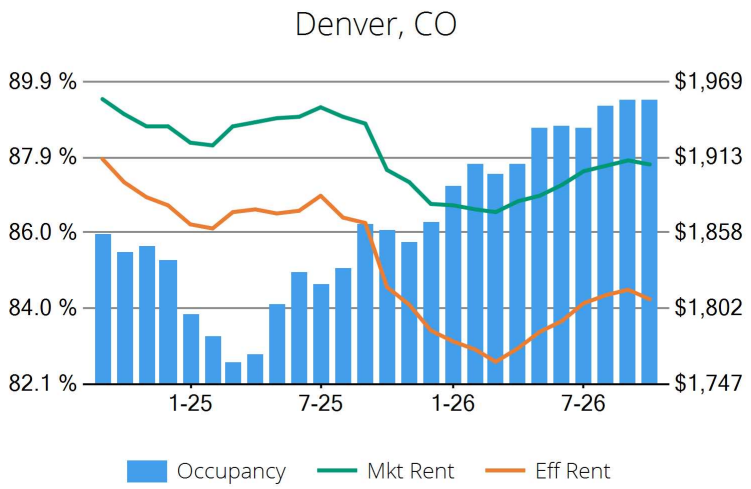
Denver, CO

End of October, 2026

General Overview

Conventional Properties	Oct 2026	Annual Chg
Occupancy	89.4	+4.1%
Unit Change	6,024	
Units Absorbed (Annual)	15,222	
Average Size (SF)	872	+0.1%
Asking Rent	$1,908	+0.3%
Asking Rent per SF	$2.19	+0.1%
Effective Rent	$1,809	-0.4%
Effective Rent per SF	$2.07	-0.6%
% Offering Concessions	45%	+4.9%
Avg. Concession Package	10.5%	+3.3%



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%	1,988	287,184	89.4%	872	$1,908	$1,809	44.7%	10.5%
Affordable	15%	474	55,548	78.4%	840	$1,574	$1,520	26.6%	10.3%
Senior Living	6%	235	23,503	85.6%	769	$2,676	$2,625	19.6%	10.3%
Student Housing	1%	13	2,121	44.0%	1,063	$2,743	$2,606	25.0%	21.1%
Totals		**2,710**	**368,356**						

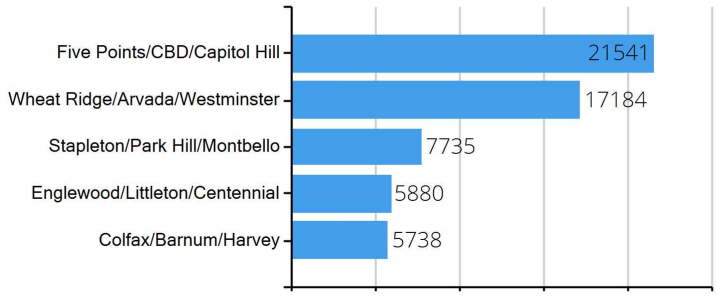
Top 5 Submarkets

Occupancy Annual Change	Oct-26	Change
Aurora	89.9%	11.7%
Broomfield/Lafayette	88.9%	9.7%
Colfax/Barnum/Harvey	92.1%	9.4%
Stapleton/Park Hill/Montbello	85.8%	8.8%
Glendale/Washington Virginia Vale	88.1%	5.5%

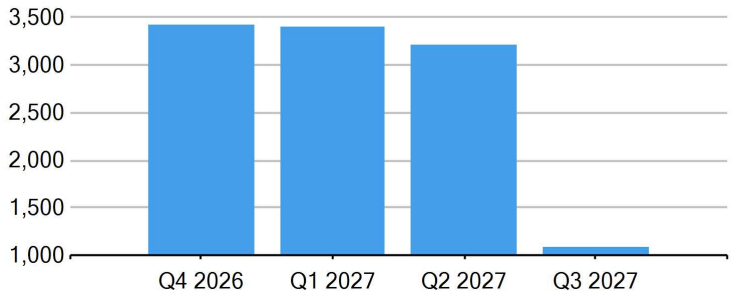
Effective Rent Gains	Oct-26	Change
Commerce City/Brighton	$1,943	11.1%
Broomfield/Lafayette	$1,929	1.3%
Washington Park/University	$2,010	1.1%
Federal Heights/Thornton	$1,662	1.1%
Five Points/CBD/Capitol Hill	$2,015	0.5%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



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