.51
PA I-81/I-78 Distribution Corridor	\$7.28	\$7.55	\$8.48	\$8.62	\$8.99	\$8.99	\$0.00
Philadelphia, PA	\$9.39	\$12.09	\$12.49	\$12.69	\$12.81	\$12.89	\$12.14
Phoenix, AZ	\$13.54	\$14.43	\$14.11	\$14.46	\$14.06	\$13.33	\$12.70
Pittsburgh, PA	\$7.17	\$7.14	\$7.04	\$7.18	\$7.86	\$8.35	\$4.93
Portland, OR	\$10.40	\$10.92	\$11.07	\$11.26	\$11.07	\$10.64	\$13.13
Providence, RI	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50	\$7.50	\$0.00
Puget Sound - Eastside	\$16.67	\$17.51	\$16.94	\$16.37	\$16.19	\$13.20	\$15.45
Raleigh/Durham, NC	\$13.60	\$12.81	\$12.01	\$11.15	\$11.78	\$10.33	\$0.00
Reno, NV	\$8.64	\$9.00	\$9.48	\$11.64	\$11.40	\$10.44	\$10.80
Richmond, VA	\$5.81	\$6.64	\$6.64	\$7.40	\$7.43	\$7.17	\$7.75
Roanoke, VA	\$4.74	\$5.20	\$5.46	\$5.67	\$5.60	\$4.86	\$7.71
Rochester, NY	\$6.28	\$7.00	\$7.00	\$6.75	\$6.68	\$6.75	\$6.25
Sacramento, CA	\$8.62	\$8.13	\$8.71	\$9.09	\$9.27	\$9.33	\$9.01
Salt Lake City, UT	\$8.46	\$8.43	\$9.22	\$9.26	\$9.33	\$9.31	\$12.70
San Antonio, TX	\$6.98	\$7.65	\$8.11	\$7.93	\$8.15	\$7.25	\$0.00
San Diego, CA	\$15.49	\$16.44	\$16.92	\$16.63	\$16.99	\$15.77	\$17.66
San Francisco North Bay, CA	\$13.46	\$13.16	\$13.54	\$13.34	\$13.41	\$13.42	\$13.66
San Francisco Peninsula, CA	\$24.89	\$26.28	\$26.62	\$26.41	\$26.80	\$25.93	\$32.23
San Jose (Silicon Valley), CA	\$15.47	\$15.70	\$16.82	\$16.65	\$16.61	\$14.48	\$18.29
Savannah, GA	\$6.12	\$6.14	\$6.15	\$6.48	\$6.54	\$7.35	\$0.00
Seattle, WA	\$12.38	\$11.95	\$11.92	\$11.75	\$12.48	\$11.84	\$13.33
Southern New Hampshire	\$11.32	\$11.16	\$11.39	\$11.67	\$12.33	\$11.81	\$11.96
St. Louis, MO	\$6.39	\$6.55	\$6.43	\$6.11	\$5.60	\$5.49	\$4.09
St. Petersburg/Clearwater, FL	\$9.76	\$9.66	\$9.47	\$9.85	\$10.28	\$9.77	\$9.34
Suburban MD	\$14.10	\$15.56	\$15.30	\$17.49	\$16.56	\$14.92	\$0.00
Syracuse, NY	\$5.57	\$5.61	\$5.90	\$6.00	\$6.23	\$6.14	\$5.67
Tampa, FL	\$7.94	\$7.38	\$7.71	\$8.37	\$8.59	\$7.86	\$9.30
Tucson, AZ	\$8.24	\$8.98	\$9.48	\$9.64	\$9.97	\$8.83	\$9.67
Tulsa, OK	\$5.49	\$5.47	\$5.37	\$5.36	\$5.39	\$5.69	\$4.85

p = preliminary.

U.S. Industrial Markets	Inventory	Deliveries 2023 YTD	Under Construction as of Q2 2023p
United States	16,907,194,365	273,193,480	624,270,977
Northeast	2,336,075,786	32,072,095	59,149,118
Midwest	4,477,195,018	59,026,255	101,231,821
South	5,780,099,732	124,693,576	297,565,107
West	4,313,823,829	57,401,554	166,324,931

Overall			
U.S. Industrial Markets	Inventory	Deliveries 2023 YTD	Under Construction as of Q2 2023p
Atlanta, GA	738,592,626	15,158,335	32,433,696
Austin, TX	80,347,869	4,200,193	11,764,660
Baltimore, MD	229,772,709	2,550,186	1,704,685
Binghamton, NY	17,405,598	0	0
Birmingham, AL	17,039,072	336,983	311,900
Boise, ID	50,789,941	1,862,600	4,951,757
Boston, MA	158,011,752	2,312,680	3,961,629
Buffalo, NY	116,051,519	55,000	0
Central Valley, CA	166,327,745	4,389,781	5,751,366
Charleston, SC	88,246,390	3,359,866	10,433,567
Charlotte, NC	289,703,534	3,123,702	20,765,252
Chicago, IL	1,220,593,042	11,201,768	26,319,513
Cincinnati, OH	318,207,487	6,548,373	6,211,955
Cleveland, OH	522,115,040	1,522,198	4,734,224
Colorado Springs, CO	39,909,911	17,750	380,217
Columbia, SC	101,779,916	1,640,004	856,980
Columbus, OH	310,756,511	9,336,135	11,824,032
Dallas/Ft. Worth, TX	932,462,526	27,955,148	69,965,962
Denver, CO	263,981,580	2,976,797	8,450,363
Detroit, MI	497,565,175	2,530,335	5,802,933
El Paso, TX	66,737,914	2,054,015	5,197,011
Fort Myers/Naples, FL	46,518,557	1,029,306	2,012,705
Fredericksburg, VA	15,902,645	1,159,235	727,480
Ft. Lauderdale, FL	91,567,751	0	1,333,750
Greensboro/Winston-Salem, NC	248,496,294	1,284,295	4,958,569
Greenville, SC	235,444,988	7,766,052	15,634,995
Hampton Roads, VA	110,456,351	334,800	4,389,410
Hartford, CT	92,504,895	165,625	740,300
Houston, TX	551,095,887	15,080,551	27,140,717
Indianapolis, IN	338,082,418	15,235,376	14,840,425
Inland Empire CA	605,904,712	17,636,288	31,211,150
Jacksonville, FL	106,733,403	2,488,531	5,946,389
Kansas City, MO	256,605,218	4,201,391	12,072,356
Lakeland, FL	68,604,413	1,169,820	2,750,299
Las Vegas, NV	150,278,634	6,281,912	17,134,542
Long Island, NY	133,520,597	553,169	2,261,769
Los Angeles, CA	896,837,128	1,002,095	8,959,786
Louisville, KY	195,466,952	962,313	5,925,572
Madison, WI	84,404,507	1,723,764	2,054,768
Memphis, TN	301,619,879	7,623,425	3,470,505
Miami, FL	169,761,614	1,042,714	5,710,760
Milwaukee, WI	211,752,320	704,483	2,897,606

Overall			
U.S. Industrial Markets	Inventory	Deliveries 2023 YTD	Under Construction as of Q2 2023p
Minneapolis, MN	346,278,984	2,508,526	9,024,065
Nashville, TN	244,092,027	3,897,411	13,068,834
New Haven, CT	47,503,902	0	90,000
New Jersey - Central	365,547,002	4,381,587	10,360,224
New Jersey - Northern	296,017,989	2,762,447	2,236,991
Northern VA	61,669,221	330,833	665,347
NY Outer Boroughs	144,103,638	0	3,358,263
Oakland/East Bay, CA	214,720,568	1,217,394	2,343,443
Omaha, NE	105,605,717	2,307,282	3,879,819
Orange County, CA	255,544,410	2,380,917	1,849,998
Orlando, FL	114,472,138	1,776,568	6,530,915
Palm Beach County, FL	40,718,966	654,066	847,445
PA I-81/I-78 Distribution Corridor	364,653,333	14,194,066	12,421,817
Philadelphia, PA	187,187,520	5,694,373	16,454,515
Phoenix, AZ	379,191,640	8,555,904	51,827,483
Pittsburgh, PA	161,235,367	401,976	4,847,007
Portland, OR	226,908,670	629,842	3,565,675
Providence, RI	78,390,305	663,000	0
Puget Sound - Eastside	62,272,604	546,344	4,262,032
Raleigh/Durham, NC	53,429,492	1,041,330	3,207,724
Reno, NV	110,347,219	2,122,328	2,632,295
Richmond, VA	108,572,048	936,617	5,361,809
Roanoke, VA	38,664,861	0	0
Rochester, NY	74,064,326	750,000	702,000
Sacramento, CA	112,470,813	936,783	3,058,634
Salt Lake City, UT	155,178,791	4,145,480	6,852,599
San Antonio, TX	82,818,787	3,348,830	6,705,534
San Diego, CA	159,554,308	240,975	1,965,626
San Francisco North Bay, CA	31,738,457	64,971	481,438
San Francisco Peninsula, CA	40,972,684	0	0
San Jose (Silicon Valley), CA	86,859,443	0	1,223,201
Savannah, GA	113,985,306	8,958,197	23,989,942
Seattle, WA	258,580,540	2,393,393	7,626,285
Southern New Hampshire	53,441,583	12,060	1,595,755
St. Louis, MO	265,228,599	1,206,624	1,570,125
St. Petersburg/Clearwater, FL	36,016,747	77,868	561,178
Suburban MD	49,653,916	605,282	1,057,400
Syracuse, NY	46,436,460	126,112	118,848
Tampa, FL	82,498,010	2,062,484	2,094,115
Tucson, AZ	45,454,031	0	1,797,041
Tulsa, OK	67,156,923	684,616	40,000

## Methodology

Cushman & Wakefield’s quarterly estimates are derived from a variety of data sources, including its own proprietary database, and historical data from third party data sources. The market statistics are calculated from a base building inventory made up of industrial properties deemed to be competitive in the local industrial markets. Generally, owner-occupied and federally-owned buildings are not included. Single tenant buildings and privately-owned buildings in which the federal government leases space are included. Older buildings unfit for occupancy or ones that require substantial renovation before tenancy are generally not included in the competitive inventory. The inventory is subject to revisions due to resampling. Vacant space is defined as space that is available immediately or imminently after the end of the quarter. Sublet space still occupied by the tenant is not counted as available space. The figures provided for the current quarter are preliminary, and all information contained in the report is subject to correction of errors and revisions based on additional data received.

## Explanation of Terms

**Total Inventory:** The total amount of industrial space (in buildings of a predetermined size by market) that can be rented by a third party.

**Overall Vacancy Rate:** The amount of unoccupied space (new, relet, and sublet) expressed as a percentage of total inventory.

**Direct Vacancy Rate:** The amount of unoccupied space available directly through the landlord, excludes sublease space.

**Absorption:** The net change in occupied space between two points in time. (Total occupied space in the present quarter minus total occupied space from the previous quarter, quoted on a net, not gross, basis.)

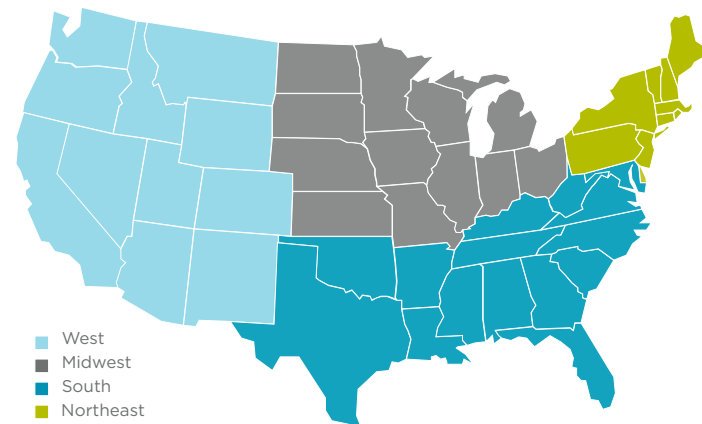
**Leasing Activity:** The sum of all leases over a period of time. This includes pre-leasing activity as well as expansions. It does not include renewals.

**Overall Weighted Asking Rents:** NNN average asking rents weighted by the amount of available direct and sublease space in industrial properties.

**W/D:** Warehouse and/or distribution properties.

**MFG:** Manufacturing properties.

## Regional Map



## About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

**Jason Price**

Tel: +1 201.508.5208

[jason.price@cushwake.com](mailto:jason.price@cushwake.com)

## Multifamily Q2 2023

	YoY Chg	12-Mo. Forecast
<b>7.5%</b> Vacancy Rate	▲	▲
<b>85,235</b> Net Absorption, Units	▲	▲
<b>\$1,814</b> Market Rent, Monthly	▲	▼
<b>1.5%</b> Rent Growth, YoY	▼	▼
<b>914,960</b> Under Construction	▼	▼

(Overall, All Property Classes)

### ECONOMIC INDICATORS Q2 2023

	YoY Chg	12-Mo. Forecast*
<b>155.9M</b> Total Nonfarm Employment	▲	▼
<b>3.6%</b> U.S. Unemployment Rate	▬	▲
<b>0.6%</b> Household Growth	▼	▲

Source: BLS, Moody's, U.S. Census Bureau  
\*Cushman & Wakefield baseline

### Multifamily Demand Surged in Q2

Multifamily fundamentals remain largely healthy at the midyear point in 2023. Conditions have deteriorated since the 2021 peak, but current performance largely mirrors conditions preceding the pandemic. While [our baseline outlook for the macroeconomy contains](#) a moderate recession, the national shortage of housing—particularly affordable housing—is a consistent theme, especially as rising interest rates cause single-family housing construction to pull back.

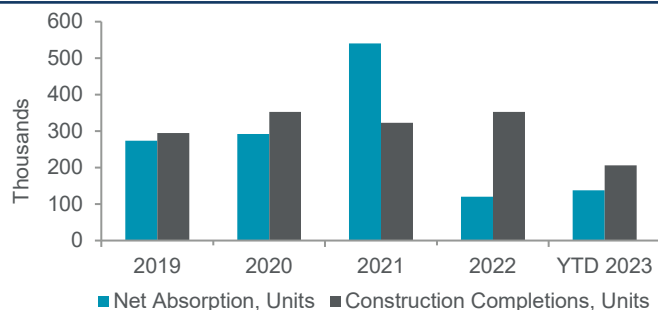
The U.S. has been able to avoid a recession thus far, largely thanks to a resilient labor market. Unemployment continues to flirt with 50-year lows, creating positive momentum for multifamily demand, which rebounded as the market entered peak leasing season (i.e., spring and summer months for most parts of the country). In the second quarter, net absorption surged by 64% QoQ—62% year-over-year (YoY)—to 85,200 units. This level represents the third-highest quarter for apartment demand since 2000, outside of the pandemic boom from 2020-2021. Multifamily demand is benefiting from a challenged single-family market, as mortgage costs continue to escalate: The gap between the mortgage on a median-priced home and average rent remains more than two times wider than the previous peak, incentivizing rental demand over single-family ownership.

Despite the strong demand, vacancies increased as more units delivered than were absorbed for the eighth straight quarter. New deliveries totaled 114,000 units in the second quarter, as record-level multifamily construction continues to pepper the market. As a result, the national vacancy rate increased 10 basis points (bps) QoQ—the smallest increase since it began expanding—reaching 7.5%, which is now slightly above pre-pandemic levels. Further increases should be expected, as there are more than 900,000 units under construction nationally, the bulk of which are scheduled to deliver this year and next. Stabilized vacancies, which include properties that have reached 85% occupancy or have been open for more than 18 months, remain about 160 bps lower than the overall rate—but they are also slightly higher than pre-pandemic levels.

### Rent Growth Cooling, Largely Due to Base Effects

Historically, rents for apartments have exhibited far more seasonality than other asset classes, with rents typically accelerating in the spring and summer and pulling back as fall and winter set in. Thanks to the pandemic, seasonality was largely absent: In 2020, rents were in recovery mode after the initial shock wore off, and the resultant migratory impacts (e.g., roommates forming separate households, migration to more affordable locations, etc.) supercharged multifamily

### SPACE DEMAND / DELIVERIES



### OVERALL VACANCY & ASKING RENT



Source: CoStar, Cushman & Wakefield Research



rent growth in 2021. Last year, seasonality returned in full force, with a pronounced pullback in rents and rental demand in the second half of the year after a strong first half.

This year, annual rent growth will continue to look weak, likely through the third quarter, as monthly rent increases fail to match last year's near-record-level growth. In a volatile environment, year-to-date growth is a better indicator than a YoY calculation. So far, rents have increased by 2.2% year to date, in line with the average of 2.4% over the last eight years.

Markets that have outperformed thus far have largely been in the Midwest. Of the 90 markets tracked by Cushman & Wakefield, Madison, Wisconsin (7.7%) leads the nation in YoY rent growth, with Knoxville, Tennessee (7.2%), Fargo, North Dakota (6.9%), and Omaha, Nebraska (6.7%) following just behind. Among large markets, Cincinnati, Saint Louis, and Northern New Jersey have seen the biggest leap in rents over the past year. The Sun Belt has largely seen rent growth slow, but markets throughout the region continue to dominate the list of biggest rent increases since the end of 2019, indicating that other markets are just now catching up to the growth experienced across the Sun Belt.

