

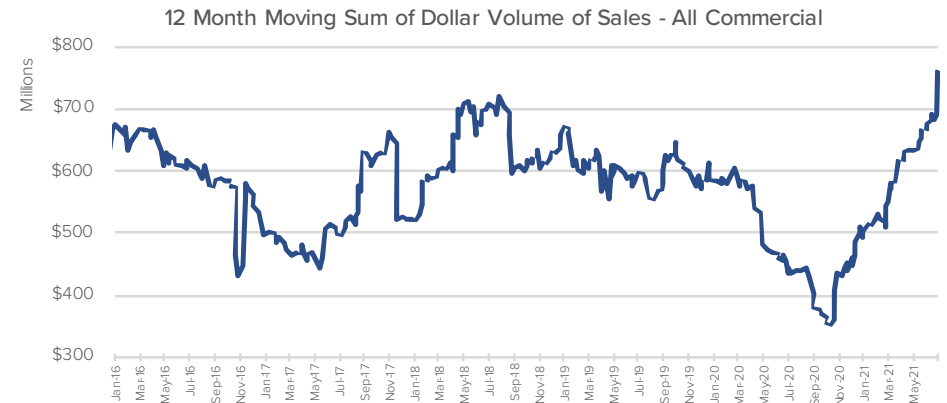
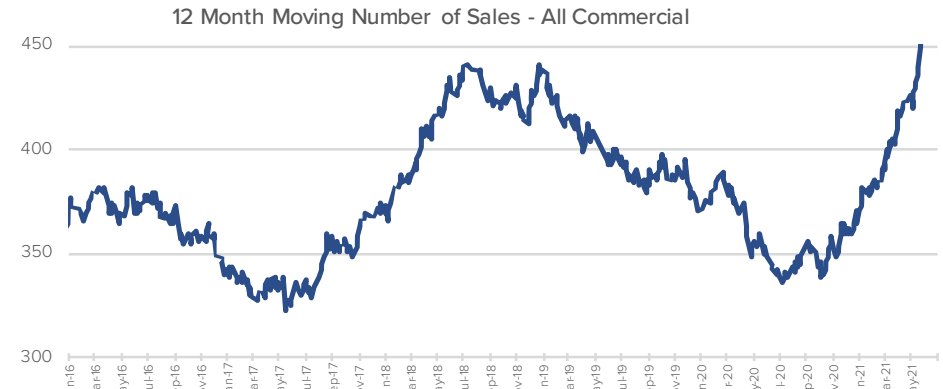
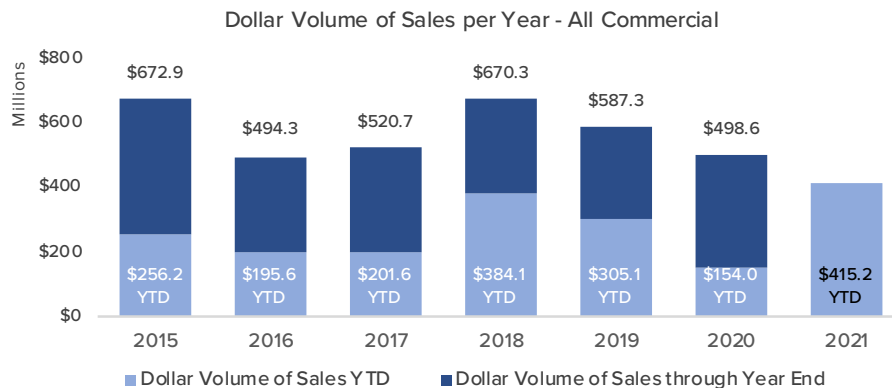
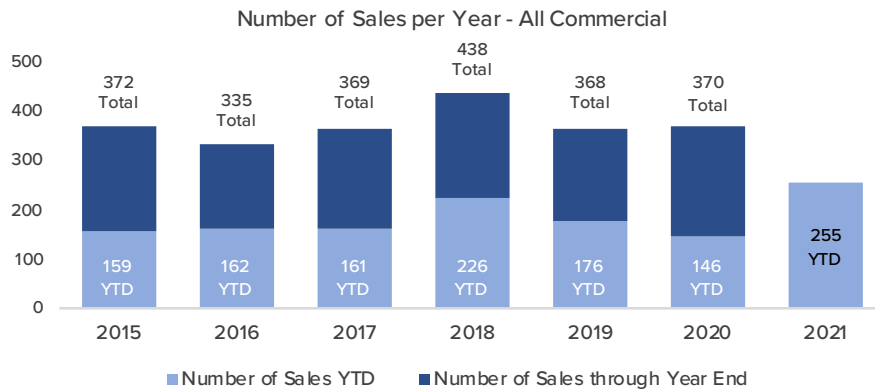
## June 2021

