In Denver, having a population of 717,522 it became one of the most profitable cities across the country and appears least susceptible to violate shift brought by the corona virus, roughly two years ago in 2022 the median age is of 34.70 years, roughly 71.80% are between the ages of 16-64 years old. The income of this demographic earning less than $50k per year is 20%, 50k-100k is 30% and more than 200k is 12%. Denver housing market is very competitive. Over the last couple years, the housing market has remained consistent in Denver, Colorado. The median home value within the Arapahoe county is approximately 599,700k, it varies from time; however, it has remained steady around this price range. The one-year appreciation rate has increased 19.1% within these new listing with the amount of 887. The active listing within the county is 2,392 and 675 have been sold thus far. The impressive median days that houses have been on the market is 6 days. It has decreased -0.7 year over year, With the decreasing housing market, the median rent averages around $1693 dollars. According to the U.S. census bureau, the median household income is $63,592. The most impactful of the housing market were foreclosures, there were 22,204 which have increased 29% from January 2022; moreover, in 2021 it had an insurmountable amount of 139%. These foreclosures included default notices, scheduled auctions and bank repositions.

The commercial market for this third quarter has increased since the recent years. The industrial market’s vacancy is a low 5.7% having the rent of $11.35/ sq. ft. This annual growth of rent increased to a 7.4% making the market sale price $187/ sq. ft. capping the market price at 5.6%. The office market price, in the non-residentials’ vacancy is a 14.8% with market rent being $29.06, the annual growth rate for rent is a 1.3% leading market rents increasing over the past year. This can place a small freeze on the market sale price of $258 resulting in the market cap rate of 7.0%. The commercial office market is closer than 20% when coming to the fourth quarter of this year. Vacancy will roughly fall 10% along with rental space predicting an $8/ sq. ft. for 696, 960/ sq ft and is expected to increase in 2023. The industrial has had a better outcome this year in 2022. Whereas in 2021, the rental space was 19/sq. ft, quarter one and quarter 2 of this year jumped to $25 /sq. ft. and $23/ sq. ft respectively. Investors buy vacant buildings at small premiums to avoid uncertain construct cost, labor shortages and supply chain issues. Commercial café shared the percentages of these office spaces and industrial ranks and sq.ft. sold for total space provided. It shows how popular the sq. ft. ranges from 50k-100k sq. ft, class A+, and more than one million sq ft are the most popular choices for investors use for business purposes. The office with retail has a 27% advantage from renting more than one million/ sq ft. Comparing to 50k-100k with 35.83% and 100k-500k at an overwhelming 45.9% rented.