

Business Not As Usual in Central Business Districts

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Key Points

- **CBDs are the weak link in the office recovery.** U.S. office demand has fallen 215.5 million square feet since Q4 2019, and 79% of major downtowns recorded negative absorption.
- **The downtown downturn is structural.** Hybrid work, smaller office footprints, and technology have reduced space needs, while crime, inadequate assistance for the homeless, higher taxes, and declining public services have weakened certain CBDs further.
- **San Francisco, Denver, Portland, Seattle, and DTLA were among the hardest hit.** San Francisco is the notable early turnaround, supported by stronger AI and technology leasing and a more business-friendly local posture.
- **Business-friendly, high-growth markets are outperforming.** Palm Beach, Nashville, Charleston, and Austin have benefited from corporate migration, population growth, and lower operating costs.
- **The office recovery may be slow.** National office employment and occupancy may return to annual growth in 2027, but overall office-using job growth is expected to remain modest. National office occupancy returned to annual growth earlier this year and office employment may follow in 2027.
- **Submarket selection matters more than broad market labels.** Investors should evaluate downtown and suburban nodes separately, focusing on supply, demographics, business climate, quality of life, and building quality.

Introduction

Central business districts (CBDs) emerged in the late nineteenth and early twentieth centuries as the primary centers of commerce, finance, and business activity within metropolitan areas. Their development was driven by the benefits of agglomeration, as firms, workers, financial institutions, and transportation networks clustered in dense urban cores to maximize productivity and economic efficiency. For much of the twentieth century, CBDs served as the dominant engines of urban economic growth. Today, however, many CBDs face significant challenges, including the rise of remote and hybrid work, the decentralization of employment to suburban and secondary business centers, changing consumer preferences, and elevated office vacancy rates.

The challenges confronting CBDs are not uniform across cities. Some downtowns have proven more resilient due to favorable business climates, strong public safety conditions, and effective urban management. Others face more significant headwinds, including elevated crime rates, visible open-air drug activity, insufficient support for the homeless, higher tax burdens, and regulatory environments perceived as less supportive of business investment. These factors can adversely affect the attractiveness of CBDs to employers, employees, residents, and visitors, potentially contributing to reduced office occupancy, slower business formation, weaker retail activity, and diminished commercial real estate demand. As firms increasingly have greater flexibility in choosing where to locate operations and employees can work remotely, the competitive position of individual CBDs is becoming even more dependent on the quality of their operating environment and overall value proposition.

Nationally, office space demand, or net absorption, has declined by 215.5 million square feet between Q4 2019 through Q1 2026, representing 2.6% of the aggregate office stock. Much of the weakness can be traced back to a handful of large markets, such as New York (net absorption of -33.7 million square feet), Chicago (-32.0 million square feet), Los Angeles (-24.3 million square feet), Washington, DC (-22.0 million square feet), and San Francisco (-20.9 million square feet).

Yet beneath the surface, ample differences exist between submarkets within a given metropolitan area. New York Life Real Estate Investors' Strategy and Research Group (SRG) found that in the majority of office markets nationally, office demand has been substantially more negative in central business districts (CBDs) than the rest of the market since the onset of the pandemic.

SRG set out to quantify the divergence in office property fundamentals within the largest markets across the country and identify potential investment opportunities. To that end, focus was placed on the 68 largest U.S. office markets where a core CBD geographic area was available.

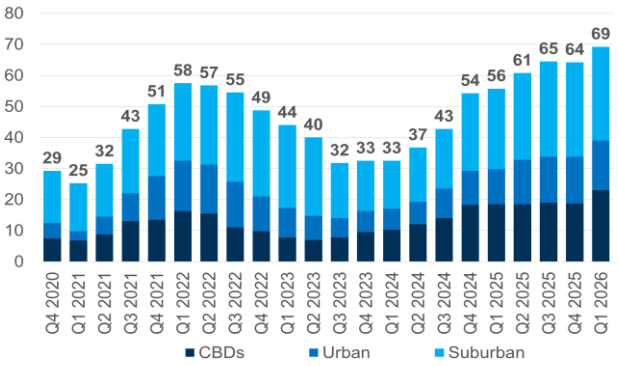
Specifically, we analyzed office demand as measured by net absorption, which is the difference between move-ins and move-outs, and comparing that number to the aggregate office stock. The resulting net absorption as a percentage of existing inventory figure accounts for differences in market sizes and allows for a direct comparison across geographies. This exercise validated anecdotal beliefs around certain markets and uncovered metros in early stages of office recoveries with the potential for further occupancy upside.

A Downward Spiral

Much of the weakness across the national office market is structural, as rapid technological advances, including artificial intelligence (AI) and videoconferencing, and a permanent reorganization of space utilization in the aftermath of the pandemic have significantly curtailed the need for large footprints. Furthermore, many office markets are in locations besieged by the accelerated aggravation of longstanding issues, including crime, failure to adequately assist the homeless, increased taxes, housing unaffordability, and declining city services, that further diminished the appeal of a downtown presence and weighed heavily on property values.

An SRG analysis of CoStar Group data revealed that distressed office sales activity has been increasing for the past two years. In fact, office sales with a recent discount of at least 50% to the prior sale price have more than doubled to 69 transactions on a trailing 12-month basis in the first quarter of 2026, up from just 33 in the beginning of 2024. Analyzing further by location type, the data reveal that heavily discounted sales (>50% discount to prior sale) jumped by 129% across CBD and urban submarkets, compared to a rise of 95% across suburban nodes.