- Through June 2021, the commercial sales market continues to outpace the previous six years in total number of sales and dollar volume.
- There has been a total of 255 commercial property sales recorded so far in 2021, at a dollar volume of over \$415 million.
- These numbers exceed the previous highs of 2018 and represent a huge increase over 2020 numbers with total sales up 75% and dollar volume up 169%.
- The Multifamily sector continues to see the largest increase in activity with the total number of sales nearly triple that of 2020, and the total dollar volume transacted over nine times higher.
- The Industrial sector's sales price per square foot has remained extremely stable (0.7% increase vs. 6-year average) while the total activity continues to increase compared to 2020.
- Office properties, so far in 2021, have been selling at an average of \$12/SF more than in 2020 and 9.3% higher than the previous 6-year average.

## Activity at a Glance

We take the current Year To Date (2021) statistics and compare them with the average YTD figures over the prior 6 years (2015-2020). This gives us a clearer picture of how the market is performing without the noise created by year over year volatility.

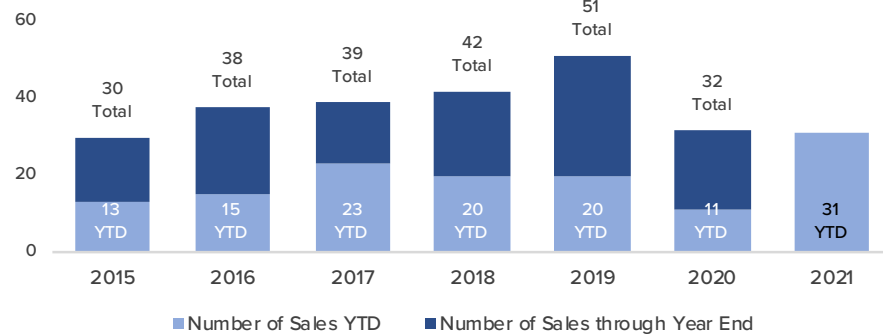
	# of Sales YTD	\$ Volume of Sales YTD
ALL COMMERCIAL	<b>+48.54%</b>	<b>+66.46%</b>
MULTIFAMILY	<b>+82.35%</b>	<b>+154.17%</b>
INDUSTRIAL	<b>+29.28%</b>	<b>+19.03%</b>
RETAIL	<b>+77.14%</b>	<b>+20.27%</b>
OFFICE	<b>+46.61%</b>	<b>+49.68%</b>
LAND	<b>+30.95%</b>	<b>+73.71%</b>



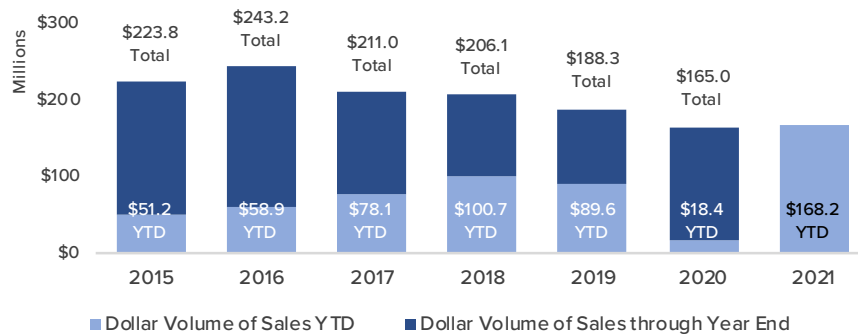
Source: Elifin Research division. Sale records included the following specifications: • Building and commercial land sales greater than or equal to \$100,000 • Multifamily sales greater than or equal to 5 units • Sale must be an arm's length transaction (between unrelated parties) • This data is subject to historical revisions by Elifin Realty.

