

Local Expertise...Nationally

Q2 Report

Baltimore is part of the Washington-Baltimore Consolidated Metropolitan Statistical Area (CMSA). This area is a combination of the two metropolitan areas – Washington, D.C. and Baltimore, MD and is strategically located midway along the East Coast of the United States. It is anchored by the port city of Baltimore to the north and the nation's capital, Washington, D.C., 40 miles south. The Mid-Atlantic location allows single-day access to the densely populated Northeast Corridor of the United States. Overnight truck access can serve 34 percent of the country's manufacturers. No other U.S. market allows commodities to be imported from or exported to retailers as fast and economically.

Baltimore, MD

Population

Baltimore Metro: 2.7 Million

Baltimore CBD: ▲ 1.3% Ann.
Baltimore Metro: ▲ 2.1% Ann.

Source: Claritas

Unemployment Rate

Baltimore Metro: 7.0% ▼
Maryland: 6.6% ▼
United States: 9.1% ▲

Source: U.S. Department of Labor

Avg. Household Income

Baltimore: \$51,752
Baltimore Metro: \$81,029
United States: \$67,529

Source: Claritas

For more information contact:

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Metro Area Vital Signs

Inventory	127.4 M SF	↑
Vacancy Rate	12.9%	↓
Rental Rate Per SF	\$21.29	↓
Annual Absorption	2.3 M SF	↑
Average Op. Expense/SF	\$9.00	↔
Cap Rate – Class A	7.25%	↓
Cap Rate – Class B	8.75%	↓

Inventory	142.6 K	↔
Vacancy Rate	4.6%	↓
Average Monthly Rent	\$981	↑
Annual Absorption	3,016 Units	↓
Operating Expense	45.0%	↔
Cap Rate – Class A	5.75%	↔
Cap Rate – Class B	6.50%	↓

Inventory	130.4 M SF	↑
Vacancy Rate	5.9%	↓
Avg. Rental Rate Per SF	\$17.54	↓
Annual Absorption	1.5 M SF	↑
Average Op. Expense/SF	\$5.50	↔
Cap Rate – Class A	6.75%	↔
Cap Rate – Class B	7.25%	↓

Inventory	182.4 M SF	↑
Vacancy Rate	9.8%	↓
Rental Rate Per SF	\$4.62	↓
Annual Absorption Rate	1.1 M SF	↑
Cap Rate – Class A	7.50%	↔
Cap Rate – Class B	8.50%	↔

Office

Multi-Family

Retail

Industrial