

# MIDQUARTER SNAPSHOT

## Office Q4 2022 Ventura County



### MARKET ACTIVITY

### KEY TAKE AWAYS

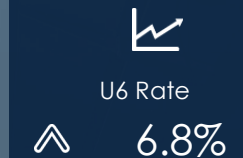
### ECONOMIC OUTLOOK

#### MARKET

- **Vacancy Rate:** Increased by 72 BPS since Q3.
- **Net Absorption:** Negative start to Q4, with -146K SF.
- **Gross Absorption:** So far in Q4 has totaled 188K SF.
- **Office Supply:** No new supply in the market.
- **Sales:** Two (2) transactions thus far in Q4. Volume has totaled \$50.0M so far. The median price PSF was \$304.47.
- **Asking Rents:** Declined by \$0.02 PSF to \$2.53.

#### ECONOMIC OUTLOOK

- **Interest Rates:** At their November meeting, the FOMC decided to increase interest rates by another 75 bps to a range of 3.75%-4.0%. Projections of an additional increase of 50 bps before the end of the year with the fed funds rate ending 2022 at a mid-point of 4.4%.
- **Inflation:** The latest CPI shows slight signs of moderation from peak inflation.
- **Supply Chain:** According to the Freightos Baltic Index, the cost to ship a container from China/East Asia to North America West Coast declined 13% since Q3, at \$2,563 per container. Since the start of 2022, these rate have declined over 81%.



EXPERIENCE IN A CHANGING MARKET

@DAUMCOMMERCIAL



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.