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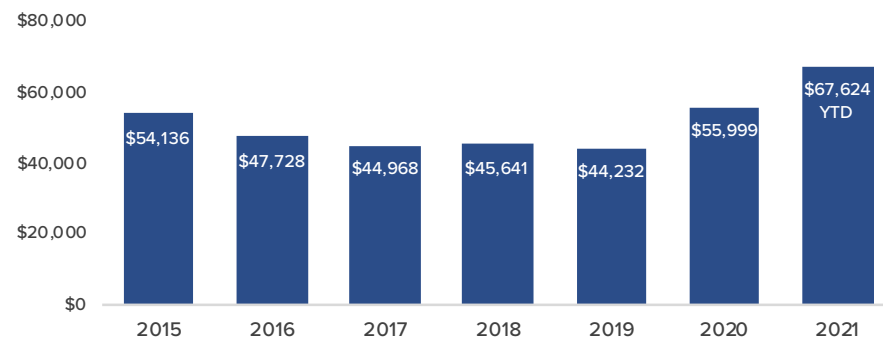
### Number of Sales per Year - Multifamily



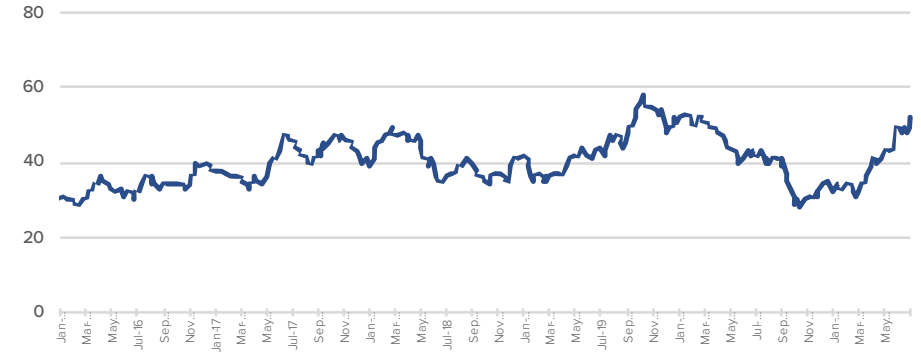
### Dollar Volume of Sales per Year - Multifamily



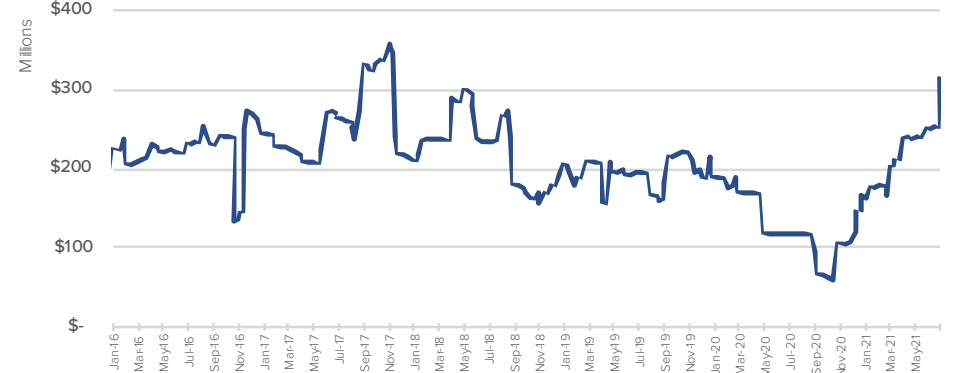
### Average Sale Price per Unit per Year - Multifamily