### Construction Levels Starting to Pull Back

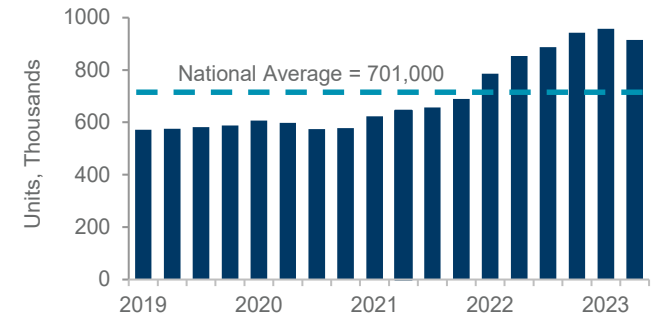
With nearly 1 million units under construction nationally, according to the Census Bureau, the U.S. has reached a new peak for multifamily construction. While there are ways to [better contextualize supply risk](#), the construction pipeline is already starting to empty. In the second quarter, more units delivered than were started, marking the first time the construction pipeline has thinned since the start of the pandemic. The rising cost of capital has also put pressure on starts, which have fallen by nearly 50% YoY—but it will take some time for this to work through to deliveries and the national vacancy rate.

Many of the markets where pipelines are pulling back are in the Sun Belt. Nationally, the Houston metro area has seen the greatest drop in construction levels, which were down by nearly 6,000 units QoQ. Atlanta (3,900 units), Austin (3,700 units), Nashville (2,800 units) and Chicago (2,600 units) make up the rest of the top-five markets nationally. The pullback in supply sets the Sun Belt up for a robust recovery period from our projected forthcoming moderate recession.

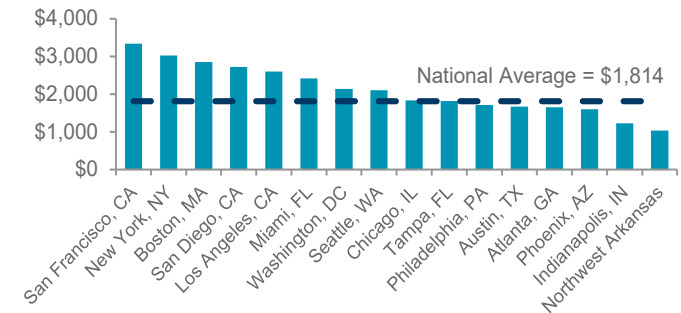
### Outlook

- **Vacancy set to top out in 2024:** With record-level construction in the ground, it's likely that supply additions will push aggregate vacancies up, especially in combination with a forecasted moderate recession. However, unlike other property types, multifamily has likely already experienced its trough in demand, and as such, the recovery is expected to be swift.
- **Workforce housing likely to remain a bright spot:** Even in a recession, workforce housing, colloquially defined as Class B and Class C properties, is likely to outperform as it did during the Great Financial Crisis. The rent gap between Class A and Class B and C properties remains high, at \$650 per month. Even with strong concessions being offered by Class A building owners, the rent premium will make it very difficult for "workforce renters" to trade up the quality curve. Given the housing shortage for lower-cost apartments, we expect this segment of the market to hold up particularly well through the anticipated recession.

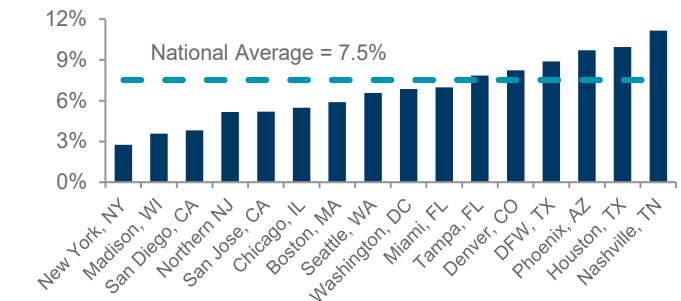
### SPACE UNDER CONSTRUCTION



### ASKING RENT BY SELECT MARKETS



### VACANCY BY SELECT MARKETS



U.S. Multifamily Markets	Net Absorption				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
United States	52,565	15,632	-1,564	52,073	85,235
Northeast	11,152	7,609	4,230	5,731	12,591
Midwest	11,069	2,793	-2,368	8,556	14,668
South	19,332	954	-4,623	25,178	41,146
West	11,012	4,276	1,197	12,608	16,830

U.S. Multifamily Markets	Net Absorption				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Akron, OH	6	-188	-116	-80	38
Albany, NY	-147	-242	-90	88	496
Albuquerque, NM	-124	-213	-227	-90	32
Atlanta, GA	494	-665	-139	-250	2,752
Austin, TX	2,360	1,668	868	2,396	3,908
Baltimore, MD	-432	-1,272	-1,128	-155	393
Baton Rouge, LA	-17	-235	-337	-112	-205
Birmingham, AL	329	-281	-811	302	220
Boise, ID	354	349	213	372	323
Boston, MA	1,253	1,100	872	1,213	1,471
Buffalo, NY	214	90	5	17	197
Charleston, SC	638	810	179	245	881
Charlotte, NC	1,572	921	-68	1,454	1,986
Chicago, IL	2,851	860	221	2,037	2,933
Cincinnati, OH	257	97	185	464	921
Cleveland, OH	33	-170	-254	89	361
Colorado Springs, CO	81	-135	-72	425	703
Columbia, SC	95	-84	-358	198	277
Columbus, OH	1,977	-450	-129	640	2,265
Dallas-Fort Worth, TX	2,984	719	-1,709	3,490	5,358
Dayton, OH	-50	-86	-163	48	70
Denver, CO	3,701	2,113	338	1,608	1,701
Des Moines, IA	213	545	-284	278	281
Detroit, MI	-429	-1,774	-1,751	-196	459
Durham, NC	-228	466	-159	-6	-56
East Bay, CA	1,003	236	79	600	798
El Paso, TX	35	22	-88	119	174
Fargo, ND	185	48	5	101	150
Fort Lauderdale, FL	55	-1	609	549	649
Fresno, CA	26	5	-96	45	49
Grand Rapids, MI	404	168	-17	46	183
Greensboro, NC	-203	-842	-206	204	88
Greenville, SC	304	14	-321	164	659
Hartford, CT	-213	13	67	225	235
Houston, TX	2,696	-872	-765	3,681	3,513
Huntsville, AL	425	580	477	635	845
Indianapolis, IN	110	-995	-1,004	-118	1,153
Inland Empire, CA	-598	-684	-561	-274	273
Jacksonville, FL	441	-33	123	1,049	1,110
Kansas City, MO	1,354	804	-223	1,065	954
Knoxville, TN	254	132	-28	39	275
Las Vegas, NV	-870	-1,117	-584	613	868
Lexington, KY	-82	-295	-281	445	324
Little Rock, AR	-93	-723	-481	-107	-7
Long Island, NY	32	41	16	-43	-13

U.S. Multifamily Markets	Net Absorption				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Los Angeles, CA	1,156	1,238	442	1,084	1,212
Louisville, KY	280	170	-17	406	435
Madison, WI	917	895	229	677	566
Memphis, TN	-452	-693	-747	-645	239
Miami, FL	708	617	959	887	1,529
Milwaukee, WI	622	402	101	715	499
Minneapolis, MN	2,365	2,122	576	1,289	2,551
Nashville, TN	1,235	827	167	1,290	2,576
New Haven, CT	96	165	124	257	101
New Orleans, LA	-17	-30	143	393	464
New York, NY	7,876	5,459	3,449	2,602	4,918
Norfolk, VA	-303	-616	-670	131	746
Northern New Jersey	744	589	386	823	1,765
Northwest Arkansas	191	327	255	38	-14
Oklahoma City, OK	-298	-607	-801	124	449
Omaha, NE	239	351	227	659	346
Orange County, CA	-105	-546	-666	-93	377
Orlando, FL	819	106	560	1,577	1,907
Palm Beach, FL	-310	286	735	-5	1,112
Philadelphia, PA	355	288	-356	560	2,105
Phoenix, AZ	-225	445	1,480	3,180	2,693
Pittsburgh, PA	492	-40	-225	87	570
Portland, OR	1,394	224	-157	458	1,249
Providence, RI	136	38	9	196	222
Raleigh, NC	663	-130	-297	1,008	1,557
Reno, NV	27	-47	163	226	519
Richmond, VA	183	-301	-310	426	708
Rochester, NY	149	9	7	-171	268
Sacramento, CA	49	573	-279	140	650
Saint Louis, MO	-2	267	100	672	834
Salt Lake City, UT	471	183	315	789	959
San Antonio, TX	-303	-247	-133	649	579
San Diego, CA	829	60	-5	687	663
San Francisco, CA	555	687	366	377	382
San Jose, CA	1,492	-74	58	727	557
Sarasota, FL	-146	215	614	193	275
Seattle, WA	2,247	1,515	595	1,309	1,937
Spokane, WA	89	99	50	154	518
Stamford, CT	165	99	-34	-123	256
Tampa, FL	1,153	20	509	1,658	1,397
Toledo, OH	17	-103	-71	170	104
Tucson, AZ	-844	-381	-328	25	167
Tulsa, OK	238	-388	-351	-69	226
Ventura, CA	304	-254	73	246	200
Washington, DC	4,064	1,369	-616	2,777	3,817

U.S. Multifamily Markets	Overall				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
United States	5.7%	6.4%	7.1%	7.4%	7.5%
Northeast	3.3%	3.6%	3.9%	4.1%	4.1%
Midwest	5.3%	5.9%	6.5%	6.7%	6.7%
South	6.7%	7.6%	8.4%	8.8%	9.1%
West	5.6%	6.3%	6.9%	7.1%	7.2%

U.S. Multifamily Markets	Overall				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Akron, OH	4.8%	5.5%	6.4%	6.7%	6.5%
Albany, NY	2.5%	3.8%	4.4%	5.0%	4.6%
Albuquerque, NM	5.0%	5.5%	6.1%	6.3%	6.2%
Atlanta, GA	7.2%	8.2%	9.3%	9.9%	10.7%
Austin, TX	8.0%	8.6%	9.4%	9.8%	10.2%
Baltimore, MD	4.5%	5.4%	6.3%	6.7%	6.9%
Baton Rouge, LA	7.7%	9.0%	10.0%	10.7%	11.3%
Birmingham, AL	7.7%	8.3%	10.3%	11.0%	10.6%
Boise, ID	7.4%	8.1%	9.2%	9.5%	12.6%
Boston, MA	5.0%	5.4%	5.8%	6.1%	5.9%
Buffalo, NY	2.7%	2.9%	3.5%	3.7%	3.1%
Charleston, SC	7.6%	7.9%	9.3%	9.7%	9.8%
Charlotte, NC	6.6%	7.5%	9.0%	9.9%	9.8%
Chicago, IL	5.1%	5.3%	5.5%	5.5%	5.5%
Cincinnati, OH	3.8%	5.0%	5.3%	5.7%	5.3%
Cleveland, OH	4.6%	5.5%	6.2%	6.3%	6.6%
Colorado Springs, CO	8.3%	9.8%	10.6%	12.3%	11.7%
Columbia, SC	7.5%	8.4%	9.4%	8.8%	8.7%
Columbus, OH	5.3%	6.2%	6.7%	7.2%	7.3%
Dallas-Fort Worth, TX	6.5%	7.5%	8.3%	8.8%	8.9%
Dayton, OH	5.3%	5.6%	6.0%	6.6%	7.3%
Denver, CO	6.6%	6.9%	7.9%	7.9%	8.2%
Des Moines, IA	6.5%	6.2%	7.3%	7.1%	6.6%
Detroit, MI	4.9%	6.0%	7.1%	7.5%	7.6%
Durham, NC	7.4%	7.9%	8.6%	9.0%	10.1%
East Bay, CA	5.8%	8.1%	8.7%	8.2%	8.1%
El Paso, TX	4.0%	4.3%	4.6%	4.5%	4.5%
Fargo, ND	3.7%	4.1%	4.8%	4.9%	4.7%
Fort Lauderdale, FL	5.0%	5.3%	5.3%	6.1%	6.4%
Fresno, CA	2.1%	3.6%	4.0%	3.9%	3.8%
Grand Rapids, MI	3.5%	3.7%	4.0%	5.0%	4.7%
Greensboro, NC	5.6%	7.6%	9.1%	8.6%	8.4%
Greenville, SC	6.0%	6.2%	8.6%	8.6%	10.2%
Hartford, CT	3.6%	4.3%	4.6%	4.7%	4.4%
Houston, TX	8.0%	8.8%	9.4%	9.5%	9.9%
Huntsville, AL	10.3%	11.9%	13.6%	15.4%	15.6%
Indianapolis, IN	6.0%	6.9%	8.1%	8.5%	8.3%
Inland Empire, CA	3.2%	4.5%	5.2%	5.8%	5.7%
Jacksonville, FL	6.7%	8.9%	10.0%	10.9%	11.7%
Kansas City, MO	6.0%	6.2%	7.2%	7.8%	7.4%
Knoxville, TN	2.5%	3.0%	4.1%	4.0%	6.0%
Las Vegas, NV	6.9%	8.3%	8.7%	9.2%	9.1%
Lexington, KY	5.0%	6.0%	7.6%	7.1%	6.7%
Little Rock, AR	5.6%	7.2%	8.3%	8.6%	9.0%
Long Island, NY	2.8%	4.2%	4.2%	4.3%	4.3%

U.S. Multifamily Markets	Overall				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Los Angeles, CA	4.6%	4.6%	5.3%	5.6%	6.1%
Louisville, KY	5.7%	6.6%	7.5%	7.7%	7.3%
Madison, WI	2.6%	2.7%	2.9%	3.0%	3.6%
Memphis, TN	9.6%	11.2%	12.0%	13.3%	13.4%
Miami, FL	4.2%	5.9%	6.0%	6.6%	7.0%
Milwaukee, WI	3.4%	3.9%	4.2%	3.9%	3.8%
Minneapolis, MN	6.6%	7.5%	7.8%	7.8%	7.5%
Nashville, TN	7.3%	8.3%	9.0%	10.4%	11.2%
New Haven, CT	5.8%	6.0%	6.4%	5.5%	5.6%
New Orleans, LA	10.0%	10.1%	9.8%	9.2%	8.5%
New York, NY	2.5%	2.5%	2.6%	2.6%	2.8%
Norfolk, VA	4.9%	5.7%	6.7%	6.8%	6.5%
Northern New Jersey	3.8%	3.7%	4.4%	4.0%	5.2%
Northwest Arkansas	3.4%	4.6%	5.0%	4.9%	5.7%
Oklahoma City, OK	8.1%	8.9%	10.4%	11.0%	10.1%
Omaha, NE	5.3%	5.5%	5.4%	5.8%	6.1%
Orange County, CA	3.0%	3.4%	3.9%	4.5%	4.5%
Orlando, FL	5.4%	7.0%	8.0%	8.5%	8.8%
Palm Beach, FL	7.3%	7.5%	6.8%	7.8%	8.1%
Philadelphia, PA	3.9%	4.6%	5.3%	5.8%	5.8%
Phoenix, AZ	7.8%	8.6%	9.5%	9.5%	9.7%
Pittsburgh, PA	5.0%	5.2%	5.8%	6.3%	6.5%
Portland, OR	5.2%	5.2%	5.7%	7.0%	7.2%
Providence, RI	2.0%	2.1%	2.8%	2.7%	3.4%
Raleigh, NC	6.5%	7.8%	8.8%	9.4%	9.8%
Reno, NV	6.4%	8.3%	8.8%	8.1%	9.3%
Richmond, VA	5.9%	6.9%	7.6%	8.4%	8.9%
Rochester, NY	3.0%	3.9%	3.9%	4.2%	3.8%
Sacramento, CA	5.2%	6.0%	6.8%	7.0%	6.7%
Saint Louis, MO	7.3%	8.9%	9.4%	9.2%	9.5%
Salt Lake City, UT	6.9%	9.1%	9.8%	9.8%	11.0%
San Antonio, TX	7.3%	8.1%	9.8%	10.2%	11.0%
San Diego, CA	3.3%	4.0%	4.3%	4.0%	3.8%
San Francisco, CA	8.7%	8.8%	8.6%	8.5%	8.7%
San Jose, CA	4.8%	5.7%	6.0%	5.7%	5.2%
Sarasota, FL	5.9%	5.5%	6.0%	7.9%	10.5%
Seattle, WA	5.9%	6.6%	6.8%	6.8%	6.6%
Spokane, WA	5.6%	5.7%	6.0%	5.9%	5.5%
Stamford, CT	4.6%	5.4%	7.1%	8.3%	7.4%
Tampa, FL	6.5%	7.8%	7.9%	7.7%	7.9%
Toledo, OH	4.3%	4.6%	5.7%	5.8%	5.4%
Tucson, AZ	7.2%	7.9%	8.4%	8.4%	8.5%
Tulsa, OK	6.4%	7.4%	8.2%	8.3%	7.9%
Ventura, CA	4.6%	6.1%	5.9%	6.1%	5.4%
Washington, DC	5.9%	6.5%	7.2%	7.1%	6.9%

