



Office Market Outlook

Market Indicators

Results Key:



The color-coded data displays the % of U.S. markets by their response to our quarterly survey forecast questions. Hover over the data to view each question.

Vacancy Forecast	2016-Q4	2016-Q3
Up	17.7%	13.1%
Same	30.6%	36.1%
Down	51.6%	50.8%

Absorption Forecast	2016-Q4	2016-Q3
Positive	77.4%	68.9%
Close to zero	17.7%	29.5%
Negative	4.8%	1.6%

Construction Forecast	2016-Q4	2016-Q3
Very likely	21.0%	16.9%
Likely	25.8%	27.1%
Somewhat likely	22.6%	27.1%
Not likely at all	30.6%	28.8%

Rent Forecast	2016-Q4	2016-Q3
Up	48.4%	41.0%
Same	40.3%	54.1%
Down	11.3%	4.9%

U.S. Summary Stats

	U.S.	Midwest	Northeast	South	West
Current Vacancy Rate	12.3%	12.8%	12.5%	12.5%	11.6%
QoQ Change in Vacancy Rate	-0.07%	-0.30%	0.13%	-0.08%	-0.17%
Absorption (SF)	13.0M	1.4M	-0.4M	6.1M	5.9M
YTD Absorption (SF)	57.8M	11.1M	7.3M	18.8M	20.6M
YTD New Supply (SF)	63.5M	8.6M	21.8M	18.8M	14.3M
New Supply (SF)	12.6M	1.7M	2.1M	4.2M	4.6M
Under Construction (SF)	110.0M	11.0M	28.9M	33.3M	36.8M

Leasing Conditions

Landlord Concessions Forecast	Leasing Market Trend			
	In favor of Landlord	Equal Footing	In favor of Tenant	Total %: Concession
More	11.1%	6.3%	1.6%	19.0%
Same	19.0%	6.3%	23.8%	49.2%
Less	22.2%	3.2%	3.2%	28.6%
No Concessions	3.2%			3.2%
Total %: Leasing	55.6%	15.9%	28.6%	100.0%

CBD Class A Rents

	U.S.	Midwest	Northeast	South	West
Current Avg Asking Rent - CBD	\$46.90	\$27.39	\$63.66	\$31.91	\$45.76
QoQ Change in Asking Rent - CBD	0.8%	7.7%	-0.7%	3.1%	-2.8%
YoY Change in Asking Rent - CBD	4.1%	3.4%	2.8%	6.6%	3.7%

Suburban Class A Rents

	U.S.	Midwest	Northeast	South	West
Current Avg Asking Rent - Suburban	\$29.13	\$23.80	\$29.48	\$28.99	\$35.43
QoQ Change in Asking Rent - Subu..	0.5%	-0.5%	0.6%	2.4%	-0.7%
YoY Change in Asking Rent - Subur..	3.0%	5.1%	1.6%	5.2%	4.0%

More Indicators

Economic Event Forecast	2016-Q4	2016-Q3
Strong Positive Change	4.8%	
Slight Positive Change	37.1%	37.3%
Flat Economy	30.6%	37.3%
Slight Negative Change	27.4%	25.4%

Policy Forecast	2016-Q4	2016-Q3
Very likely	4.8%	3.4%
Likely	11.3%	6.8%
Somewhat likely	45.2%	44.1%
Not likely at all	38.7%	45.8%

Renovation Forecast	2016-Q4	2016-Q3
Very likely	14.5%	13.6%
Likely	29.0%	20.3%
Somewhat likely	32.3%	30.5%
Not Likely at all	24.2%	35.6%

Space Constraints Trend	2016-Q4	2016-Q3
All blocks	11.1%	10.2%
Large blocks	50.8%	57.6%
Medium Blocks	7.9%	6.8%
Smaller Blocks	15.9%	15.3%
No Constraints	14.3%	10.2%

Rent Trend	2016-Q4	2016-Q3
Peaking	25.4%	29.3%
Increasing	50.8%	55.2%
No Clear Direction	11.1%	10.3%
Declining	11.1%	5.2%
Bottoming	1.6%	