### 12 Month Moving Number of Sales - Multifamily



### 12 Month Moving Sum of Dollar Volume of Sales - Multifamily



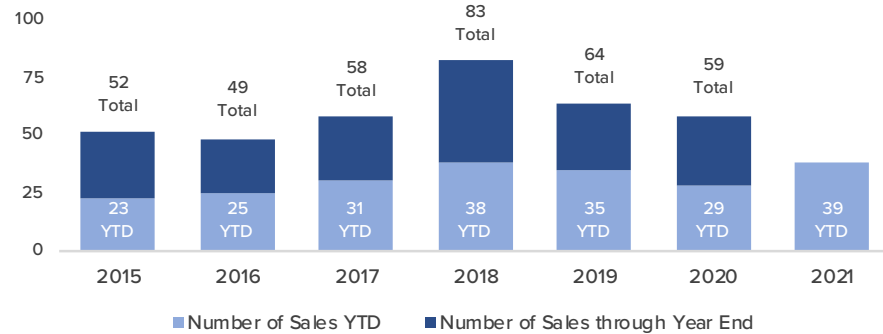
### 12 Month Moving Average of Sale Price per Unit - Multifamily



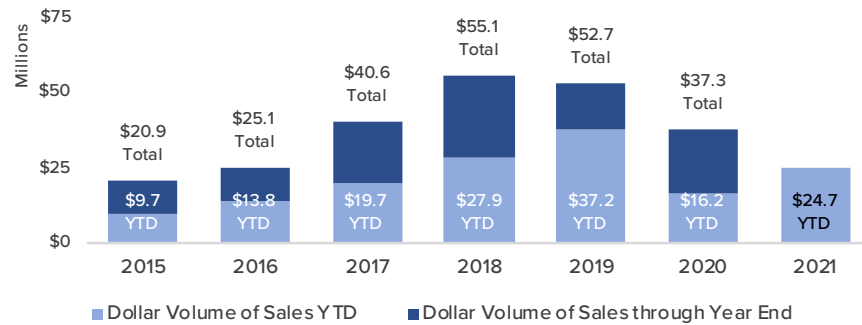
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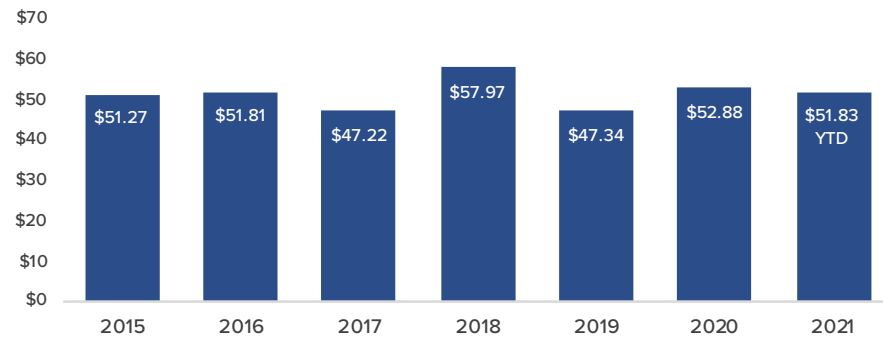
Number of Sales per Year - Industrial



