

# COLORADO SPRINGS, CO

## 2023 MARKET AT A GLANCE

Occupancy Rate

93.9%



DOWN 70 BPS YOY

Effective Rent

\$1,601



UP 3.4% YOY

Rent Share of Wallet

22.8%



UNCHANGED YOY

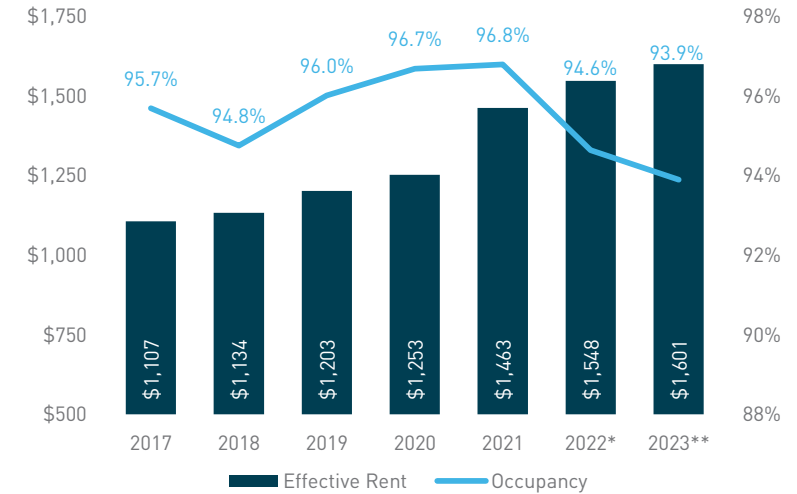
## Apartment Absorption to Soar in 2023 with Hot Job Market

Renters in Greater Colorado Springs could absorb 5,144 net units this year, which is greater than the combined number of net move-ins in the past five years. The North Colorado Springs submarket leads the number of potential move-ins, at 2,362 units. Both developers and renters have flocked to North Colorado Springs to be closer to the metro's hottest job corridor, specifically the area known as InterQuest. St. Francis Hospital – Interquest is expected to open in 2023, bringing 400 jobs to the area. The East Colorado Springs submarket is also filling out, with 1,534 units expected and 1,434 units absorbed. The area surrounding Colorado Springs Airport is home to the future 900-acre Peak Innovation Park, and recently welcomed the Space Warfighting Center, which will employ 250 people before midyear. The exceptional demand will be met with the greatest number of apartment deliveries in at least 20 years. Developers could bring 5,896 units to market by year-end, which is more than five times the annual average for the past 20 years. Even with an impressive number of net move-ins, the inventory spike is expected to reduce occupancy by 70 basis points from last year, ending the year at 93.9%. Significant supply increases span across all four submarkets, but North Colorado Springs, with 2,480 pending units, outranks the others by at least 943 units. In addition to the market's increased popularity for master-planned communities and business parks, developers may be bullish in this submarket because it will continue to command the highest effective rate at \$1,698 per month.

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2022 are projected values. 2023 figures are forecast projections. The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