U.S. Multifamily Markets	Overall (All Classes)				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
United States	\$1,787	\$1,781	\$1,768	\$1,792	\$1,814
Northeast	\$2,406	\$2,415	\$2,417	\$2,447	\$2,487
Midwest	\$1,313	\$1,315	\$1,316	\$1,344	\$1,370
South	\$1,576	\$1,568	\$1,555	\$1,578	\$1,593
West	\$2,117	\$2,104	\$2,070	\$2,092	\$2,115

U.S. Multifamily Markets	Overall (All Classes)				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Akron, OH	\$1,082	\$1,076	\$1,075	\$1,097	\$1,118
Albany, NY	\$1,471	\$1,478	\$1,473	\$1,514	\$1,546
Albuquerque, NM	\$1,194	\$1,211	\$1,199	\$1,211	\$1,231
Atlanta, GA	\$1,671	\$1,654	\$1,629	\$1,644	\$1,653
Austin, TX	\$1,724	\$1,691	\$1,657	\$1,667	\$1,669
Baltimore, MD	\$1,617	\$1,609	\$1,600	\$1,635	\$1,652
Baton Rouge, LA	\$1,138	\$1,129	\$1,115	\$1,135	\$1,137
Birmingham, AL	\$1,199	\$1,174	\$1,177	\$1,207	\$1,221
Boise, ID	\$1,586	\$1,573	\$1,546	\$1,565	\$1,583
Boston, MA	\$2,742	\$2,730	\$2,718	\$2,790	\$2,850
Buffalo, NY	\$1,140	\$1,148	\$1,160	\$1,175	\$1,192
Charleston, SC	\$1,675	\$1,678	\$1,667	\$1,708	\$1,752
Charlotte, NC	\$1,596	\$1,582	\$1,559	\$1,581	\$1,599
Chicago, IL	\$1,755	\$1,744	\$1,737	\$1,789	\$1,834
Cincinnati, OH	\$1,189	\$1,206	\$1,214	\$1,243	\$1,259
Cleveland, OH	\$1,109	\$1,119	\$1,120	\$1,134	\$1,162
Colorado Springs, CO	\$1,500	\$1,489	\$1,457	\$1,480	\$1,477
Columbia, SC	\$1,201	\$1,211	\$1,199	\$1,221	\$1,244
Columbus, OH	\$1,207	\$1,206	\$1,211	\$1,237	\$1,265
Dallas-Fort Worth, TX	\$1,538	\$1,531	\$1,513	\$1,528	\$1,541
Dayton, OH	\$1,037	\$1,048	\$1,049	\$1,065	\$1,086
Denver, CO	\$1,883	\$1,864	\$1,825	\$1,868	\$1,904
Des Moines, IA	\$1,065	\$1,066	\$1,078	\$1,093	\$1,108
Detroit, MI	\$1,244	\$1,235	\$1,223	\$1,239	\$1,260
Durham, NC	\$1,567	\$1,536	\$1,514	\$1,525	\$1,548
East Bay, CA	\$2,646	\$2,632	\$2,583	\$2,610	\$2,629
El Paso, TX	\$995	\$1,013	\$1,010	\$1,026	\$1,040
Fargo, ND	\$950	\$969	\$984	\$1,008	\$1,019
Fort Lauderdale, FL	\$2,322	\$2,316	\$2,320	\$2,360	\$2,360
Fresno, CA	\$1,400	\$1,415	\$1,425	\$1,441	\$1,459
Grand Rapids, MI	\$1,306	\$1,301	\$1,285	\$1,320	\$1,355
Greensboro, NC	\$1,187	\$1,179	\$1,164	\$1,175	\$1,190
Greenville, SC	\$1,311	\$1,309	\$1,318	\$1,318	\$1,348
Hartford, CT	\$1,549	\$1,554	\$1,551	\$1,589	\$1,634
Houston, TX	\$1,291	\$1,296	\$1,293	\$1,312	\$1,322
Huntsville, AL	\$1,187	\$1,184	\$1,181	\$1,207	\$1,209
Indianapolis, IN	\$1,175	\$1,178	\$1,180	\$1,207	\$1,225
Inland Empire, CA	\$2,128	\$2,111	\$2,097	\$2,128	\$2,136
Jacksonville, FL	\$1,499	\$1,491	\$1,483	\$1,509	\$1,508
Kansas City, MO	\$1,203	\$1,204	\$1,199	\$1,230	\$1,255
Knoxville, TN	\$1,312	\$1,334	\$1,334	\$1,357	\$1,417
Las Vegas, NV	\$1,491	\$1,466	\$1,433	\$1,447	\$1,452
Lexington, KY	\$1,076	\$1,069	\$1,070	\$1,087	\$1,132
Little Rock, AR	\$948	\$950	\$949	\$952	\$967
Long Island, NY	\$2,665	\$2,732	\$2,741	\$2,756	\$2,778

U.S. Multifamily Markets	Overall (All Classes)				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Los Angeles, CA	\$2,570	\$2,578	\$2,564	\$2,586	\$2,600
Louisville, KY	\$1,103	\$1,101	\$1,105	\$1,130	\$1,140
Madison, WI	\$1,385	\$1,412	\$1,449	\$1,474	\$1,499
Memphis, TN	\$1,109	\$1,111	\$1,105	\$1,126	\$1,133
Miami, FL	\$2,383	\$2,373	\$2,382	\$2,407	\$2,413
Milwaukee, WI	\$1,361	\$1,359	\$1,369	\$1,394	\$1,413
Minneapolis, MN	\$1,476	\$1,479	\$1,479	\$1,502	\$1,518
Nashville, TN	\$1,663	\$1,642	\$1,624	\$1,653	\$1,669
New Haven, CT	\$1,673	\$1,694	\$1,710	\$1,719	\$1,758
New Orleans, LA	\$1,224	\$1,214	\$1,217	\$1,229	\$1,248
New York, NY	\$2,937	\$2,953	\$2,958	\$2,983	\$3,024
Norfolk, VA	\$1,408	\$1,420	\$1,415	\$1,438	\$1,463
Northern New Jersey	\$1,993	\$2,007	\$2,017	\$2,043	\$2,107
Northwest Arkansas	\$979	\$1,005	\$1,012	\$1,014	\$1,031
Oklahoma City, OK	\$936	\$932	\$933	\$943	\$953
Omaha, NE	\$1,097	\$1,104	\$1,117	\$1,154	\$1,175
Orange County, CA	\$2,711	\$2,713	\$2,659	\$2,653	\$2,722
Orlando, FL	\$1,813	\$1,785	\$1,783	\$1,808	\$1,797
Palm Beach, FL	\$2,388	\$2,390	\$2,408	\$2,440	\$2,450
Philadelphia, PA	\$1,659	\$1,656	\$1,654	\$1,681	\$1,712
Phoenix, AZ	\$1,635	\$1,613	\$1,589	\$1,598	\$1,602
Pittsburgh, PA	\$1,308	\$1,309	\$1,311	\$1,325	\$1,347
Portland, OR	\$1,730	\$1,725	\$1,697	\$1,714	\$1,718
Providence, RI	\$1,800	\$1,783	\$1,797	\$1,838	\$1,892
Raleigh, NC	\$1,587	\$1,565	\$1,536	\$1,561	\$1,583
Reno, NV	\$1,595	\$1,569	\$1,543	\$1,557	\$1,582
Richmond, VA	\$1,437	\$1,438	\$1,416	\$1,459	\$1,462
Rochester, NY	\$1,281	\$1,292	\$1,299	\$1,321	\$1,354
Sacramento, CA	\$1,884	\$1,864	\$1,853	\$1,857	\$1,884
Saint Louis, MO	\$1,147	\$1,172	\$1,170	\$1,187	\$1,206
Salt Lake City, UT	\$1,614	\$1,626	\$1,599	\$1,602	\$1,609
San Antonio, TX	\$1,254	\$1,246	\$1,239	\$1,256	\$1,257
San Diego, CA	\$2,630	\$2,648	\$2,606	\$2,653	\$2,716
San Francisco, CA	\$3,376	\$3,319	\$3,255	\$3,293	\$3,333
San Jose, CA	\$3,151	\$3,091	\$3,021	\$3,081	\$3,117
Sarasota, FL	\$1,925	\$1,922	\$1,956	\$1,955	\$1,926
Seattle, WA	\$2,119	\$2,092	\$2,038	\$2,068	\$2,101
Spokane, WA	\$1,360	\$1,351	\$1,337	\$1,357	\$1,380
Stamford, CT	\$2,681	\$2,626	\$2,592	\$2,648	\$2,699
Tampa, FL	\$1,803	\$1,786	\$1,776	\$1,803	\$1,818
Toledo, OH	\$909	\$910	\$907	\$919	\$933
Tucson, AZ	\$1,158	\$1,151	\$1,143	\$1,156	\$1,181
Tulsa, OK	\$927	\$932	\$935	\$942	\$956
Ventura, CA	\$2,620	\$2,575	\$2,525	\$2,596	\$2,640
Washington, DC	\$2,084	\$2,068	\$2,044	\$2,089	\$2,134



U.S. Multifamily Markets	Inventory	Deliveries YTD 2023	Under Construction as of Q2 2023p
United States	12,123,326	92,195	914,960
Northeast	1,846,578	8,935	129,867
Midwest	1,961,860	13,625	101,811
South	5,501,513	50,628	473,394
West	2,813,375	19,007	209,888

U.S. Multifamily Markets	Inventory	Deliveries YTD 2023	Under Construction as of Q2 2023p
Akron, OH	28,310	0	748
Albany, NY	42,049	695	1,712
Albuquerque, NM	41,542	0	3,892
Atlanta, GA	473,709	10,067	33,779
Austin, TX	261,281	9,256	42,653
Baltimore, MD	190,113	1,437	4,921
Baton Rouge, LA	34,059	132	1,740
Birmingham, AL	52,606	720	2,686
Boise, ID	29,166	1,841	3,599
Boston, MA	194,664	3,056	15,310
Buffalo, NY	31,145	65	2,181
Charleston, SC	61,590	1,564	5,740
Charlotte, NC	200,242	5,454	33,431
Chicago, IL	344,095	5,199	13,929
Cincinnati, OH	101,298	1,503	5,828
Cleveland, OH	106,013	974	2,965
Colorado Springs, CO	42,698	1,771	7,102
Columbia, SC	37,163	252	823
Columbus, OH	184,657	4,299	11,348
Dallas-Fort Worth, TX	805,476	14,571	58,780
Dayton, OH	39,173	673	1,146
Denver, CO	246,126	4,557	35,371
Des Moines, IA	45,214	254	2,430
Detroit, MI	193,505	1,388	6,922
Durham, NC	54,340	810	5,376
East Bay, CA	103,487	804	5,341
El Paso, TX	36,395	296	473
Fargo, ND	27,998	224	1,365
Fort Lauderdale, FL	100,881	2,478	13,466
Fresno, CA	38,662	0	304
Grand Rapids, MI	45,133	564	2,643
Greensboro, NC	43,580	0	1,562
Greenville, SC	45,813	1,703	4,893
Hartford, CT	46,888	392	1,236
Houston, TX	661,565	11,797	31,703
Huntsville, AL	36,025	2,572	6,841
Indianapolis, IN	152,348	1,553	7,989
Inland Empire, CA	124,033	570	6,362
Jacksonville, FL	105,540	4,356	12,402
Kansas City, MO	150,889	2,542	8,928
Knoxville, TN	34,501	1,026	3,958
Las Vegas, NV	170,266	2,300	9,931
Lexington, KY	32,135	507	254
Little Rock, AR	44,623	182	1,234
Long Island, NY	45,221	0	4,410

U.S. Multifamily Markets	Inventory	Deliveries YTD 2023	Under Construction as of Q2 2023p
Los Angeles, CA	358,053	5,530	19,590
Louisville, KY	72,373	774	4,261
Madison, WI	55,781	1,653	4,780
Memphis, TN	88,453	910	2,841
Miami, FL	119,667	3,883	32,198
Milwaukee, WI	74,228	955	5,152
Minneapolis, MN	197,593	3,499	15,908
Nashville, TN	149,748	7,847	21,512
New Haven, CT	26,936	150	1,323
New Orleans, LA	56,118	159	270
New York, NY	877,449	8,986	62,150
Norfolk, VA	110,880	726	2,496
Northern New Jersey	111,855	3,569	14,566
Northwest Arkansas	33,401	240	3,216
Oklahoma City, OK	85,609	389	3,112
Omaha, NE	66,237	1,555	5,018
Orange County, CA	187,454	1,441	5,559
Orlando, FL	199,087	5,432	25,519
Palm Beach, FL	66,598	2,136	7,256
Philadelphia, PA	289,862	4,435	20,672
Phoenix, AZ	334,602	7,280	36,247
Pittsburgh, PA	72,403	1,216	1,955
Portland, OR	157,617	4,272	8,667
Providence, RI	32,366	642	924
Raleigh, NC	112,809	4,027	18,154
Reno, NV	36,263	1,011	3,299
Richmond, VA	90,384	2,485	4,781
Rochester, NY	46,061	65	986
Sacramento, CA	109,086	770	3,796
Saint Louis, MO	118,534	1,857	4,345
Salt Lake City, UT	73,763	2,969	8,504
San Antonio, TX	202,292	3,900	18,205
San Diego, CA	165,440	621	7,362
San Francisco, CA	80,584	921	3,582
San Jose, CA	116,193	346	8,147
Sarasota, FL	34,988	2,154	6,422
Seattle, WA	279,998	2,645	28,366
Spokane, WA	26,691	569	2,422
Stamford, CT	29,679	244	2,442
Tampa, FL	193,157	3,331	19,389
Toledo, OH	30,854	216	367
Tucson, AZ	65,394	272	2,087
Tulsa, OK	56,464	0	1,496
Ventura, CA	26,257	334	358
Washington, DC	517,848	5,405	35,551

## Methodology

Cushman & Wakefield's quarterly figures are derived from a variety of data sources, including third-party data sources, and its own proprietary set of managed properties, totaling more than 170,000 units nationally. The market statistics are calculated from CoStar's database, filtering for properties with more than 50 units in the top 90 metros nationally. The figures provided for the current quarter are preliminary, and all information contained in the report is subject to correction of errors and revisions based on additional data received.

## Explanation of Terms

**Total Inventory:** The total number of units rented or vacant in a given market.

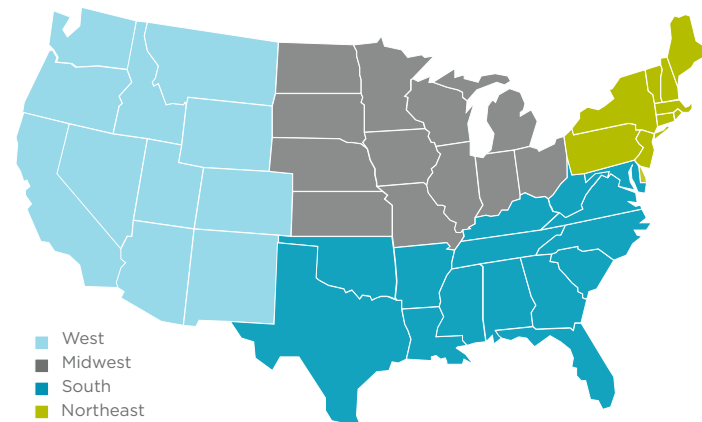
**Overall Vacancy Rate:** The number of vacant units expressed as a percentage of total inventory.

**Stabilized Vacancy Rate:** The number of vacant units in buildings older than 18 months or that have reached 80% occupancy within 18 months of delivering, expressed as a percentage of total inventory.

**Absorption:** The net change in occupied units between two points in time.

**Overall Asking Rents:** Average asking rents weighted by the number of units within a building across all classes.

## Regional Map



## About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

**Sam Tenenbaum**  
Head of Multifamily Insights

Tel: +1 512.814.3376

[sam.tenenbaum@cushwake.com](mailto:sam.tenenbaum@cushwake.com)

**19.2%**  
Vacancy Rate



**-26.9M**  
Net Absorption, SF



**\$37.34**  
Asking Rent, PSF



**0.7%**  
Rent Growth, YoY



**70.9M**  
Under Construction



(Overall, All Property Classes)

## ECONOMIC INDICATORS Q2 2023

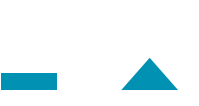
**155.9M**  
Total Nonfarm Employment



**35.2M**  
Office-using Employment



**3.6%**  
U.S. Unemployment Rate



Source: BLS, \*Cushman & Wakefield baseline

## Recessionary Attitudes Continue Even Without a Recession

Although the U.S. economy is not currently in a recession, there are reasons for concern:

- Real GDP growth remains up 1.2% year-over-year (YoY), but it has slowed;
- Job growth continues but at half the pace of early 2022;
- After adding a lower than expected 209,000 jobs in June, total nonfarm payroll is 2.5% higher than a year ago—even though annualized growth rates had exceeded 5% in the first quarter of 2022; and
- The rate of deceleration is more extreme for office-using employment, which ended the second quarter up 1.7% YoY, down from a growth rate of 5.7% in June 2022.