Dollar Volume of Sales per Year - Industrial



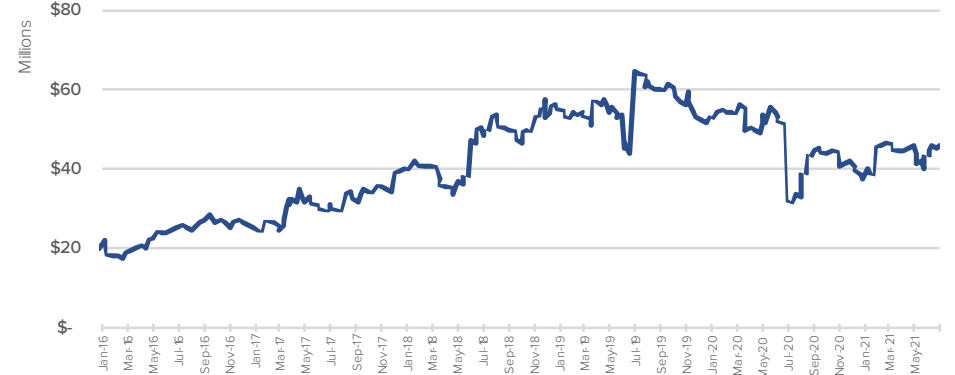
Average Sale Price per SF per Year - Industrial



12 Month Moving Number of Sales - Industrial



12 Month Moving Sum of Dollar Volume of Sales - Industrial



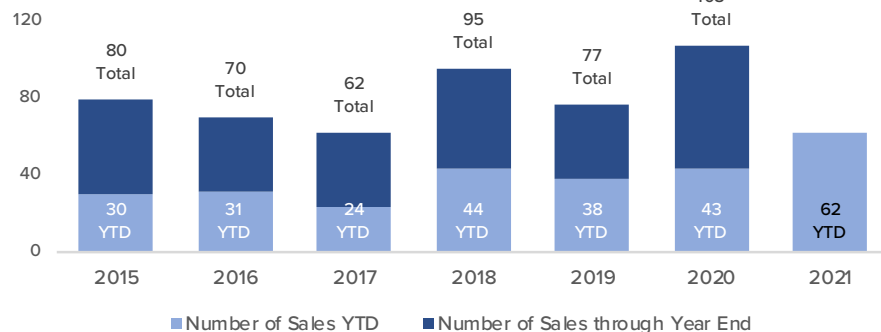
12 Month Moving Average of Sale Price per SF - Industrial



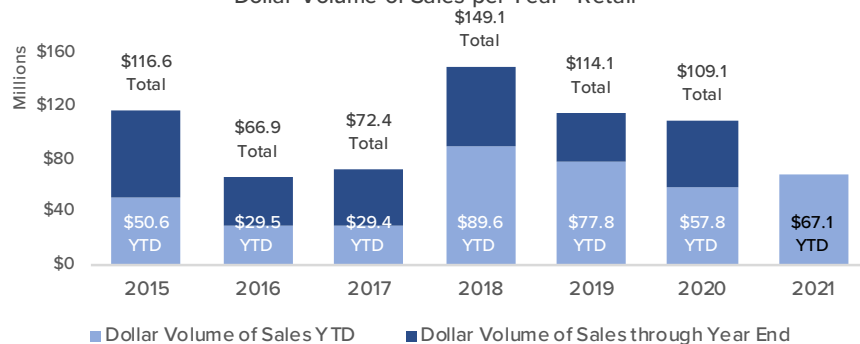
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### Number of Sales per Year - Retail



### Dollar Volume of Sales per Year - Retail



### Average Sale Price per SF per Year - Retail



### 12 Month Moving Number of Sales - Retail



### 12 Month Moving Sum of Dollar Volume of Sales - Retail



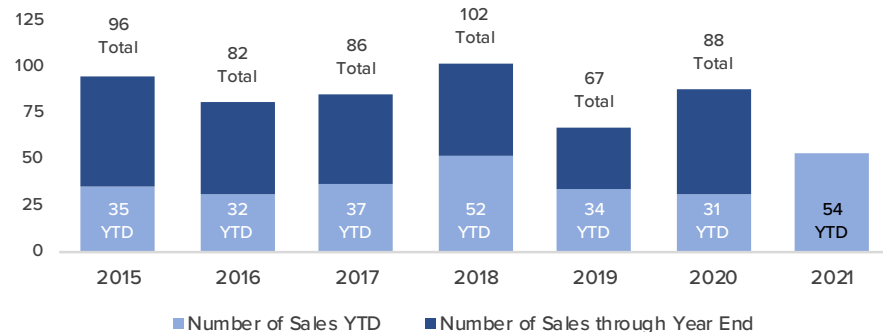
### 12 Month Moving Average of Sale Price per SF - Retail