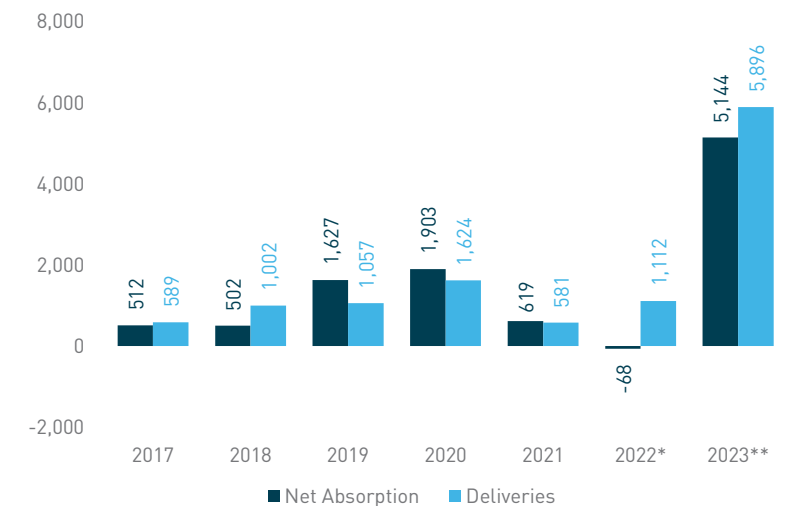
## Apartment Trends

### Effective Rent & Occupancy



\*Projected \*\*Forecast

### Absorption & Deliveries

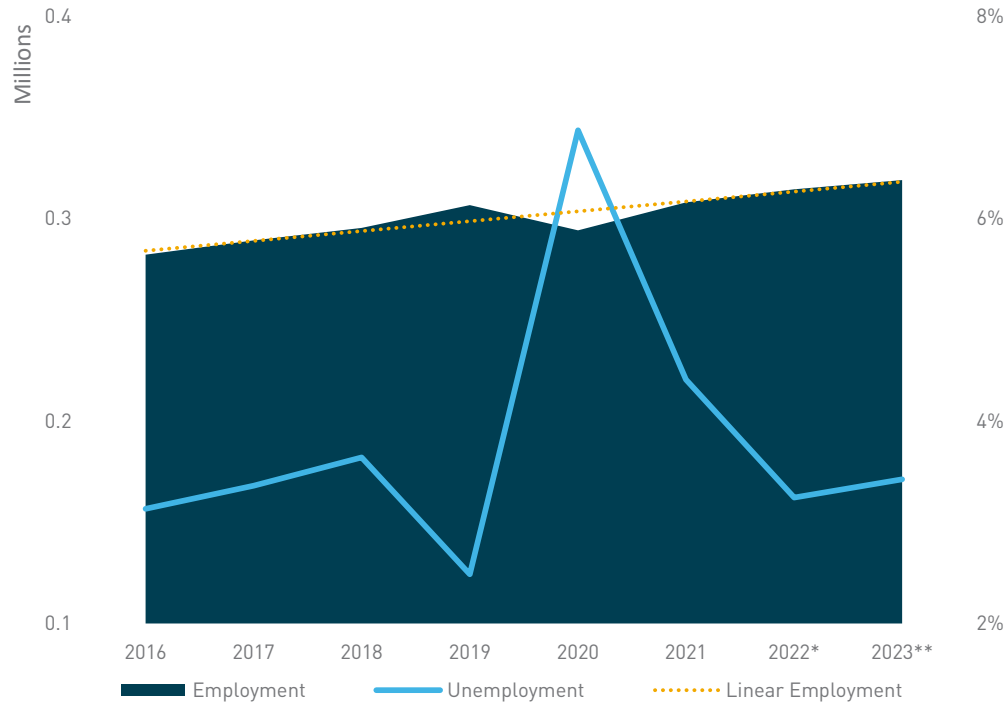


\*Projected \*\*Forecast

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## Employment Trends

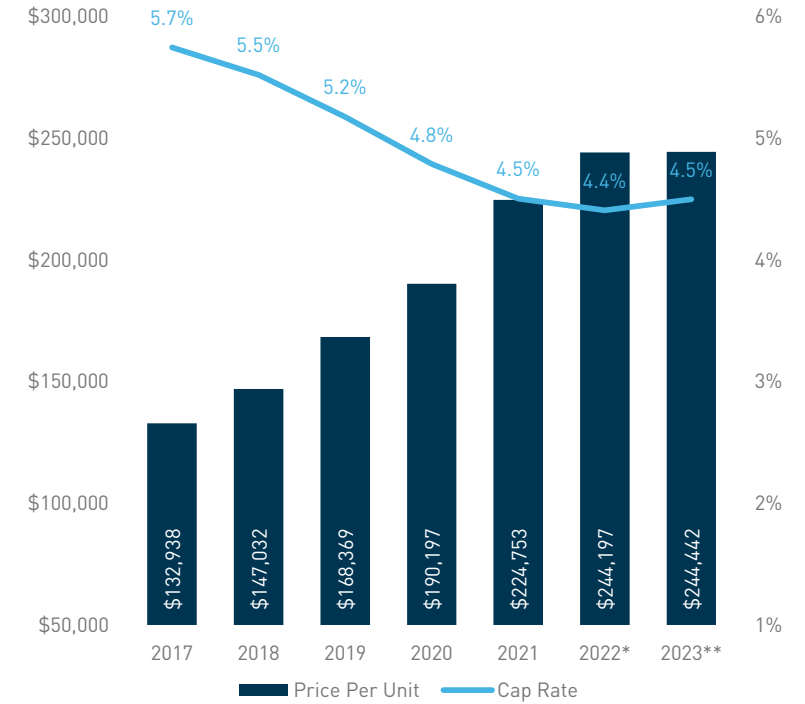
Market Employment Trends



\*Projected \*\*Forecast

## Sales Trends

Price Per Unit & Cap Rate



\*Projected \*\*Forecast

Employment  
**319,100**



UP 1.5% YOY

Unemployment  
**3.4%**



UP 20 BPS YOY

Median Household Income  
**\$84,398**



UP 3.4% YOY

Price Per Unit  
**\$244,442**



UP 0.1% YOY

Cap Rate  
**4.5%**



UP 10 BPS YOY