There is strong consensus that a recession is likely to arrive soon. The yield curve (10-year vs. 2-year) has been inverted since last summer, and it typically predates a recession by 12-18 months. A majority (59%) of economists believe there is a greater than 50% chance of recession in the next 12 months.<sup>1</sup> Chief financial officers' expectations for GDP growth over the next four quarters declined in the second quarter to a weighted median of just 0.8%.<sup>2</sup> At the same time, nine out of 10 CEOs are preparing for a U.S. recession over the next 12-18 months.<sup>3</sup> Clearly higher-than-desired inflation levels, softer job growth, elevated interest rates and constrained debt markets are leading companies to be conservative with investment and growth.

## Soft Demand Continues to Push up Vacancy Rates

Net absorption in the second quarter of 2023 was -26.9 million square feet (msf), which is the lowest quarter in two years. In the first half of 2023, there was -51 msf of net negative absorption across the 92 U.S. markets tracked by Cushman & Wakefield. This is down significantly from the first two quarters of last year (-3.9 msf) but not as soft as the first half of 2021 (-62.9 msf).

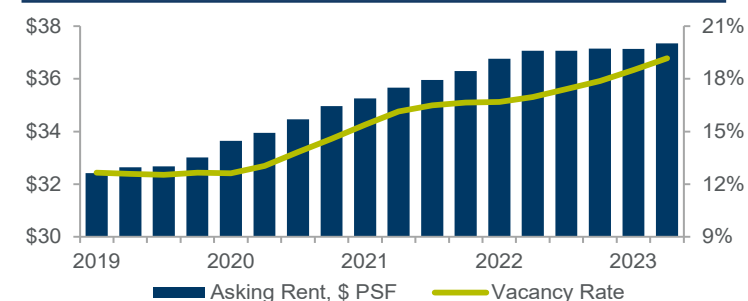
Overall gross leasing activity for the four quarters ending in the second quarter of 2023 was 289 msf. After falling for four straight quarters, leasing is down 24% YoY, but it remains 49 msf (20%) above the pandemic-era low in the first quarter of 2021.

Another sign of recession concerns, occupiers continue to put significant amounts of leased space onto the sublease market—with over 27.5 msf added in the last two quarters, for a total of 47.2 msf of new vacant sublease space in the past year. Sublease availabilities now account for 2.9% of total inventory, nearly triple the pre-pandemic norm of approximately 1%. There is currently 159 msf of available sublease space on the market—the most on record since Cushman & Wakefield began tracking this data in 2000.

## SPACE DEMAND / DELIVERIES



## OVERALL VACANCY & ASKING RENT



Overall vacancy increased 70 basis points (bps) in the second quarter, which is the largest QoQ jump since mid-2021. National vacancy now sits at 19.2%, 660 bps higher than where it was in the first quarter of 2020. This is a larger trough-to-peak increase than the 465-bps increase during the Great Financial Crisis (2007-2010), but still quite lower than the 915-bps rise in the Dot-Com recession (2000-2003). The pain is not everywhere as vacancy has increased by less than half the national average in a third of U.S. markets and current vacancy remains below 16% in half of the markets.

Office buildings of the very highest quality continue to strongly outperform the broader market. For these assets—generally built in the past 10 years, in prime locations with an abundance of amenities and services—absorption has been positive since the pandemic first started. Office vacancy for these assets is more than 500 bps below the overall average, and asking rents are 34% higher.

### Pockets of Resiliency Across the Country

Overall demand is soft, but all commercial real estate is local—and there is demand for certain types of office product and in specific markets. For example, overall gross leasing for the past four quarters is above pre-pandemic averages (2010-2019) in 24 U.S. markets, and within 20% of those long-term averages in another 17 markets. Of the 92 markets tracked by Cushman & Wakefield, there were 21 that registered positive net absorption in the second quarter. Absorption exceeded more than 100,000 sf in six U.S. markets: Midtown Manhattan (+913,000 sf), Nashville (+691,000 sf), Tampa (+231,000 sf), Tucson (+225,000 sf), Buffalo (+158,000 sf) and Cleveland (+132,000 sf).

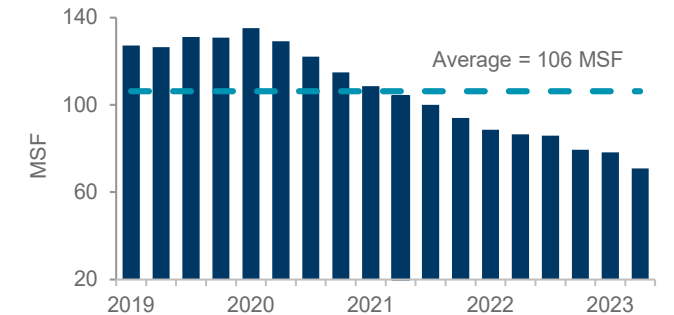
National vacancy now exceeds 19%, but 39 U.S. markets still have vacancy rates below 15%—with 24 markets where current vacancy is below 12%. On the other side of the spectrum, there are only 10 markets where vacancy exceeded 25% by the end of the second quarter. Vacancy rates declined or stayed flat QoQ in 21 markets, led by several Sun Belt (Savannah, Tucson, Memphis, Tampa) and northeastern markets (Buffalo, Binghamton).

Construction deliveries are a key ingredient in rising vacancy rates. Across the U.S., 167 msf of office space has been delivered since the beginning of 2020, which accounts for 3.1% of current inventory. However, in the 10 markets with the largest vacancy rate increases over the past three years, new construction accounts for 5.2% of current inventory. This impact will lessen as the pipeline slows down. New deliveries have exceeded 23 msf in the first two quarters in each of the past seven years, but in the first half of 2023, office construction completions totaled only 15.5 msf.

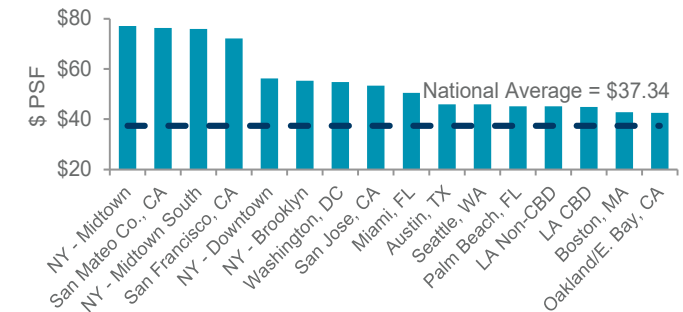
### Outlook

- **Occupiers brace for a recession:** Fundamentals were showing signs of stabilizing in late 2021 and early 2022, but inflationary pressures, rising interest rates, [bank liquidity concerns](#) and economic uncertainty have caused occupiers to become more cautious over the past year. Demand has softened with nearly 50 msf of net negative absorption in the first half of 2023. New sublease space availabilities (27.5 msf) account for more than half of new vacancies. Occupier demand is likely to rebound once the economic outlook is clearer and more positive.
- **Office recovery is not a quick fix:** The [glide path to clearer skies](#) is a multi-year timeline. Cushman & Wakefield's outlook is for a pending recession to stretch through much of 2024. Office vacancy has not yet peaked and will not begin its descent until late 2024, which is consistent with when we expect the economy to begin pulling out of the downturn. Supply-demand dynamics will gradually recover as leasing volumes grow post-recession, but new construction deliveries remain restrained for the rest of the decade.
- **Market fundamentals drive evolution of office:** Vacancy across the office market has increased significantly, but there continues to be demand for the “right” type of office space—new or renovated, high-quality buildings in the best locations and with an [array of attractive amenities](#) that drive employee experience. Space that does not meet these occupier requirements may become [competitively obsolete and require investment or repurposing](#). In response to this demand, there is expected to be 10.1 msf of office space renovated and upgraded in 2023. If all of that space delivers, it would be more newly renovated office space than has been seen in any of the previous six years. Expect further evolution as office space is upgraded or repurposed to other in-demand uses: [residential](#), [life sciences](#), [medical office](#) and [data center](#), for example.

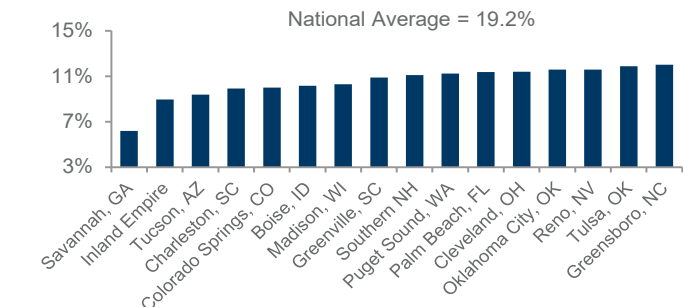
### SPACE UNDER CONSTRUCTION



### ASKING RENT BY SELECT MARKET HIGHEST PRICED U.S. MARKETS



### VACANCY BY SELECT MARKETS





U.S. Office Markets	Net Absorption				Leasing Activity**	
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	YTD 2023p
United States	-2,381,114	-12,456,617	-13,460,099	-24,078,941	-26,929,743	128,317,290
Northeast	-1,108,810	-2,169,953	-3,827,942	-3,438,642	-5,418,024	26,643,429
Midwest	-942,237	-3,107,564	-2,350,159	-5,355,944	-4,018,715	16,844,895
South	789,493	-2,016,593	-2,450,455	-6,704,098	-3,210,599	44,487,436
West	-1,119,560	-5,162,507	-4,831,543	-8,580,257	-14,282,405	39,968,375

U.S. Office Markets	Net Absorption			Leasing Activity**		
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	YTD 2023p
Atlanta, GA	605,944	233,297	191,381	-726,803	-900,477	4,372,278
Austin, TX	380,072	-347,344	-353,639	-618,687	-840,259	1,547,094
Baltimore, MD	131,426	-332,476	-33,987	-468,046	-272,929	1,449,621
Binghamton, NY	-8,255	-520	1,078	-8,765	29,151	13,942
Birmingham, AL	10,084	-50,230	-83,455	-161,614	15,422	365,515
Boise, ID	-34,642	8,168	121,477	-180,129	-264,897	301,507
Boston, MA	-301,678	-307,594	-1,608,649	-1,738,197	-550,074	3,297,225
Buffalo, NY	-102,095	-104,320	-169,353	-84,171	158,385	561,613
Charleston, SC	-28,717	11,179	59,518	-79,198	-163,984	262,356
Charlotte, NC	16,584	187,874	-1,062,875	-442,284	-517,981	1,042,514
Chicago, IL	-336,755	-815,650	-614,739	-2,347,467	-1,128,253	5,794,387
Cincinnati, OH	143,256	-212,053	85,095	-255,109	-192,928	1,025,163
Cleveland, OH	-266,589	-129,527	-901,554	-506,578	131,572	757,015
Colorado Springs, CO	-45,828	-110,819	293,237	56,460	-247,199	649,918
Columbia, SC	64,212	-37,795	19,321	-29,975	18,845	524,123
Columbus, OH	-54,686	-414,250	-321,919	-410,727	-363,122	1,004,860
Dallas, TX	654,399	-91,332	26,724	-524,226	-283,464	4,979,225
Denver, CO	-667,038	-692,318	-674,900	-353,649	-1,465,602	3,999,947
Des Moines, IA	n/a	n/a	n/a	-30,833	-47,605	278,638
Detroit, MI	25,454	-81,821	-238,665	-1,092,491	-1,276,058	1,264,584
El Paso, TX	648,247	-409,104	45,827	56,449	91,060	303,182
Fairfield County, CT	166,642	257,788	29,036	104,801	-117,981	988,610
Fort Lauderdale, FL	20,726	36,547	-72,850	2,896	6,656	1,015,113
Fort Myers/Naples, FL	-39,333	4,978	124,830	71,504	2,789	401,557
Fort Worth, TX	-12,007	-39,339	-130,202	-27,323	15,486	348,127
Fredericksburg, VA	-895	32,511	3,992	108,985	-1,222	124,392
Greensboro/Winston-Salem, NC	-277,623	-42,580	-87,887	-227,080	83,882	373,155
Greenville, SC	48,149	-30,710	171	-92,691	52,171	358,033
Hampton Roads, VA	107,642	-33,294	89,790	94,737	-124,790	675,253
Hartford, CT	161,328	-344,688	-95,622	213,811	-387,169	398,554
Houston, TX	-214,066	-546,878	-521,507	-795,960	-97,862	7,079,129
Indianapolis, IN	146,486	-446,949	-87,583	-334,978	-212,074	1,153,207
Inland Empire CA	27,218	-77,368	-76,532	-67,078	-63,503	542,281
Jacksonville, FL	25,358	-80,747	382,315	33,845	20,872	532,082
Kansas City, MO	-237,646	-61,212	93,555	-239,556	-348,166	1,278,870
Las Vegas, NV	-1,414	-142,360	-5,082	-140,501	43,855	640,244
Long Island, NY	-131,830	-21,618	-32,505	-273,894	-137,455	1,264,238
Los Angeles CBD	-11,643	49,640	-326,619	-330,522	-256,736	614,931
Los Angeles Non-CBD	-6,298	-168,500	-531,176	-261,911	-510,997	5,239,225
Louisville, KY	60,149	-14,097	-81,603	-299,198	-7,797	627,599
Madison, WI	n/a	n/a	n/a	127,987	-74,385	273,301
Memphis, TN	-69,883	136,474	89,720	169,175	69,103	447,041
Miami, FL	103,360	118,657	266,860	136,292	-82,213	1,549,093
Milwaukee, WI	-84,525	-117,422	26,970	-807	47,912	876,693
Minneapolis/St. Paul, MN	-177,575	-165,082	-49,682	-619,453	-307,247	2,305,881
Nashville, TN	-235,090	206,620	187,423	69,134	691,470	1,032,852

U.S. Office Markets	Net Absorption				Leasing Activity**	
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	YTD 2023p
New Haven, CT	55,135	-75,287	-20,507	95,500	-97,050	65,343
New Jersey - Central	176,978	531,998	-1,336,327	310,037	-489,081	2,315,462
New Jersey - Northern	417,524	-669,001	-227,333	-1,336,077	-462,537	2,500,275
New Orleans, LA	-80,382	8,606	223,127	-257,260	-16,193	137,869
New York - Brooklyn	-18,184	599,255	-237,993	553,598	-5,053	382,848
New York - Downtown	-255,406	195,417	-491,173	-446,118	-1,412,923	1,943,161
New York - Midtown	1,070,817	47,658	1,765,010	570,441	913,163	7,096,126
New York - Midtown South	-874,578	-182,137	65,827	-241,002	-786,573	1,376,677
Northern VA	-233,838	-17,915	-355,595	-574,361	-209,598	2,761,033
Oakland/East Bay, CA*	-19,823	-489,025	-773,118	-459,240	-749,774	1,565,243
Oklahoma City, OK	n/a	n/a	n/a	-18,129	-55,441	127,874
Omaha, NE	105,841	22,619	51,793	n/a	35,489	438,039
Orange County, CA	-649,885	-499,611	-883,472	-886,213	-696,529	3,627,297
Orlando, FL	34,056	-60,796	62,922	-301,869	-608,571	1,443,696
Palm Beach, FL	161,038	186,510	78,411	-141,272	-143,040	855,747
Philadelphia, PA	-1,443,446	-1,607,389	-1,284,524	-1,179,009	-982,702	2,263,683
Phoenix, AZ	-55,756	-486,182	-824,607	-965,630	-1,141,839	3,724,691
Pittsburgh, PA	-90,885	68,686	115,480	-227,207	-608,789	845,624
Portland, OR	-488,336	362,551	-349,715	-414,677	-486,340	1,119,565
Providence, RI	-103,318	52,365	-62,045	2,463	-73,963	346,561
Puget Sound - Eastside	131,835	3,253	-84,072	67,285	-870,010	908,061
Raleigh/Durham, NC	-515,135	-823,468	-718,740	-1,010,431	-253,001	1,258,137
Reno, NV	17,275	27,306	6,506	-16,707	-141,884	180,436
Richmond, VA	-147,893	-391,933	94,125	-74,010	-54,004	1,016,420
Roanoke, VA	-7,773	15,532	75,357	-56,340	-17,770	71,945
Rochester, NY	361,851	-591,929	-86,874	227,322	-114,562	69,188
Sacramento, CA	21,415	-382,395	261,635	-551,057	-274,346	1,303,394
Salt Lake City, UT	-91,299	-346,325	-392,529	-553,609	-687,066	1,599,132
San Antonio, TX	-116,123	244,475	46,840	-365,422	-726	1,305,422
San Diego, CA	793,181	-431,252	-117,014	-272,317	-81,037	1,950,439
San Francisco, CA	-347,431	-1,235,412	-574,614	-1,158,563	-2,345,728	2,348,261
San Francisco North Bay, CA	36,123	22,854	-143,760	-57,673	-61,338	535,226
San Jose, CA*	1,008,470	-353,652	933,197	-142,012	-2,787,824	5,991,685
San Juan, PR	n/a	n/a	n/a	n/a	n/a	n/a
San Mateo County, CA*	-323,752	38,162	-116,054	-795,411	-640,904	955,006
Savannah, GA	-3,605	43,183	36,100	15,423	70,948	70,948
Seattle, WA	-219,674	-453,070	-388,496	-1,011,353	-729,684	1,486,444
Southern NH	55,016	4,639	-75,235	-59,816	-161,680	207,604
St. Louis, MO	-205,498	-686,217	-393,430	214,307	-331,455	672,895
St. Petersburg/Clearwater, FL	-34,652	30,025	42,394	-30,856	-71,303	285,813
Suburban MD	-27,262	507,962	-380,407	-144,416	-84,382	1,245,667
Syracuse, NY	-10,961	103,400	102,496	-202,861	-11,654	189,760
Tampa, FL	-87,440	-688,448	-174,790	110,704	230,933	1,338,491
Tucson, AZ	-192,258	193,848	-185,835	-54,917	224,582	406,804
Tulsa, OK	132,856	105,913	64,262	-7,564	-199,125	482,255
Washington, DC	-283,092	-88,450	-604,328	-98,227	-154,104	3,049,940
Westchester County, NY	-233,465	-126,676	-120,657	280,502	-119,477	516,935

p = preliminary, \*Includes R&D, \*\*Leasing activity includes renewals

U.S. Office Markets	Overall					Direct
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q1 2023p
United States	17.0%	17.4%	17.9%	18.5%	19.2%	16.3%
Northeast	17.9%	18.3%	18.8%	19.2%	19.7%	16.0%
Midwest	17.0%	17.6%	18.3%	20.2%	20.9%	18.6%
South	17.1%	17.5%	17.7%	18.0%	18.4%	16.6%
West	16.0%	16.5%	17.0%	17.7%	18.8%	15.3%