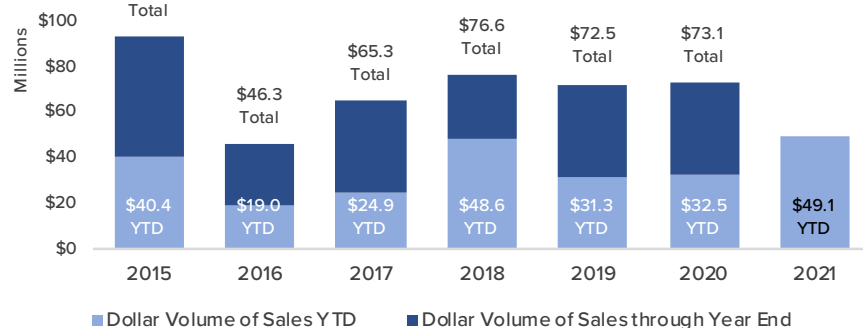
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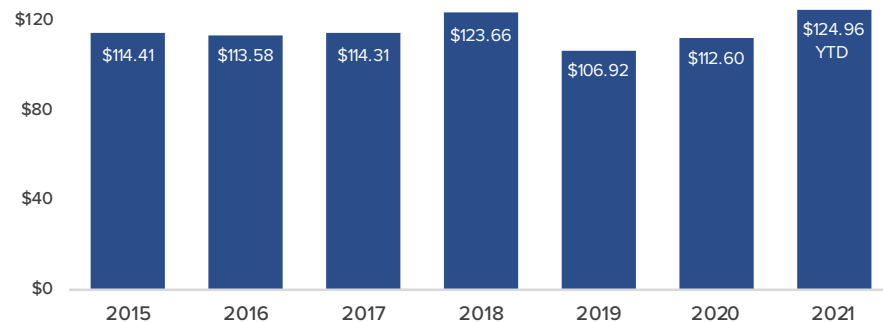
### Number of Sales per Year - Office



### Dollar Volume of Sales per Year - Office



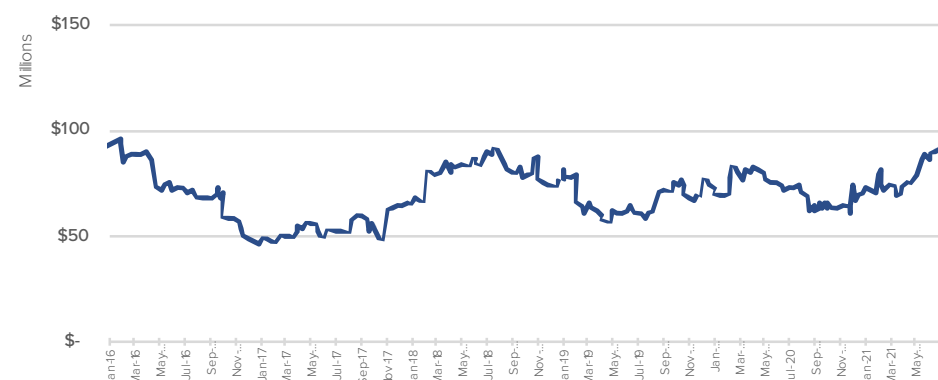
### Average Sale Price per SF per Year - Office



