

# Miami-Dade Multifamily Property Metrics

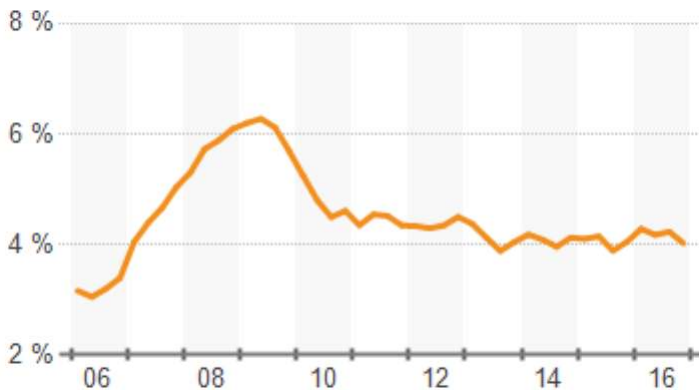
Leasing Units	Survey	5-Year Avg
Vacant Units	7,773	7,743
Vacancy Rate	4.0%	4.2%
12 Mo. Absorption Units	4,649	2,888

Inventory in Units	Survey	5-Year Avg
Existing Units	312,625	294,133
12 Mo. Const. Starts	8,643	8,183
Under Construction	20,269	12,427
12 Mo. Deliveries	8,781	4,672

Rents	Survey	5-Year Avg
Studio Asking Rent	\$948	\$854
1 Bed Asking Rent	\$1,107	\$972
2 Bed Asking Rent	\$1,454	\$1,279
3+ Bed Asking Rent	\$1,511	\$1,348
Concessions	0.4%	0.5%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$143,490	\$114,652
Asking Price Per Unit	\$171,167	\$100,014
Sales Volume (Mil.)	\$1,720	\$5,148
Cap Rate	6.4%	6.7%

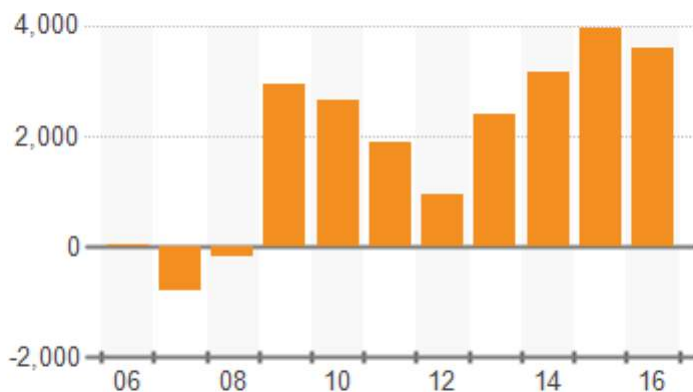
### Vacancy Rate



### Asking Rent Per SF



### Absorption Units



#1

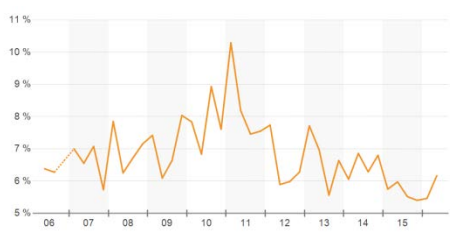
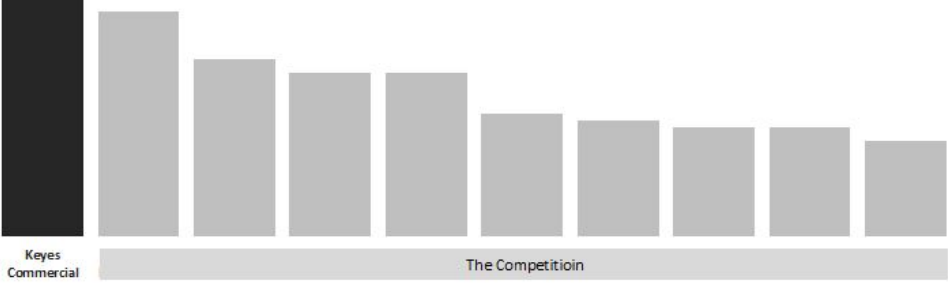
**Broker Market Share  
Commercial Improved  
Closed Sales**

Miami MLS  
Year Ending December 31, 2015

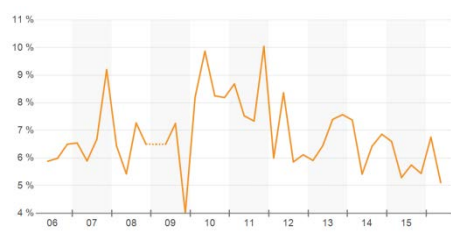


**James Hawkins**

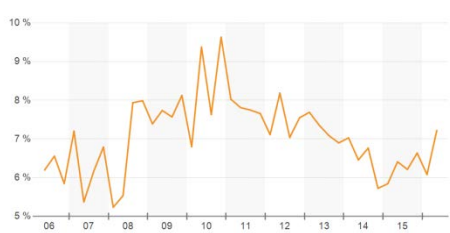
Commercial Real Estate Investment Sales  
Keyes Commercial Realty  
786.581.7990



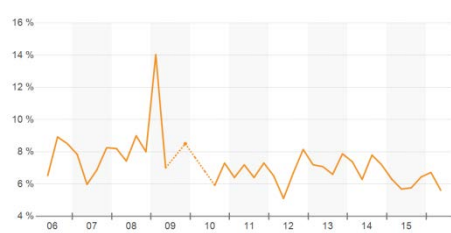
Retail Cap Rate



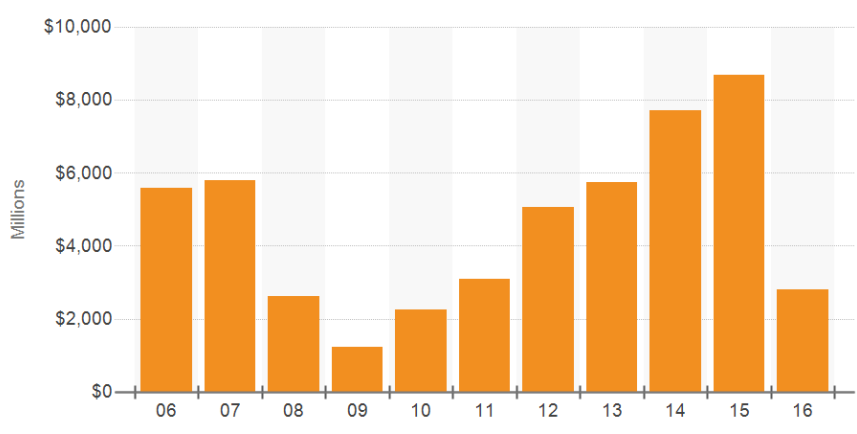
Office Cap Rate



Multifamily Cap Rate



Industrial Cap Rate



Sales Volume

Cap rate and sales volume charts are for Miami-Dade County, courtesy of Costar as of May, 2016