U.S. Office Markets	Overall					Direct
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p
Atlanta, GA	21.3%	22.0%	22.2%	22.7%	23.2%	21.4%
Austin, TX	19.8%	21.5%	22.0%	23.6%	25.0%	16.6%
Baltimore, MD	12.9%	13.3%	13.8%	14.4%	14.9%	13.4%
Binghamton, NY	6.8%	7.0%	7.0%	7.5%	6.7%	6.7%
Birmingham, AL	18.9%	19.2%	19.6%	20.3%	20.2%	17.0%
Boise, ID	6.4%	6.5%	6.6%	8.2%	10.2%	8.3%
Boston, MA	11.7%	12.0%	12.8%	13.7%	13.9%	10.5%
Buffalo, NY	17.3%	17.8%	18.5%	18.2%	17.4%	15.8%
Charleston, SC	7.3%	7.3%	8.4%	8.6%	9.9%	7.7%
Charlotte, NC	18.3%	18.6%	19.9%	20.9%	22.0%	18.0%
Chicago, IL	21.1%	21.5%	21.9%	22.9%	23.8%	21.7%
Cincinnati, OH	21.1%	22.6%	22.4%	23.2%	23.7%	20.7%
Cleveland, OH	6.9%	7.0%	7.6%	11.5%	11.4%	10.3%
Colorado Springs, CO	8.9%	9.3%	8.6%	9.2%	10.0%	8.7%
Columbia, SC	8.8%	9.4%	9.3%	9.4%	9.4%	7.5%
Columbus, OH	20.3%	22.5%	23.8%	25.3%	26.3%	21.6%
Dallas, TX	20.5%	20.7%	20.5%	20.9%	21.4%	20.6%
Denver, CO	19.7%	20.3%	20.9%	21.2%	22.4%	19.1%
Des Moines, IA	n/a	n/a	n/a	14.7%	14.3%	14.0%
Detroit, MI	12.0%	13.8%	17.3%	18.5%	19.7%	17.5%
El Paso, TX	3.7%	6.6%	9.0%	9.7%	10.9%	10.3%
Fairfield County, CT	30.1%	29.4%	29.8%	29.6%	30.1%	23.6%
Fort Lauderdale, FL	17.5%	18.2%	18.2%	18.2%	18.1%	16.6%
Fort Myers/Naples, FL	4.0%	4.0%	3.4%	3.8%	3.8%	3.0%
Fort Worth, TX	11.0%	11.5%	12.3%	12.5%	13.0%	12.5%
Fredericksburg, VA	8.1%	7.6%	7.4%	6.9%	6.8%	6.5%
Greensboro/Winston-Salem, NC	11.3%	11.4%	11.6%	12.3%	12.0%	11.5%
Greenville, SC	10.2%	10.4%	10.7%	11.1%	10.9%	9.5%
Hampton Roads, VA	8.4%	8.6%	8.6%	8.1%	8.4%	8.0%
Hartford, CT	22.6%	24.0%	24.4%	23.5%	25.1%	21.9%
Houston, TX	24.1%	24.4%	24.6%	25.1%	25.2%	23.8%
Indianapolis, IN	18.7%	19.7%	19.8%	20.6%	21.7%	19.3%
Inland Empire CA	7.6%	8.0%	8.3%	8.7%	9.0%	8.6%
Jacksonville, FL	20.6%	20.9%	19.7%	19.6%	19.5%	17.4%
Kansas City, MO	20.6%	20.6%	20.4%	21.0%	21.7%	17.7%
Las Vegas, NV	12.3%	12.7%	13.6%	14.0%	13.9%	12.9%
Long Island, NY	12.8%	13.0%	13.0%	13.8%	14.2%	10.6%
Los Angeles CBD	22.7%	22.5%	23.7%	24.9%	25.8%	23.4%
Los Angeles Non-CBD	20.4%	20.7%	21.4%	21.7%	22.5%	19.7%
Louisville, KY	14.8%	14.9%	15.4%	16.9%	17.0%	16.3%
Madison, WI	n/a	n/a	n/a	9.7%	10.3%	10.3%
Memphis, TN	15.2%	15.8%	16.2%	16.2%	15.6%	15.0%
Miami, FL	16.0%	15.9%	15.4%	15.2%	15.4%	14.9%
Milwaukee, WI	21.1%	21.7%	21.7%	22.3%	22.2%	22.2%
Minneapolis/St. Paul, MN	24.9%	24.5%	24.5%	25.0%	25.4%	21.5%
Nashville, TN	18.5%	18.3%	18.1%	18.4%	18.6%	15.2%

U.S. Office Markets	Overall					Direct
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p
New Haven, CT	16.6%	17.3%	17.5%	16.6%	17.5%	17.2%
New Jersey - Central	18.9%	18.3%	19.9%	19.5%	20.2%	16.1%
New Jersey - Northern	19.1%	19.6%	19.8%	21.1%	21.5%	16.9%
New Orleans, LA	10.9%	10.8%	10.2%	11.1%	11.1%	10.4%
New York - Brooklyn	24.1%	22.7%	23.8%	22.0%	23.0%	20.4%
New York - Downtown	21.9%	22.0%	22.6%	22.6%	24.2%	16.5%
New York - Midtown	20.9%	21.1%	21.3%	21.4%	21.7%	16.9%
New York - Midtown South	20.8%	21.3%	21.9%	21.8%	23.0%	17.6%
Northern VA	19.8%	19.8%	20.2%	20.7%	20.9%	20.3%
Oakland/East Bay, CA*	13.5%	13.8%	14.5%	14.9%	15.7%	12.0%
Oklahoma City, OK	n/a	n/a	n/a	11.2%	11.6%	11.3%
Omaha, NE	12.5%	12.5%	12.6%	12.7%	12.6%	11.7%
Orange County, CA	15.0%	15.6%	16.9%	18.6%	19.4%	17.1%
Orlando, FL	13.2%	13.3%	13.3%	14.2%	14.4%	12.7%
Palm Beach, FL	11.6%	10.7%	10.4%	11.0%	11.4%	9.7%
Philadelphia, PA	16.5%	17.7%	18.7%	19.5%	20.3%	17.6%
Phoenix, AZ	21.6%	22.5%	23.8%	24.9%	26.1%	20.2%
Pittsburgh, PA	13.6%	14.1%	13.9%	15.0%	15.7%	12.6%
Portland, OR	17.7%	17.3%	17.9%	18.9%	19.9%	17.3%
Providence, RI	12.9%	12.2%	12.7%	12.6%	12.7%	10.6%
Puget Sound - Eastside	7.7%	7.7%	7.9%	8.9%	11.2%	8.1%
Raleigh/Durham, NC	15.1%	17.1%	18.4%	20.3%	20.7%	13.4%
Reno, NV	9.9%	9.4%	9.4%	9.7%	11.6%	10.2%
Richmond, VA	7.7%	8.5%	8.2%	8.0%	7.9%	7.1%
Roanoke, VA	7.9%	7.7%	7.0%	7.5%	7.6%	5.1%
Rochester, NY	12.1%	23.3%	22.8%	21.4%	21.9%	21.9%
Sacramento, CA	13.2%	13.7%	13.4%	14.2%	14.6%	12.4%
Salt Lake City, UT	17.8%	18.8%	19.8%	21.2%	22.5%	16.1%
San Antonio, TX	15.6%	15.5%	15.7%	16.0%	17.4%	16.2%
San Diego, CA	13.4%	14.0%	14.3%	14.7%	14.8%	12.6%
San Francisco, CA	20.7%	22.3%	23.0%	24.3%	27.1%	19.7%
San Francisco North Bay, CA	13.1%	13.1%	14.0%	13.9%	14.2%	12.5%
San Jose, CA*	13.8%	14.4%	14.1%	14.2%	15.8%	11.0%
San Juan, PR	13.1%	12.7%	12.3%	12.0%	12.1%	12.1%
San Mateo County, CA*	10.2%	10.9%	11.3%	13.3%	15.7%	11.0%
Savannah, GA	9.8%	9.2%	8.4%	8.0%	6.2%	6.2%
Seattle, WA	18.0%	18.7%	19.3%	20.8%	22.4%	19.3%
Southern NH	9.1%	9.1%	9.6%	10.0%	11.1%	9.4%
St. Louis, MO	15.1%	16.5%	17.2%	16.8%	18.3%	15.6%
St. Petersburg/Clearwater, FL	16.9%	16.7%	16.0%	15.5%	16.2%	14.6%
Suburban MD	18.8%	18.8%	19.4%	19.6%	19.7%	18.6%
Syracuse, NY	13.0%	12.3%	11.6%	12.7%	12.8%	12.2%
Tampa, FL	19.8%	22.0%	22.5%	22.3%	21.7%	16.1%
Tucson, AZ	9.9%	9.4%	10.0%	10.1%	9.4%	8.3%
Tulsa, OK	11.9%	11.8%	11.9%	11.4%	11.9%	11.2%
Washington, DC	18.9%	19.1%	19.7%	19.8%	20.0%	18.9%
Westchester County, NY	26.4%	26.5%	27.0%	25.5%	26.0%	23.4%

Overall (All Classes)							Class A
U.S. Office Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p	Q2 2023p
United States	\$37.07	\$37.07	\$37.15	\$37.13	\$37.34	\$42.37	
Northeast	\$46.48	\$46.16	\$46.59	\$46.80	\$46.77	\$52.93	
Midwest	\$26.62	\$26.48	\$26.41	\$26.51	\$26.64	\$30.27	
South	\$31.83	\$31.86	\$31.88	\$31.87	\$32.01	\$36.13	
West	\$41.48	\$41.90	\$41.77	\$41.53	\$41.90	\$48.44	

Overall (All Classes)							Class A
U.S. Office Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p	Q2 2023p
Atlanta, GA	\$29.99	\$30.93	\$31.22	\$31.16	\$31.47	\$34.09	
Austin, TX	\$48.28	\$45.97	\$45.65	\$45.71	\$45.98	\$50.34	
Baltimore, MD	\$25.50	\$25.40	\$25.39	\$24.99	\$25.00	\$27.26	
Binghamton, NY	\$13.71	\$13.51	\$13.51	\$13.21	\$13.21	\$13.21	
Birmingham, AL	\$20.88	\$20.86	\$20.90	\$21.26	\$20.92	\$22.96	
Boise, ID	\$22.28	\$23.24	\$22.86	\$22.90	\$22.91	\$25.15	
Boston, MA	\$41.89	\$42.88	\$42.80	\$42.68	\$42.82	\$46.90	
Buffalo, NY	\$17.70	\$17.70	\$17.70	\$17.70	\$17.70	\$23.60	
Charleston, SC	\$29.00	\$28.79	\$29.50	\$29.44	\$29.59	\$32.93	
Charlotte, NC	\$32.64	\$33.19	\$33.22	\$33.38	\$33.28	\$35.45	
Chicago, IL	\$34.03	\$33.91	\$34.06	\$34.17	\$34.30	\$40.34	
Cincinnati, OH	\$20.20	\$20.29	\$20.26	\$20.41	\$20.21	\$22.73	
Cleveland, OH	\$19.38	\$19.84	\$19.84	\$19.60	\$19.72	\$22.11	
Colorado Springs, CO	\$24.59	\$24.93	\$25.08	\$25.07	\$26.20	\$28.15	
Columbia, SC	\$19.45	\$19.19	\$19.15	\$19.08	\$19.03	\$21.51	
Columbus, OH	\$21.26	\$21.46	\$21.38	\$21.34	\$21.38	\$22.79	
Dallas, TX	\$29.00	\$29.02	\$28.63	\$28.90	\$29.17	\$34.34	
Denver, CO	\$31.49	\$31.68	\$31.45	\$31.50	\$31.84	\$35.61	
Des Moines, IA	n/a	n/a	n/a	19.90	\$19.68	\$21.60	
Detroit, MI	\$19.19	\$19.31	\$19.69	\$19.77	\$19.73	\$20.68	
El Paso, TX	\$18.50	\$18.50	\$20.00	\$19.50	\$19.50	\$26.00	
Fairfield County, CT	\$34.05	\$34.16	\$34.98	\$35.22	\$34.41	\$37.17	
Fort Lauderdale, FL	\$36.69	\$37.73	\$37.89	\$38.11	\$38.24	\$42.00	
Fort Myers/Naples, FL	\$18.89	\$19.68	\$20.30	\$22.44	\$22.60	\$19.58	
Fort Worth, TX	\$23.80	\$24.79	\$24.65	\$24.39	\$24.82	\$28.32	
Fredericksburg, VA	\$24.54	\$24.88	\$24.43	\$24.14	\$24.36	\$26.43	
Greensboro/Winston-Salem, NC	\$18.23	\$18.50	\$18.78	\$18.77	\$18.90	\$20.92	
Greenville, SC	\$22.12	\$22.42	\$22.75	\$22.57	\$22.80	\$26.37	
Hampton Roads, VA	\$20.81	\$20.86	\$21.39	\$21.54	\$21.92	\$23.32	
Hartford, CT	\$20.48	\$20.65	\$20.73	\$20.76	\$21.11	\$22.67	
Houston, TX	\$31.25	\$31.45	\$31.17	\$31.14	\$31.04	\$37.07	
Indianapolis, IN	\$21.44	\$21.51	\$21.40	\$21.45	\$21.43	\$24.16	
Inland Empire CA	\$26.43	\$26.63	\$26.78	\$27.15	\$26.79	\$30.64	
Jacksonville, FL	\$22.56	\$22.66	\$22.80	\$22.70	\$22.76	\$24.60	
Kansas City, MO	\$21.96	\$21.60	\$21.56	\$21.87	\$22.15	\$25.02	
Las Vegas, NV	\$25.58	\$26.05	\$26.90	\$27.09	\$26.88	\$34.60	
Long Island, NY	\$32.07	\$32.66	\$32.58	\$32.39	\$32.61	\$35.20	
Los Angeles CBD	\$45.11	\$45.28	\$45.03	\$45.12	\$44.87	\$46.46	
Los Angeles Non-CBD	\$45.37	\$45.58	\$45.47	\$45.25	\$45.18	\$48.98	
Louisville, KY	\$18.65	\$18.64	\$18.54	\$18.48	\$18.56	\$20.34	
Madison, WI	n/a	n/a	n/a	22	\$22.88	\$25.67	
Memphis, TN	\$19.37	\$19.38	\$19.38	\$19.38	\$19.56	\$24.04	
Miami, FL	\$48.02	\$47.67	\$47.94	\$49.68	\$50.44	\$58.14	
Milwaukee, WI	\$21.83	\$21.38	\$21.82	\$21.81	\$22.09	\$24.91	
Minneapolis/St. Paul, MN	\$28.01	\$28.23	\$28.38	\$28.32	\$28.21	\$32.46	
Nashville, TN	\$33.03	\$32.54	\$32.30	\$32.56	\$34.09	\$39.38	

