



Dania Beach

WORKS FOR YOUR BUSINESS

COMMERCIAL PROPERTY ANALYTICS – MULTI-FAMILY

INVENTORY UNITS 2,981 +16.0% Prior Period 2,569	UNDER CONSTRUCTION UNITS 200 -59.1% Prior Period 489	12 MO ABSORPTION UNITS 389 +90.9% Prior Period 204	VACANCY RATE 15.0% -1.4% Prior Period 16.4%	MARKET RENT/UNIT \$2,241 +3.0% Prior Period \$2,176	MARKET SALE PRICE/UNIT \$298K -6.2% Prior Period \$318K	MARKET CAP RATE 5.7% +0.4% Prior Period 5.2%
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Key Metrics

Availability		Inventory	
Vacant SF	447 ▼	Existing Buildings	208 ▲
Asking Rent/SF	\$2.92 ▲	Average Units Per Bldg	14 ▲
Concession Rate	2.4% ▼	12 Mo Demolished Units	0 ◆
Studio Asking Rent	\$1,820 ▼	12 Mo Occupancy % at Delivery	4.7% ▼
1 Bedroom Asking Rent/Unit	\$2,002 ▲	12 Mo Construction Starts SF	122 ▲
2 Bedroom Asking Rent/Unit	\$2,542 ▲	12 Mo Delivered Units	408 ▼
3 Bedroom Asking Rent/Unit	\$2,936 ▲	12 Mo Avg Delivered Units	288 ▲

Sales Past Year		Demand	
Asking Price Per SF	\$154,688	12 Mo Net Absorp % of Inventory	14.0% ▲
Sale to Asking Price Differential	-15.2%	Median Household Income	72K
Sales Volume	\$6.4M ▼	Population Growth 5 Yrs 20-29	2.8%
Properties Sold	11 ▲	Population Growth 5 Yrs 30-39	-12.4%
Months to Sale	8.0	Population Growth 5 Yrs 40-54	-3.9%
For Sale Listings	6 ▲	Population Growth 5 Yrs 55+	4.1%
Total For Sale Units	49 ▼	Population Growth 5 Yrs	-1.1%