

MARKET ACTIVITY



KEY TAKE AWAYS

MARKET

- **Vacancy Rate:** Slight decrease of 10 BPS from Q4.
- **Net Absorption:** QTD Q1 is over 825K SF of positive net absorption.
- **Asking Rents:** Increased slightly by \$0.01 PSF to \$1.20.
- **Sale Activity:** Volume down by over 51% from the mid-Q4 levels. The median price PSF is \$205.00 in Q1.
- **Leasing Activity:** At this point in Q1, leasing activity down from the prior period with just over 4.1M SF.
- **Industrial Supply:** Properties under construction stands at 4.4M SF.

ECONOMIC OUTLOOK

- **GDP:** Q4 estimates show a growth rate of 4.0%.
- **Employment:** The unemployment rate continues to decline, but the employment situation is bleak for millions of Americans as thousands of business are permanently closing due to governmental mandated closures.
- **Economic Relief:** Congress and the new administration have proposed a \$1.9T stimulus package. Analyst predict some stimulus will be passed in March.
- **Stability:** The completion of the Presidential election will likely add economic stability to the commercial real estate market.

ECONOMIC OUTLOOK



EXPERIENCE IN A CHANGING MARKET

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