Overall (All Classes)							Class A
U.S. Office Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p	Q2 2023p	Q2 2023p
New Haven, CT	\$22.85	\$22.63	\$22.62	\$22.49	\$22.94	\$22.56	
New Jersey - Central	\$27.88	\$27.41	\$28.13	\$28.74	\$28.47	\$32.56	
New Jersey - Northern	\$32.72	\$32.74	\$32.32	\$33.17	\$32.83	\$36.42	
New Orleans, LA	\$19.11	\$19.14	\$19.18	\$19.27	\$19.96	\$20.62	
New York - Brooklyn	\$52.72	\$53.77	\$53.37	\$54.86	\$55.34	\$61.75	
New York - Downtown	\$56.74	\$56.13	\$55.91	\$56.47	\$56.27	\$60.03	
New York - Midtown	\$76.78	\$75.37	\$76.49	\$77.22	\$77.05	\$83.95	
New York - Midtown South	\$71.05	\$74.00	\$76.90	\$75.71	\$75.84	\$93.54	
Northern VA	\$34.29	\$34.40	\$34.56	\$34.58	\$34.85	\$37.11	
Oakland/East Bay, CA*	\$43.47	\$43.80	\$43.49	\$43.07	\$42.59	\$45.98	
Oklahoma City, OK	n/a	n/a	n/a	\$19.82	\$20.17	\$22.46	
Omaha, NE	\$26.21	\$26.94	\$26.97	\$26.56	\$25.96	\$32.59	
Orange County, CA	\$34.37	\$34.55	\$34.14	\$33.97	\$33.81	\$36.89	
Orlando, FL	\$25.72	\$25.87	\$26.07	\$26.58	\$26.46	\$28.60	
Palm Beach, FL	\$42.83	\$42.86	\$43.26	\$44.28	\$45.19	\$52.07	
Philadelphia, PA	\$28.51	\$28.45	\$28.77	\$29.11	\$29.25	\$31.55	
Phoenix, AZ	\$27.85	\$28.38	\$28.67	\$28.86	\$28.89	\$34.40	
Pittsburgh, PA	\$25.36	\$25.93	\$25.98	\$25.98	\$26.35	\$28.88	
Portland, OR	\$29.88	\$30.74	\$31.57	\$32.14	\$32.19	\$36.47	
Providence, RI	\$19.90	\$19.95	\$19.96	\$20.34	\$20.50	\$33.49	
Puget Sound - Eastside	\$42.47	\$43.35	\$42.66	\$44.38	\$42.41	\$46.46	
Raleigh/Durham, NC	\$29.34	\$29.64	\$29.39	\$29.48	\$29.43	\$30.35	
Reno, NV	\$22.56	\$23.04	\$23.52	\$22.92	\$22.80	\$27.36	
Richmond, VA	\$20.21	\$20.45	\$20.34	\$20.53	\$20.82	\$22.76	
Roanoke, VA	\$19.91	\$19.52	\$19.01	\$18.78	\$20.44	\$23.40	
Rochester, NY	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$21.00	
Sacramento, CA	\$25.22	\$26.08	\$26.38	\$26.39	\$26.49	\$30.91	
Salt Lake City, UT	\$25.84	\$25.64	\$25.67	\$26.00	\$25.84	\$28.97	
San Antonio, TX	\$24.38	\$24.09	\$24.64	\$24.33	\$24.26	\$27.98	
San Diego, CA	\$39.78	\$40.62	\$40.35	\$40.82	\$40.50	\$45.85	
San Francisco, CA	\$75.73	\$74.73	\$73.95	\$72.74	\$72.16	\$76.33	
San Francisco North Bay, CA	\$33.54	\$33.14	\$33.05	\$33.59	\$33.36	\$38.66	
San Jose, CA*	\$51.49	\$51.80	\$52.41	\$52.23	\$53.39	\$64.62	
San Juan, PR	\$19.99	\$19.99	\$20.01	\$20.03	\$20.06	\$20.18	
San Mateo County, CA*	\$76.80	\$78.48	\$77.64	\$77.16	\$76.32	\$85.32	
Savannah, GA	\$22.24	\$22.37	\$22.47	\$22.79	\$23.26	\$25.86	
Seattle, WA	\$46.60	\$46.65	\$46.34	\$46.02	\$45.89	\$51.13	
Southern NH	\$22.24	\$22.74	\$22.84	\$22.20	\$22.19	\$23.57	
St. Louis, MO	\$22.27	\$22.46	\$22.30	\$22.39	\$23.73	\$26.22	
St. Petersburg/Clearwater, FL	\$25.76	\$25.86	\$25.94	\$25.37	\$25.21	\$26.44	
Suburban MD	\$29.42	\$29.41	\$29.27	\$29.21	\$29.19	\$32.44	
Syracuse, NY	\$17.41	\$17.32	\$16.64	\$16.67	\$16.80	\$17.28	
Tampa, FL	\$31.02	\$30.35	\$30.49	\$30.51	\$30.58	\$33.28	
Tucson, AZ	\$20.99	\$20.92	\$21.79	\$21.30	\$22.72	\$24.90	
Tulsa, OK	\$16.59	\$16.57	\$16.62	\$16.80	\$17.01	\$20.26	
Washington, DC	\$55.56	\$55.30	\$55.73	\$55.28	\$54.81	\$61.37	
Westchester County, NY	\$30.13	\$30.42	\$30.43	\$30.68	\$30.62	\$31.27	

p = preliminary, \*Includes R&D



U.S. Office Markets	Inventory	Deliveries YTD 2023	Under Construction as of Q2 2023p
United States	5,464,431,521	15,531,286	70,925,206
Northeast	1,286,490,915	2,391,028	16,019,651
Midwest	793,777,913	2,489,379	5,100,947
South	1,881,849,222	5,423,091	30,263,862
West	1,502,313,471	5,227,788	19,540,746

U.S. Office Markets	Inventory	Deliveries YTD 2023	Under Construction as of Q2 2023p
Atlanta, GA	156,809,405	0	1,998,207
Austin, TX	63,308,290	620,221	6,211,731
Baltimore, MD	78,656,448	84,000	626,195
Binghamton, NY	4,262,170	0	0
Birmingham, AL	19,369,987	55,000	48,750
Boise, ID	16,981,999	168,900	172,940
Boston, MA	195,257,964	0	4,305,952
Buffalo, NY	22,761,974	0	0
Charleston, SC	21,214,199	139,340	309,336
Charlotte, NC	56,923,916	269,708	2,230,552
Chicago, IL	242,703,914	1,200,202	638,344
Cincinnati, OH	34,350,267	100,000	15,000
Cleveland, OH	90,014,044	70,940	2,158,907
Colorado Springs, CO	30,540,142	91,839	3,998
Columbia, SC	22,357,853	0	0
Columbus, OH	36,296,710	124,250	469,442
Dallas, TX	228,573,074	1,424,126	5,031,989
Denver, CO	121,714,655	106,527	2,043,528
Des Moines, IA	16,217,804	10,342	63,003
Detroit, MI	100,813,040	93,303	713,600
El Paso, TX	20,253,326	11,000	195,414
Fairfield County, CT	38,457,701	0	0
Fort Lauderdale, FL	26,121,500	0	0
Fort Myers/Naples, FL	21,860,246	5,856	113,000
Fort Worth, TX	19,849,165	138,000	129,400
Fredericksburg, VA	10,793,446	20,000	0
Greensboro/Winston-Salem, NC	35,597,647	0	100,000
Greenville, SC	22,533,914	0	580,487
Hampton Roads, VA	45,602,515	25,000	130,000
Hartford, CT	24,898,251	0	0
Houston, TX	188,879,378	129,600	741,997
Indianapolis, IN	39,402,222	30,000	171,160
Inland Empire CA	21,224,636	0	0
Jacksonville, FL	21,946,746	0	0
Kansas City, MO	53,152,520	120,527	190,380
Las Vegas, NV	41,823,922	37,343	426,001
Long Island, NY	36,813,982	0	0
Los Angeles CBD	27,761,856	0	0
Los Angeles Non-CBD	186,200,005	1,901,379	2,446,447
Louisville, KY	20,601,128	0	121,203
Madison, WI	16,657,187	162,800	223,000
Memphis, TN	27,494,830	12,884	30,000
Miami, FL	39,856,703	46,678	1,584,474
Milwaukee, WI	30,749,953	70,357	61,779
Minneapolis/St. Paul, MN	79,166,642	0	340,000
Nashville, TN	49,412,185	1,209,863	2,195,683

U.S. Office Markets	Inventory	Deliveries YTD 2023	Under Construction as of Q2 2023p
New Haven, CT	10,880,861	0	525,000
New Jersey - Central	82,462,945	0	0
New Jersey - Northern	109,447,588	0	120,000
New Orleans, LA	26,474,110	0	n/a
New York - Brooklyn	30,134,001	411,783	1,166,536
New York - Downtown	86,004,544	0	0
New York - Midtown	260,605,083	1,945,245	3,317,460
New York - Midtown South	67,571,217	34,000	4,407,814
Northern VA	133,307,373	0	700,771
Oakland/East Bay, CA*	98,216,078	0	0
Oklahoma City, OK	14,632,994	51,192	38,898
Omaha, NE	19,107,722	0	119,335
Orange County, CA	90,219,615	258,194	0
Orlando, FL	35,989,107	68,703	578,917
Palm Beach, FL	23,173,011	0	675,910
Philadelphia, PA	134,840,527	0	912,000
Phoenix, AZ	91,181,071	70,000	626,358
Pittsburgh, PA	93,980,231	0	686,889
Portland, OR	58,826,518	0	272,951
Providence, RI	23,331,403	0	n/a
Puget Sound - Eastside	37,018,163	454,208	3,874,064
Raleigh/Durham, NC	54,150,964	31,500	2,687,106
Reno, NV	8,144,237	0	112,054
Richmond, VA	55,886,498	78,974	145,152
Roanoke, VA	11,751,248	0	0
Rochester, NY	13,079,807	0	0
Sacramento, CA	68,477,248	0	569,000
Salt Lake City, UT	53,994,453	55,716	648,468
San Antonio, TX	50,683,135	893,844	825,681
San Diego, CA	71,358,061	0	1,627,745
San Francisco, CA	85,135,540	70,000	586,480
San Francisco North Bay, CA	20,119,598	0	0
San Jose, CA*	221,825,526	1,144,342	3,228,672
San Juan, PR	10,312,067	0	n/a
San Mateo County, CA*	40,079,885	430,583	985,554
Savannah, GA	3,950,583	0	0
Seattle, WA	66,445,137	404,805	1,678,353
Southern NH	14,614,928	0	280,000
St. Louis, MO	51,363,692	517,000	0
St. Petersburg/Clearwater, FL	10,629,797	0	45,000
Suburban MD	59,343,014	0	507,500
Syracuse, NY	13,812,863	0	298,000
Tampa, FL	31,090,455	75,000	131,955
Tucson, AZ	28,807,322	23,610	175,130
Tulsa, OK	49,851,255	32,602	557,680
Washington, DC	112,607,710	0	990,874
Westchester County, NY	23,272,875	0	0



## Methodology

Cushman & Wakefield's quarterly estimates are derived from a variety of data sources, including its own proprietary database, and historical data from third party data sources. The market statistics are calculated from a base building inventory made up of office properties deemed to be competitive in the local office markets. Generally, owner-occupied and federally-owned buildings are not included. Single tenant buildings and privately-owned buildings in which the federal government leases space are included. Older buildings unfit for occupancy or ones that require substantial renovation before tenancy are generally not included in the competitive inventory. The inventory is subject to revisions due to resampling. Vacant space is defined as space that is available immediately or imminently after the end of the quarter. Sublet space still occupied by the tenant is not counted as available space. The figures provided for the current quarter are preliminary, and all information contained in the report is subject to correction of errors and revisions based on additional data received.

## Explanation of Terms

**Total Inventory:** The total amount of office space (in buildings of a predetermined size by market) that can be rented by a third party.

**Overall Vacancy Rate:** The amount of unoccupied space (new, relet, and sublet) expressed as a percentage of total inventory.

**Direct Vacancy Rate:** The amount of unoccupied space available directly through the landlord, excludes sublease space.

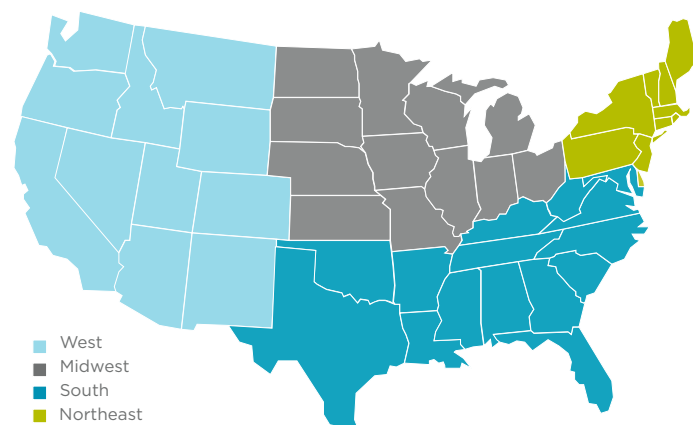
**Absorption:** The net change in occupied space between two points in time. (Total occupied space in the present quarter minus total occupied space from the previous quarter, quoted on a net, not gross, basis.)

**Leasing Activity:** The sum of all leases over a period of time. This includes pre-leasing activity as well as expansions. It does not include renewals.

**Overall Weighted Asking Rents:** Gross average asking rents weighted by the amount of available direct and sublease space in Class A, B and C properties.

**Class A Asking Rents:** Gross average asking rents weighted by the amount of available Class A direct and sublease space.

## Regional Map



## About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

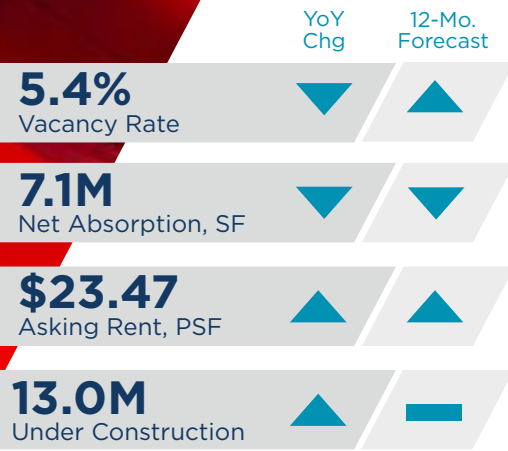
**David C. Smith**  
Head of Americas Insights

Tel: +1 404.853.5310  
[david.smith4@cushwake.com](mailto:david.smith4@cushwake.com)

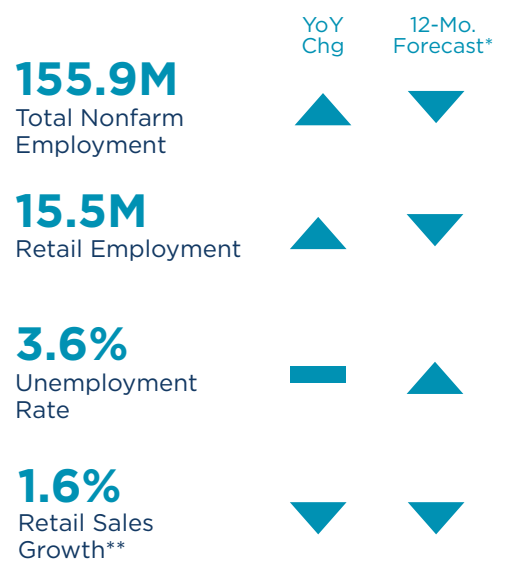
<sup>1</sup>National Association for Business Economics, May 2023 NABE Outlook Survey.

<sup>2</sup>Richmond Fed, The CFO Survey, Q2 2023.

<sup>3</sup>The Conference Board, U.S. CEO Confidence Survey, Q2 2023.



### ECONOMIC INDICATORS Q2 2023



Source: U.S. Bureau of Labor Statistics, U.S. Department of Commerce, \*Cushman & Wakefield baseline, \*\*May 2023

### U.S. Retail Market Defies Gravity in Q2 2023

The U.S. retail real estate market strengthened further in the second quarter of 2023, defying the gravitational pull of an uncertain economic outlook and several high-profile bankruptcies. Occupied square footage reached yet another all-time high as the national vacancy rate measured 5.4% in the second quarter, extending a streak of tightening availability to nine consecutive quarters dating back to early 2021. The vacancy rate was down 60 basis points (bps) compared to the second quarter of 2022 and 80 bps versus the pre-pandemic rate, pushing average asking rents higher amid a competitive market.

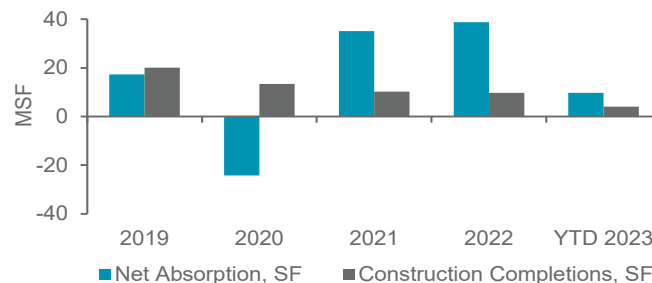
While there are not yet any clear signs the hot streak is over, we do expect conditions to moderate in the next several quarters as the impacts of slower consumer spending and tighter financial conditions temper enthusiasm for large-scale expansion plans and provoke some footprint consolidation for troubled brands. Retail real estate has been battle-tested the last few years—facing everything from pandemic shutdowns to surging operational costs and supply disruptions—each time emerging in a healthier state than before. A constant state of evolution has become the norm, but competitive demand for physical stores in well-located centers will remain a common thread over the foreseeable future.