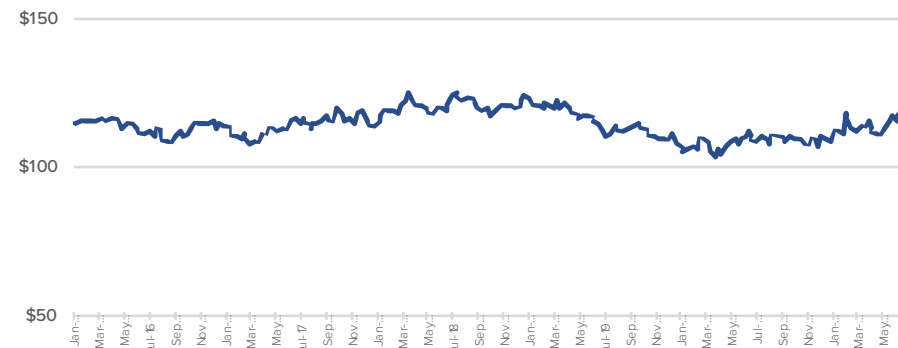
### 12 Month Moving Number of Sales - Office



### 12 Month Moving Sum of Dollar Volume of Sales - Office

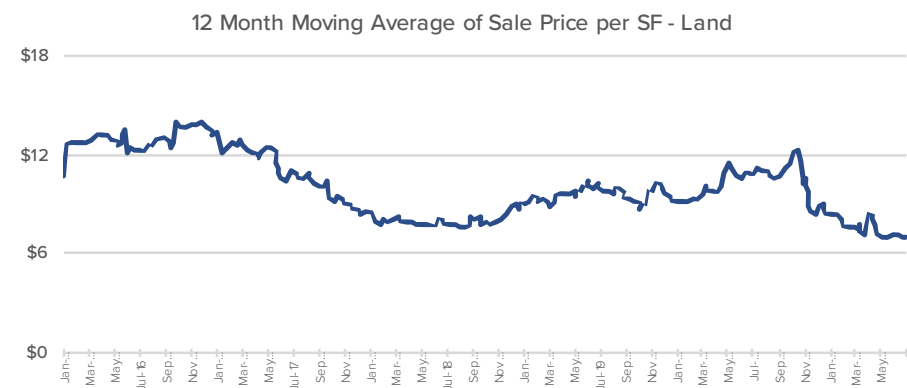
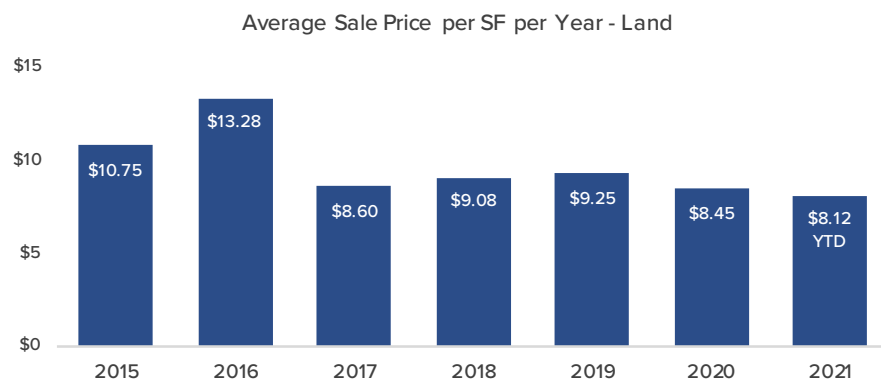
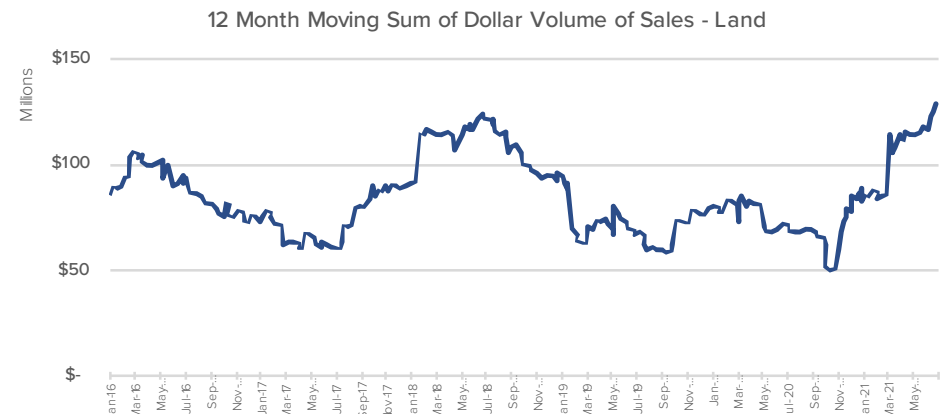
