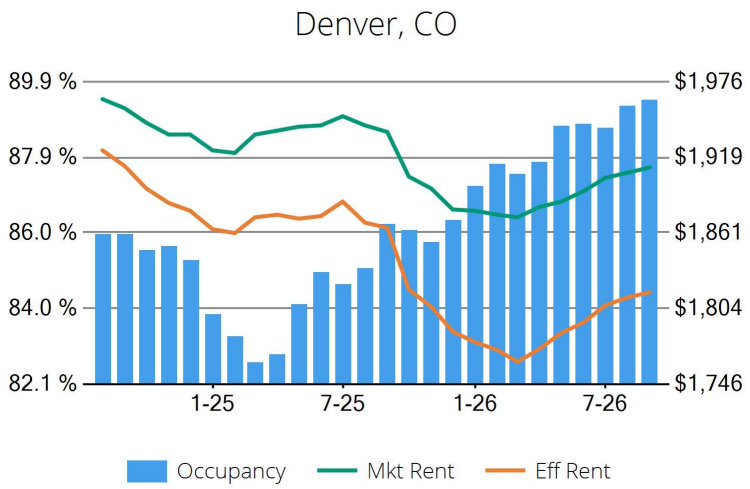
Denver, CO

End of September, 2026

General Overview

Conventional Properties	Sep 2026	Annual Chg
Occupancy	89.4	+2.8%
Unit Change	6,264	
Units Absorbed (Annual)	12,480	
Average Size (SF)	872	+0.2%
Asking Rent	$1,911	-1.3%
Asking Rent per SF	$2.19	-1.6%
Effective Rent	$1,816	-2.6%
Effective Rent per SF	$2.08	-2.8%
% Offering Concessions	44%	+17.8%
Avg. Concession Package	10.5%	+9.7%



Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	78%	1,990	287,151	89.4%	872	$1,911	$1,816	43.5%	10.5%
Affordable	15%	471	55,171	79.2%	839	$1,578	$1,520	28.4%	10.4%
Senior Living	6%	235	23,503	86.7%	769	$2,688	$2,643	19.6%	8.1%
Student Housing	1%	13	2,121	44.0%	1,063	$2,690	$2,678	25.0%	1.9%
Totals		**2,709**	**367,946**						

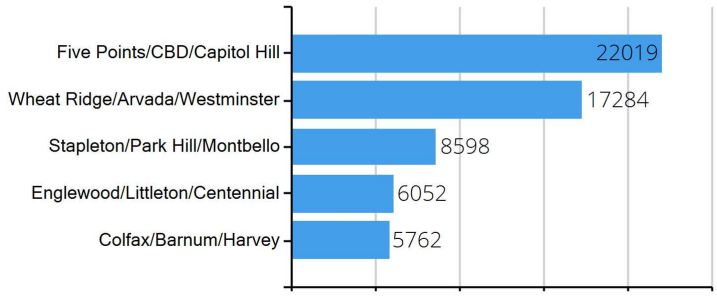
Top 5 Submarkets

Occupancy Annual Change	Sep-26	Change
Stapleton/Park Hill/Montbello	85.8%	9.1%
Aurora	89.6%	8.8%
Broomfield/Lafayette	88.4%	7.4%
Colfax/Barnum/Harvey	91.8%	6.3%
Five Points/CBD/Capitol Hill	90.5%	4.5%

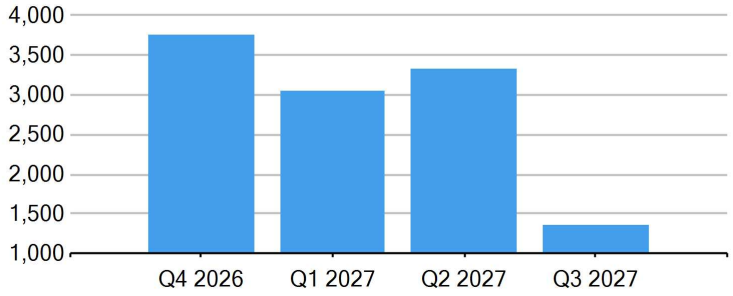
Effective Rent Gains	Sep-26	Change
Commerce City/Brighton	$1,963	8.0%
Hampden	$1,713	0.2%
Washington Park/University	$2,024	-0.3%
Colfax/Barnum/Harvey	$1,774	-0.9%
Stapleton/Park Hill/Montbello	$1,824	-1.1%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



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