### New Record Low for Retail Vacancy

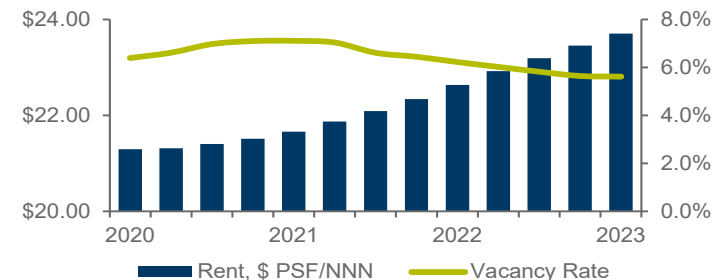
In the second quarter of 2023, the retail market recorded a ninth consecutive quarter of positive net absorption, totaling 7.1 million square feet (msf) nationally. Absorption showed a marked acceleration from a rate of 2.6 msf in the first quarter to a rate that was just shy of the average over the past year. Looking at demand regionally, 57 of the 81 markets tracked by Cushman & Wakefield experienced positive net absorption, with Chicago (1,280,000 sf), Dallas/Ft. Worth (713,000 sf), Phoenix (441,000 sf), Norfolk (386,000 sf), Atlanta (382,000 sf), Charlotte (308,000 sf) and Austin (301,000 sf) leading the way. Markets with negative absorption included several large Western markets such as Los Angeles, Orange County, Seattle and Salt Lake City.

New retail construction remained subdued in the second quarter, as just 2 msf of space was delivered nationally. After completions totaled an all-time low of 9.8 msf in 2022, year-to-date deliveries of 4 msf through the first half of 2023 point to another low-water-mark this year. With roughly 13 msf of retail space currently under construction, the pipeline is improved from a pandemic-era nadir, but tighter construction financing options and higher debt costs will

### SPACE DEMAND / DELIVERIES



### OVERALL VACANCY & ASKING RENT



Source: CoStar, Cushman & Wakefield Research

limit a quick rebound for many undersupplied markets. Additionally, inventory levels will continue to be limited by conversions and redevelopment of existing properties, keeping high-quality space at a premium.

As a result of limited new supply and robust demand, vacancy rates continued to tighten. The national shopping center vacancy rate fell 60 bps year-over-year (YoY) to 5.4% in the second quarter, marking the lowest rate since the beginning of our data in 2007. The South remains the tightest region with an average vacancy rate of 4.9%; Raleigh/Durham, Nashville and Miami were the only markets nationally with sub-3% rates. Columbus, Boston and Salt Lake City stand out as having the lowest vacancy rates outside of the South region. Additionally, each of the gateway markets—outside of a modest uptick in Los Angeles—experienced a declining market vacancy rate despite ongoing weakness in some urban pockets.

Limited availability has given landlords leverage to increase asking rents. On average nationally in the first quarter, asking rents were \$23.47 per square foot (psf), which was 4.7% higher than a year earlier, a modest deceleration from greater than 5% rent growth in the middle part of last year. Asking rents have risen 16% cumulatively from 2019 levels.

### Outlook

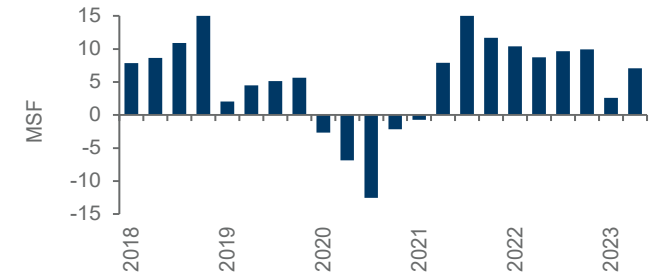
The retail market continued to defy economic headwinds in the second quarter, reaching a new record low in vacancy as a result of limited supply, structural demand shifts within the sector and net retail store openings. Two of these three drivers will remain favorable in the near term: (1) new supply will not pick up anytime soon; and (2) ongoing shifts in retail demand from non-prime malls to open-air shopping centers is likely to remain a feature of many brands' long-term strategies.

The bigger question revolves around whether retailers will remain aggressive regarding net store expansion plans amid a potential recession and wobbly consumer spending. In 2022, net retail store openings versus closures turned positive for the first time since 2016, and year-to-date announcements suggest 2023 is on track for another net gain. While these trends speak to the overall health of the sector, several concerns on the horizon are worth monitoring. Namely, 15 retailers have filed for bankruptcy protection in the first half of 2023, compared to only three bankruptcies by this point last year. Rising debt, high construction and operating costs, and declining sales (in some discretionary segments) are a few of the factors that may contribute to more financial hardship, or at least more cautious real estate decision-making as we head into next year. Additionally, retailers need to be wary of a broader pullback in consumer spending in the event of a recession, as confidence and real income growth are already on shaky ground. At present, spending is holding up well and vacated leases are being backfilled quickly, but those dynamics could shift in a recessionary environment.

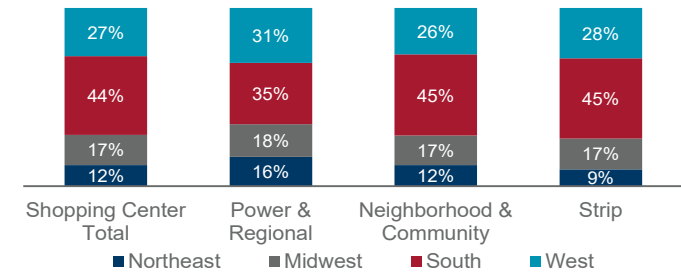
Despite these headwinds, the retail market has enough offsetting positives to weather an economic cycle much more gracefully than it has in the past. Shopping centers contain a broader set of tenant types than they have historically, including a more diverse mix of everyday services such as medical providers, fitness centers, daycares, and recreational experiences—a trend which has been aided by an increase in hybrid work and revived population growth in America's suburbs. As retailers continue to expand the role of the store to fulfill online orders, handle returns, test new products and engage with customers in ways they cannot easily online, the value of this real estate will continue to be important.

Our baseline expectation is that retail vacancy will level out through the end of this year as tenants grow more cautious and some of the previously announced store closures come to fruition. We expect that an economic recession will nudge the vacancy rate higher to the low-to-mid 6% range by the end of next year, a level which would still be tighter than the 2016-2019 average. As such, the average rate of rental growth is expected to moderate from historic highs, with firmer rental pressure in the top end of the quality spectrum. But overall, the retail market exhibits low risk of a major disruption over the next few years.

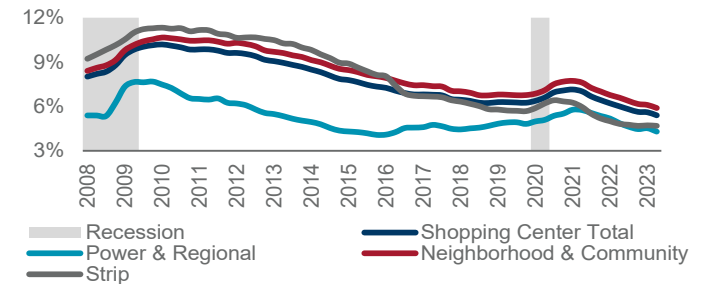
### SHOPPING CENTER NET ABSORPTION



### LEASING ACTIVITY BY REGION & TYPE, % OF TOTAL Q2 2023



### VACANCY RATE BY TYPE Q2 2023



Source: CoStar, Cushman & Wakefield Research

U.S. Shopping Center Markets	Net Absorption				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
United States	8,747,922	9,645,486	9,944,937	2,585,296	7,090,426
Northeast	222,001	1,528,422	485,934	791,316	404,467
Midwest	1,264,194	1,435,551	3,043,181	-242,120	2,498,939
South	5,345,260	3,921,419	3,889,137	2,614,624	3,277,738
West	1,916,467	2,760,094	2,526,685	-578,524	909,282

U.S. Shopping Center Markets	Net Absorption				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Akron, OH	73,919	-82,393	108,024	63,011	-7,071
Albany, NY	-9,705	41,946	-98,947	59,070	30,192
Albuquerque, NM	17,551	198,649	101,137	102,490	8,700
Atlanta, GA	485,834	351,770	573,924	22,862	382,337
Austin, TX	454,618	100,056	246,672	52,629	300,884
Bakersfield, CA	22,300	34,166	18,059	6,873	-34,695
Baltimore, MD	354,095	73,045	146,985	32,275	104,898
Birmingham, AL	181,065	-41,483	88,265	-40,516	-13,350
Boise, ID	-26,724	25,998	75,673	-111,726	99,399
Boston, MA	133,005	-141,137	274,902	23,660	141,184
Boulder, CO	-1,725	82,343	94,457	13,987	1,449
Buffalo, NY	72,448	-122,231	-31,921	75,078	24,762
Charleston, SC	115,570	146,308	199,364	-88,254	-43,907
Charlotte, NC	133,287	-202,570	98,869	453,236	308,316
Chicago, IL	326,447	233,979	1,052,505	207,894	1,282,381
Cincinnati, OH	76,888	-197,355	197,968	141,894	161,919
Cleveland, OH	-66,753	182,015	247,472	-44,171	137,858
Colorado Springs, CO	-130,815	25,201	4,019	-8,098	-201,730
Columbia, SC	97,564	104,397	-60,055	50,017	138,969
Columbus, OH	13,732	-132,355	336,088	-20,812	101,349
Dallas/Ft. Worth, TX	497,604	187,218	243,528	21,535	712,894
Dayton, OH	-897	29,793	183,818	-3,746	174,049
Denver, CO	-122,343	140,416	419,098	267,078	-32,093
Des Moines, IA	33,305	28,375	12,275	16,708	2,257
Detroit, MI	444,034	415,925	-16,757	-267,349	257,358
East Bay, CA	10,388	-225,633	149,582	165,992	125,839
El Paso, TX	17,357	144,643	76,669	107,015	-4,294
Fort Lauderdale, FL	176,533	147,803	202,046	-586	91,804
Fort Myers/Naples, FL	80,734	126,325	50,037	46,507	74,259
Greensboro, NC	-63,549	124,710	101,513	47,705	55,878
Greenville, SC	65,670	78,506	48,992	4,168	-22,677
Hartford, CT	75,974	159,677	-69,584	67,074	-28,561
Hawaii	-34,430	-28,960	5,400	-13,150	45,198
Houston, TX	825,074	636,743	249,517	726,341	229,511
Indianapolis, IN	-16,245	298,122	71,249	-70,145	-54,422
Inland Empire, CA	545,515	364,208	296,647	-104,496	277,849
Jacksonville, FL	-19,193	233,217	-123,035	-68,505	8,047
Kansas City, MO	301,956	119,604	75,977	-219,957	202,487
Knoxville, TN	50,658	128,043	-64,413	121,657	-83,377
Las Vegas, NV	466,133	-44,459	138,863	-242,003	225,335
Los Angeles, CA	-29,135	328,508	44,017	-111,482	-378,673

U.S. Shopping Center Markets	Net Absorption				
	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Louisville, KY	91,128	31,911	3,989	12,752	7,587
Memphis, TN	-26,169	119,213	113,387	-3,053	-20,570
Miami, FL	74,021	30,278	77,628	-9,635	97,148
Milwaukee, WI	43,031	-39,383	277,853	36,567	50,674
Minneapolis, MN	184,212	120,010	156,135	15,858	34,348
Montgomery, AL	-3,030	17,120	-43,626	-28,590	42,909
Nashville, TN	193,988	143,883	143,695	-18,499	52,786
New Haven, CT	28,486	-26,621	100,295	-178,723	83,721
New Orleans, LA	127,682	-193,114	119,695	176,980	84,317
New York City Metro, NY	-327,286	516,827	246,814	637,236	-2,070
Norfolk, VA	70,186	102,351	102,729	95,334	386,257
Northwest Arkansas	69,734	4,017	33,632	186,044	-206,100
Oklahoma City, OK	-52,019	39,887	-133,661	82,289	-32,394
Omaha, NE	4,553	232,013	42,241	-6,436	74,720
Orange County, CA	34,940	516,138	-2,365	8,744	-10,907
Orlando, FL	131,850	145,459	-96,114	90,777	209,081
Palm Beach, FL	204,101	153,403	57,212	-24,698	-51,455
Philadelphia, PA	201,191	595,177	-104,383	119,903	158,059
Phoenix, AZ	602,631	606,958	879,064	308,426	440,945
Pittsburgh, PA	63,968	74,888	79,714	-43,854	-25,910
Portland, OR	137,887	32,838	50,483	-108,671	3,238
Providence, RI	103,306	391,283	55,835	119,195	-33,446
Raleigh/Durham, NC	95,929	102,259	271,814	250,303	15,141
Reno, NV	-108,720	50,748	93,949	-27,343	-11,648
Richmond, VA	36,466	188,335	319,211	-67,585	-13,267
Rochester, NY	-102,718	19,050	31,132	-10,112	53,890
Sacramento, CA	-57,589	31,031	-14,128	-186,770	264,533
Salt Lake City, UT	376,403	123,466	131,993	-14,357	-59,874
San Antonio, TX	403,941	17,236	317,057	121,746	110,916
San Diego, CA	307,158	392,737	53,851	-331,245	47,501
San Francisco, CA	84,562	-16,929	4,292	-11,337	45,706
San Jose, CA	22,938	102,547	47,665	-24,196	45,932
Sarasota, FL	87,389	303,507	142,902	34,123	39,632
Seattle, WA	-386,840	50,434	70,718	-217,381	-70,322
St. Louis, MO	-153,988	227,201	298,333	-91,436	81,032
Syracuse, NY	-16,668	19,563	2,077	-77,211	2,646
Tampa, FL	356,206	205,886	-71,367	92,586	48,634
Tucson, AZ	186,382	-30,311	-135,789	60,141	77,600
Tulsa, OK	77,261	-70,722	51,690	108,210	12,806
Washington, DC	-46,325	241,779	400,386	27,454	254,118



Overall					
U.S. Shopping Center Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
United States	6.0%	5.8%	5.6%	5.6%	5.4%
Northeast	6.4%	6.1%	6.0%	5.9%	5.9%
Midwest	7.0%	6.9%	6.5%	6.5%	6.2%
South	5.5%	5.3%	5.1%	5.0%	4.9%
West	5.9%	5.6%	5.5%	5.6%	5.5%

Overall					
U.S. Shopping Center Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Akron, OH	4.7%	5.1%	4.5%	4.2%	4.2%
Albany, NY	5.2%	5.0%	5.5%	5.2%	5.0%
Albuquerque, NM	6.4%	5.4%	4.9%	4.4%	4.5%
Atlanta, GA	4.8%	4.6%	4.3%	4.4%	4.2%
Austin, TX	4.4%	4.3%	4.0%	4.0%	3.8%
Bakersfield, CA	5.5%	5.2%	5.1%	5.1%	5.3%
Baltimore, MD	6.5%	6.6%	6.3%	6.3%	6.1%
Birmingham, AL	5.9%	6.2%	6.0%	6.2%	6.2%
Boise, ID	5.2%	5.0%	4.6%	5.2%	4.7%
Boston, MA	4.1%	4.3%	4.0%	4.0%	3.8%
Boulder, CO	7.8%	6.8%	5.9%	5.7%	5.7%
Buffalo, NY	7.9%	8.5%	8.7%	8.3%	8.2%
Charleston, SC	5.5%	5.2%	4.6%	5.1%	5.5%
Charlotte, NC	4.3%	4.6%	4.5%	3.9%	3.4%
Chicago, IL	8.8%	8.7%	8.2%	8.1%	7.4%
Cincinnati, OH	6.0%	6.4%	6.0%	5.6%	5.3%
Cleveland, OH	7.6%	7.3%	6.9%	6.9%	6.7%
Colorado Springs, CO	6.0%	5.0%	5.0%	5.0%	6.0%
Columbia, SC	6.1%	5.5%	5.8%	5.5%	4.7%
Columbus, OH	4.1%	4.4%	3.8%	3.8%	3.6%
Dallas/Ft. Worth, TX	6.8%	6.8%	6.7%	6.7%	6.4%
Dayton, OH	8.0%	7.9%	7.0%	7.0%	6.2%
Denver, CO	6.3%	6.1%	5.5%	5.2%	5.3%
Des Moines, IA	5.5%	5.4%	5.6%	5.5%	5.5%
Detroit, MI	7.7%	7.3%	7.3%	7.6%	7.4%
East Bay, CA	6.7%	7.2%	6.9%	6.6%	6.3%
El Paso, TX	5.0%	4.3%	3.9%	3.4%	3.5%
Fort Lauderdale, FL	4.5%	4.2%	3.9%	3.9%	3.7%
Fort Myers/Naples, FL	4.6%	4.2%	4.2%	4.2%	4.0%
Greensboro, NC	5.6%	5.0%	4.6%	4.4%	4.1%
Greenville, SC	5.9%	5.6%	5.4%	5.2%	5.3%
Hartford, CT	6.7%	6.2%	6.4%	6.3%	6.4%
Hawaii	7.3%	7.6%	7.5%	7.6%	7.3%
Houston, TX	6.6%	6.4%	6.4%	6.2%	6.1%
Indianapolis, IN	5.8%	5.2%	5.0%	5.2%	5.3%
Inland Empire, CA	6.7%	6.5%	6.3%	6.5%	6.3%
Jacksonville, FL	5.3%	4.8%	5.4%	5.7%	5.8%
Kansas City, MO	6.8%	6.6%	6.5%	6.8%	6.5%
Knoxville, TN	4.2%	3.6%	3.9%	3.4%	3.7%
Las Vegas, NV	6.2%	6.3%	6.1%	6.5%	6.3%
Los Angeles, CA	5.8%	5.6%	5.6%	5.7%	5.9%