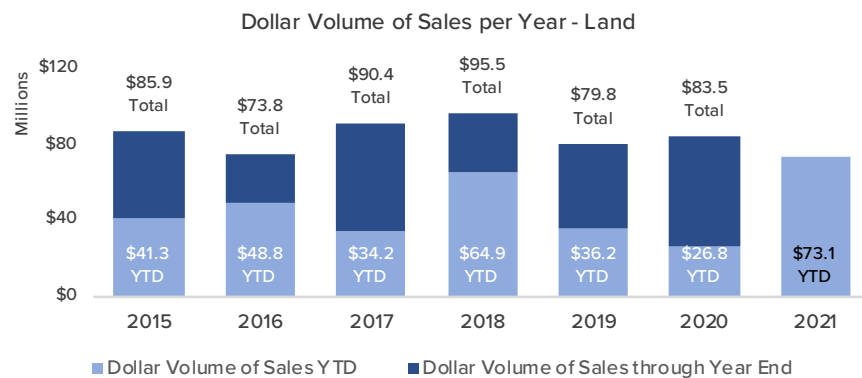
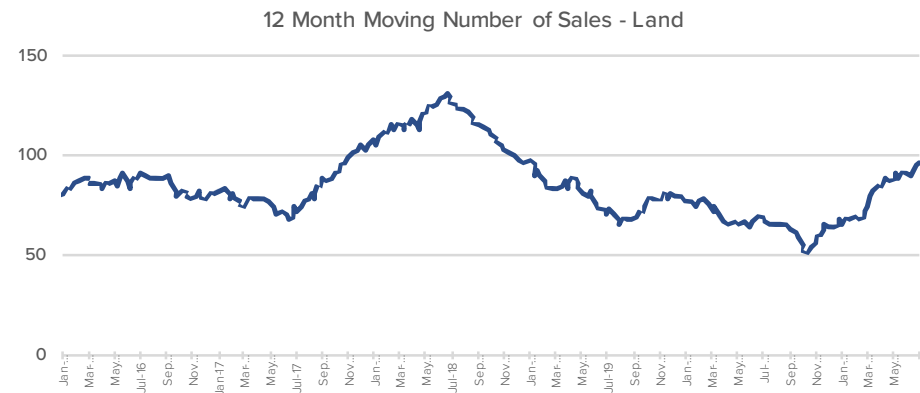
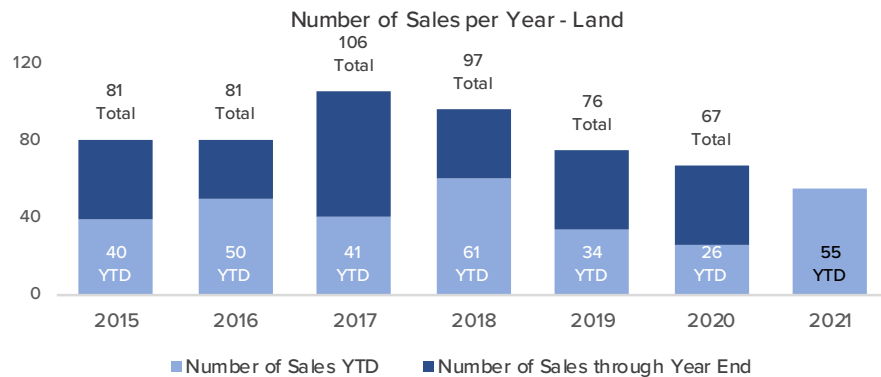


### 12 Month Moving Average of Sale Price per SF - Office



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