Overall					
U.S. Shopping Center Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Louisville, KY	4.9%	4.8%	4.8%	4.7%	4.7%
Memphis, TN	5.4%	5.1%	4.9%	4.9%	4.9%
Miami, FL	3.0%	3.0%	3.0%	3.1%	2.9%
Milwaukee, WI	6.0%	6.2%	5.2%	5.1%	4.9%
Minneapolis, MN	5.3%	5.1%	4.9%	4.8%	4.8%
Montgomery, AL	10.1%	9.9%	10.4%	10.7%	10.2%
Nashville, TN	3.4%	3.0%	2.6%	2.7%	2.5%
New Haven, CT	7.3%	7.4%	6.9%	7.8%	7.4%
New Orleans, LA	3.9%	4.8%	4.3%	3.5%	3.1%
New York City Metro, NY	6.2%	6.0%	5.9%	5.7%	5.7%
Norfolk, VA	8.2%	8.1%	7.9%	7.7%	7.0%
Northwest Arkansas	6.5%	6.5%	5.8%	3.4%	6.1%
Oklahoma City, OK	7.8%	7.7%	8.1%	7.8%	7.8%
Omaha, NE	8.1%	7.1%	6.9%	6.9%	6.5%
Orange County, CA	5.3%	4.6%	4.6%	4.6%	4.7%
Orlando, FL	5.0%	4.9%	5.1%	5.0%	5.0%
Palm Beach, FL	4.5%	4.1%	4.1%	4.2%	4.3%
Philadelphia, PA	7.2%	6.7%	6.8%	6.6%	6.5%
Phoenix, AZ	6.4%	6.0%	5.6%	5.5%	5.2%
Pittsburgh, PA	5.2%	5.1%	4.8%	4.9%	5.0%
Portland, OR	4.4%	4.3%	4.2%	4.5%	4.6%
Providence, RI	7.4%	6.3%	6.1%	5.8%	5.9%
Raleigh/Durham, NC	3.4%	3.2%	2.6%	2.3%	2.5%
Reno, NV	6.3%	6.0%	5.4%	5.6%	5.8%
Richmond, VA	6.4%	5.9%	5.2%	5.4%	4.7%
Rochester, NY	9.2%	9.1%	9.0%	9.0%	9.1%
Sacramento, CA	6.8%	6.8%	6.9%	7.3%	7.0%
Salt Lake City, UT	4.2%	3.9%	3.5%	3.6%	3.9%
San Antonio, TX	6.0%	5.8%	5.3%	5.2%	5.1%
San Diego, CA	5.1%	4.5%	4.5%	5.0%	4.9%
San Francisco, CA	6.4%	6.5%	6.5%	6.6%	6.2%
San Jose, CA	5.5%	5.2%	5.2%	5.3%	5.2%
Sarasota, FL	4.0%	3.6%	3.0%	2.9%	3.0%
Seattle, WA	4.0%	3.7%	3.6%	3.9%	4.0%
St. Louis, MO	6.8%	6.5%	6.3%	6.4%	6.3%
Syracuse, NY	6.0%	5.9%	5.9%	6.4%	6.4%
Tampa, FL	4.3%	4.1%	4.2%	4.1%	4.1%
Tucson, AZ	6.2%	6.3%	6.8%	6.6%	6.3%
Tulsa, OK	5.6%	5.9%	5.6%	5.2%	5.1%
Washington, DC	5.4%	5.3%	4.8%	4.8%	4.6%

U.S. Shopping Center Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
United States	\$22.42	\$22.64	\$22.91	\$23.19	\$23.47
Northeast	\$23.05	\$23.20	\$23.29	\$23.25	\$23.50
Midwest	\$17.30	\$17.43	\$17.63	\$17.83	\$17.97
South	\$21.82	\$22.14	\$22.36	\$22.73	\$22.98
West	\$27.12	\$27.41	\$27.79	\$28.11	\$28.38

Overall (All Classes)					
U.S. Shopping Center Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Akron, OH	\$14.38	\$14.92	\$15.16	\$15.09	\$15.21
Albany, NY	\$15.98	\$16.03	\$16.47	\$16.69	\$16.95
Albuquerque, NM	\$17.59	\$17.80	\$17.94	\$18.07	\$18.25
Atlanta, GA	\$19.67	\$20.13	\$20.37	\$20.77	\$21.07
Austin, TX	\$27.92	\$28.55	\$28.86	\$29.32	\$30.15
Bakersfield, CA	\$19.91	\$20.02	\$20.17	\$20.52	\$20.78
Baltimore, MD	\$23.86	\$23.92	\$24.14	\$24.06	\$24.02
Birmingham, AL	\$15.65	\$15.77	\$15.86	\$16.42	\$16.22
Boise, ID	\$16.92	\$17.11	\$17.27	\$17.62	\$17.88
Boston, MA	\$23.03	\$23.26	\$23.42	\$23.39	\$23.43
Boulder, CO	\$23.43	\$23.76	\$23.81	\$24.16	\$24.05
Buffalo, NY	\$13.48	\$13.48	\$13.66	\$13.79	\$14.03
Charleston, SC	\$20.30	\$20.58	\$20.84	\$21.07	\$21.30
Charlotte, NC	\$22.20	\$22.65	\$23.04	\$23.07	\$23.79
Chicago, IL	\$19.83	\$20.02	\$20.22	\$20.39	\$20.41
Cincinnati, OH	\$14.17	\$14.25	\$14.36	\$14.77	\$15.40
Cleveland, OH	\$15.04	\$15.10	\$15.32	\$15.67	\$15.81
Colorado Springs, CO	\$18.95	\$18.99	\$19.30	\$19.40	\$19.35
Columbia, SC	\$16.82	\$16.79	\$17.41	\$17.66	\$17.45
Columbus, OH	\$18.06	\$18.20	\$18.36	\$18.54	\$18.63
Dallas/Ft. Worth, TX	\$21.04	\$21.30	\$21.51	\$21.77	\$22.01
Dayton, OH	\$13.41	\$13.65	\$13.80	\$13.70	\$13.50
Denver, CO	\$23.48	\$23.71	\$23.96	\$24.02	\$23.94
Des Moines, IA	\$13.74	\$13.88	\$13.92	\$14.07	\$14.20
Detroit, MI	\$17.41	\$17.33	\$17.58	\$17.77	\$17.91
East Bay, CA	\$33.46	\$33.36	\$33.37	\$33.19	\$32.55
El Paso, TX	\$16.51	\$16.42	\$16.59	\$16.15	\$16.46
Fort Lauderdale, FL	\$29.26	\$30.08	\$30.92	\$31.52	\$32.10
Fort Myers/Naples, FL	\$21.21	\$21.46	\$21.92	\$22.17	\$22.42
Greensboro, NC	\$13.86	\$14.21	\$14.48	\$14.70	\$15.45
Greenville, SC	\$15.83	\$16.12	\$16.45	\$16.97	\$16.53
Hartford, CT	\$18.06	\$18.16	\$18.27	\$18.32	\$18.11
Hawaii	\$45.80	\$45.55	\$45.59	\$45.70	\$45.79
Houston, TX	\$21.74	\$22.03	\$22.36	\$22.63	\$22.71
Indianapolis, IN	\$16.44	\$16.61	\$16.81	\$16.86	\$17.12
Inland Empire, CA	\$24.72	\$25.03	\$25.45	\$25.71	\$25.94
Jacksonville, FL	\$22.75	\$23.30	\$23.84	\$24.47	\$25.39
Kansas City, MO	\$16.66	\$16.76	\$16.95	\$17.48	\$17.64
Knoxville, TN	\$16.22	\$16.44	\$16.69	\$16.99	\$17.12
Las Vegas, NV	\$24.84	\$25.24	\$25.56	\$25.99	\$26.46
Los Angeles, CA	\$33.00	\$33.20	\$33.34	\$33.54	\$33.72

Overall (All Classes)					
U.S. Shopping Center Markets	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023p
Louisville, KY	\$17.03	\$17.12	\$17.24	\$17.32	\$17.36
Memphis, TN	\$15.97	\$16.07	\$16.30	\$16.60	\$16.73
Miami, FL	\$36.93	\$37.63	\$37.86	\$38.29	\$39.09
Milwaukee, WI	\$15.32	\$15.37	\$15.31	\$15.31	\$15.47
Minneapolis, MN	\$18.11	\$18.22	\$18.48	\$18.37	\$19.20
Montgomery, AL	\$14.46	\$14.67	\$14.73	\$14.85	\$15.08
Nashville, TN	\$25.54	\$26.35	\$26.43	\$27.05	\$27.26
New Haven, CT	\$17.12	\$17.15	\$17.15	\$17.31	\$17.87
New Orleans, LA	\$17.81	\$17.98	\$18.31	\$18.64	\$18.96
New York City Metro, NY	\$31.83	\$32.13	\$32.28	\$32.22	\$32.67
Norfolk, VA	\$18.73	\$18.98	\$19.04	\$19.42	\$19.46
Northwest Arkansas	\$16.72	\$16.94	\$17.18	\$17.30	\$17.55
Oklahoma City, OK	\$15.70	\$15.88	\$15.81	\$15.99	\$15.95
Omaha, NE	\$14.74	\$14.94	\$15.27	\$15.68	\$16.11
Orange County, CA	\$35.19	\$35.68	\$36.01	\$36.27	\$36.80
Orlando, FL	\$24.84	\$25.32	\$25.86	\$26.39	\$26.73
Palm Beach, FL	\$30.62	\$30.76	\$31.26	\$32.09	\$33.20
Philadelphia, PA	\$20.51	\$20.76	\$20.92	\$21.23	\$21.31
Phoenix, AZ	\$21.15	\$21.71	\$22.10	\$22.62	\$23.28
Pittsburgh, PA	\$16.58	\$16.37	\$16.24	\$16.15	\$16.30
Portland, OR	\$25.52	\$25.70	\$26.10	\$26.21	\$26.77
Providence, RI	\$19.53	\$19.56	\$19.75	\$20.14	\$20.04
Raleigh/Durham, NC	\$22.81	\$23.00	\$23.29	\$23.46	\$24.20
Reno, NV	\$21.27	\$21.49	\$21.66	\$22.10	\$22.40
Richmond, VA	\$19.50	\$19.54	\$19.80	\$20.30	\$19.83
Rochester, NY	\$14.25	\$14.31	\$14.47	\$14.63	\$14.89
Sacramento, CA	\$22.76	\$22.93	\$23.29	\$23.48	\$23.58
Salt Lake City, UT	\$22.95	\$23.65	\$24.00	\$24.59	\$25.30
San Antonio, TX	\$20.47	\$20.83	\$21.04	\$21.17	\$21.45
San Diego, CA	\$32.65	\$32.87	\$33.28	\$34.03	\$34.61
San Francisco, CA	\$41.91	\$41.86	\$41.93	\$42.45	\$42.36
San Jose, CA	\$39.88	\$39.94	\$40.23	\$40.30	\$39.66
Sarasota, FL	\$21.15	\$21.47	\$21.77	\$22.05	\$22.30
Seattle, WA	\$28.29	\$28.49	\$29.10	\$29.47	\$29.54
St. Louis, MO	\$15.91	\$16.02	\$16.21	\$16.50	\$16.58
Syracuse, NY	\$12.70	\$12.72	\$12.86	\$12.97	\$13.23
Tampa, FL	\$21.92	\$22.45	\$23.01	\$23.43	\$24.02
Tucson, AZ	\$17.29	\$17.38	\$17.62	\$18.00	\$18.10
Tulsa, OK	\$14.36	\$14.46	\$14.52	\$14.60	\$14.91
Washington, DC	\$30.49	\$30.80	\$30.88	\$31.19	\$31.48



U.S. Shopping Center Markets	Inventory	Deliveries YTD 2023	Under Construction as of Q2 2023p
United States	4,317,570,472	3,977,264	12,985,636
Northeast	619,840,653	304,887	1,271,055
Midwest	778,436,968	400,379	998,017
South	1,781,490,048	2,388,337	8,087,459
West	1,137,802,803	883,661	2,629,105

Overall			
U.S. Shopping Center Markets	Inventory	Deliveries YTD 2023	Under Construction as of Q2 2023p
Akron, OH	18,294,048	0	0
Albany, NY	17,208,425	0	0
Albuquerque, NM	20,498,455	30,000	162,210
Atlanta, GA	169,186,442	267,647	173,440
Austin, TX	51,646,057	242,330	336,652
Bakersfield, CA	13,511,234	0	22,767
Baltimore, MD	57,844,363	44,000	175,124
Birmingham, AL	28,138,747	0	64,487
Boise, ID	17,150,288	0	0
Boston, MA	72,478,456	0	31,110
Boulder, CO	8,493,413	0	5,339
Buffalo, NY	23,620,209	0	215,000
Charleston, SC	20,068,702	37,389	47,004
Charlotte, NC	60,207,163	75,683	83,644
Chicago, IL	194,724,837	121,058	217,099
Cincinnati, OH	43,453,748	0	24,500
Cleveland, OH	55,032,888	28,400	31,200
Colorado Springs, CO	20,599,759	4,500	55,000
Columbia, SC	17,562,252	0	0
Columbus, OH	51,536,988	23,220	122,264
Dallas/Ft. Worth, TX	192,345,801	324,898	1,445,056
Dayton, OH	20,629,641	0	6,000
Denver, CO	73,871,133	33,006	41,350
Des Moines, IA	11,212,094	5,000	13,565
Detroit, MI	96,678,906	100,950	94,447
East Bay, CA	48,220,687	9,998	125,000
El Paso, TX	20,540,133	15,566	90,555
Fort Lauderdale, FL	54,226,033	23,576	147,583
Fort Myers/Naples, FL	34,234,764	22,000	114,005
Greensboro, NC	19,369,872	0	14,400
Greenville, SC	24,463,940	0	40,993
Hartford, CT	28,098,680	43,700	83,100
Hawaii	12,106,666	0	43,250
Houston, TX	193,856,680	417,554	1,032,423
Indianapolis, IN	50,550,158	0	14,973
Inland Empire, CA	114,195,751	97,584	873,662
Jacksonville, FL	44,864,987	112,870	365,063
Kansas City, MO	53,332,424	84,551	173,069
Knoxville, TN	23,258,596	0	15,500
Las Vegas, NV	67,451,485	152,330	88,983
Los Angeles, CA	162,584,509	45,176	100,220

Overall			
U.S. Shopping Center Markets	Inventory	Deliveries YTD 2023	Under Construction as of Q2 2023p
Louisville, KY	30,395,325	0	386,310
Memphis, TN	37,959,558	0	145,165
Miami, FL	52,507,287	51,649	768,188
Milwaukee, WI	29,009,018	0	0
Minneapolis, MN	62,894,948	6,800	29,500
Montgomery, AL	8,899,399	0	0
Nashville, TN	39,327,191	0	179,154
New Haven, CT	19,388,441	0	33,700
New Orleans, LA	22,125,992	0	0
New York City Metro, NY	214,924,620	143,913	578,932
Norfolk, VA	51,019,701	0	141,941
Northwest Arkansas	7,570,872	0	0
Oklahoma City, OK	33,140,258	10,900	167,500
Omaha, NE	21,936,539	0	16,000
Orange County, CA	79,252,689	21,434	3,403
Orlando, FL	66,958,330	201,118	630,619
Palm Beach, FL	38,615,359	23,772	126,282
Philadelphia, PA	124,047,457	33,069	233,264
Phoenix, AZ	138,137,811	190,692	441,225
Pittsburgh, PA	49,414,606	0	76,929
Portland, OR	48,197,030	48,457	333,974
Providence, RI	33,361,331	0	14,020
Raleigh/Durham, NC	49,898,464	189,152	285,646
Reno, NV	14,848,148	15,292	11,600
Richmond, VA	35,858,708	6,634	101,508
Rochester, NY	23,453,538	84,205	5,000
Sacramento, CA	60,528,999	148,220	188,765
Salt Lake City, UT	28,146,047	33,399	58,020
San Antonio, TX	55,299,863	121,158	221,194
San Diego, CA	67,668,293	43,030	21,523
San Francisco, CA	11,905,881	0	0
San Jose, CA	36,830,723	0	20,810
Sarasota, FL	21,695,758	74,200	151,757
Seattle, WA	65,934,435	6,143	21,844
St. Louis, MO	69,150,731	30,400	255,400
Syracuse, NY	13,844,890	0	0
Tampa, FL	70,281,154	18,925	171,838
Tucson, AZ	27,669,367	4,400	10,160
Tulsa, OK	24,638,711	0	17,009
Washington, DC	123,483,586	107,316	447,419



p = preliminary

Our statistical coverage includes community/neighborhood, power/regional, and strip centers. It does not include malls, outlet centers, theme retail centers, airport retail or freestanding retail product.

#### **Methodology**

Cushman & Wakefield's quarterly estimates are derived from a variety of data sources, including our own proprietary database as well as data from reliable third-party data sources. The market statistics are calculated from a base shopping center inventory comprised of properties deemed to be competitive in the respective local market. The inventory is subject to revisions due to resampling. Vacant space is defined as space that is available immediately or imminently after the end of the quarter. The figures provided for the current quarter are preliminary and all information contained in this report is subject to correction of errors and revisions based on the receipt of additional pertinent data.

#### **James Bohnaker**

Senior Economist, Global Research  
[james.bohnaker@cushwake.com](mailto:james.bohnaker@cushwake.com)

#### **About Cushman & Wakefield**

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).