Figure 1: Distressed Office Sales Since 2020 (Trailing 12-Month Average; >50% Discount to Prior Sale)



Source: Costar Group, as of April 2026.

Prolonged weakness in the office sector spreads to adjacent property types including retail. As fewer workers come into the office, neighboring restaurants are hurt by a loss of lunch traffic. Then, as service business slows and retail sales decline, storefront occupancy suffers. This leads to emptier streets, which in turn impacts the downtowns' attractiveness to potential employers.

Notably, office markets in states with some combination of high taxes and high crime rates have continued to lag in the aftermath of the pandemic. Coastal cities struggle to compete with those in Southern states, as their above average personal and corporate income taxes reduce business competitiveness and living standard desirability. Sunbelt markets, meanwhile, have been beneficiaries of this calculus – North Carolina, Tennessee, Florida, and Texas have fueled waves of company relocations and population growth, outcompeting Northern gateway markets with lower housing and business costs.

The latest data from CBRE explore these trends in detail, highlighting Texas as a persistent magnet for corporate relocations. Specifically, the Dallas-Fort Worth market has led the nation in the past six years, as more than 100 companies moved into the area, driven by the Lone Star State's favorable business climate.

Figure 2: Net HQ Gains in 2025

Metropolitan Area	# Headquarters Gained in 2025
Dallas-Fort Worth-Arlington	11
Miami-Fort Lauderdale-West Palm Beach	8
Austin-Round Rock-San Marcos	7
Charlotte-Concord-Gastonia	7
New York-Newark-Jersey City	7
Nashville-Davidson-Murfreesboro-Franklin	6
Phoenix-Mesa-Scottsdale	6
Tampa-St. Petersburg-Clearwater	6
Atlanta-Sandy Springs-Roswell	4
Raleigh-Durham	3

Source: CBRE Americas Consulting

More recently, Dallas was in the top position last year as well with 11 net new headquarters gains, followed by Miami (+8), Austin (+7), Charlotte (+7), and New York (+7). Conversely, Los Angeles, San Francisco, and San Jose continued to see corporations reevaluate their California presence and move to more business-friendly regions.

Not All CBDs Are Equal

In the top 25 largest markets in the country, CBD office inventory as a percentage of total market inventory exceeds 30% in just five of the markets. While business districts in New York, Seattle, and Chicago make up an outsized share of each market's aggregate office stock, these metros are in fact an exception, not the rule. Most large office markets are geographically distributed, with suburbs comprising a greater share of office inventory than the central business districts. Some may even be referred to as suburban agglomerations with a very small urban core. As Aldous Huxley observed in Americana (1925), Los Angeles was "nineteen suburbs in search of a metropolis".[1]

Figure 3: CBD Inventory in 25 Largest U.S. Office Markets

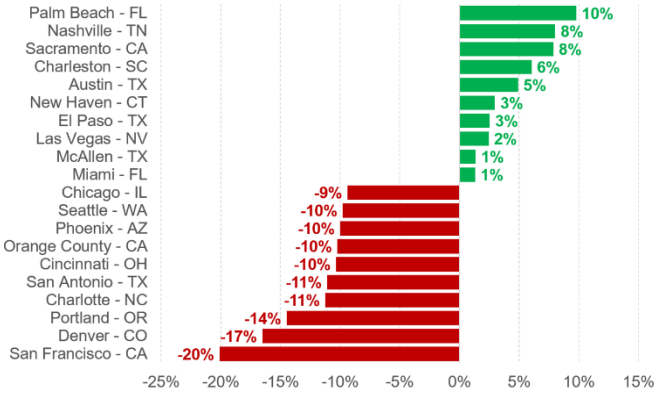
	Market	CBD Inventory As % of Market Inventory
1	New York - NY	71.3%
2	Seattle - WA	41.6%
3	Chicago - IL	39.1%
4	San Francisco - CA	32.6%
5	Boston - MA	31.8%
6	Washington - DC	29.0%
7	Minneapolis - MN	28.8%
8	Columbus - OH	28.5%
9	Pittsburgh - PA	23.3%
10	Philadelphia - PA	22.3%
11	Atlanta - GA	21.4%
12	Denver - CO	20.6%
13	Kansas City - MO	20.5%
14	Houston - TX	19.6%
15	Charlotte - NC	19.2%
16	Saint Louis - MO	18.6%
17	Los Angeles - CA	18.3%
18	Austin - TX	18.2%
19	Detroit - MI	17.9%
20	Tampa - FL	16.2%
21	Dallas-Fort Worth - TX	15.1%
22	Baltimore - MD	14.6%
23	Phoenix - AZ	12.6%
24	San Jose - CA	10.9%
25	Orange County - CA	1.6%

Source: CoStar Group, as of June 2026.

[1] A characterization that later evolved into the widely repeated, but probably misattributed, description of Los Angeles as "seventy-two suburbs in search of a city."

We analyzed CoStar Group's office absorption and inventory data to pinpoint which downtowns have struggled the most and understand the relative performance to the rest of each respective market (see Figure 4 for top 10 best and worst performing CBDs and the appendix for a complete table). The analysis aggregated net absorption as a percentage of inventory between Q4 2019 and Q1 2026, isolating the measure for the top 68 office markets' CBD and the remaining submarkets in each metro.

Figure 4: Net Absorption As % of Inventory for Top 10 Best and Worst Performing CBDs



Source: CoStar Group, as of Q1 2026.

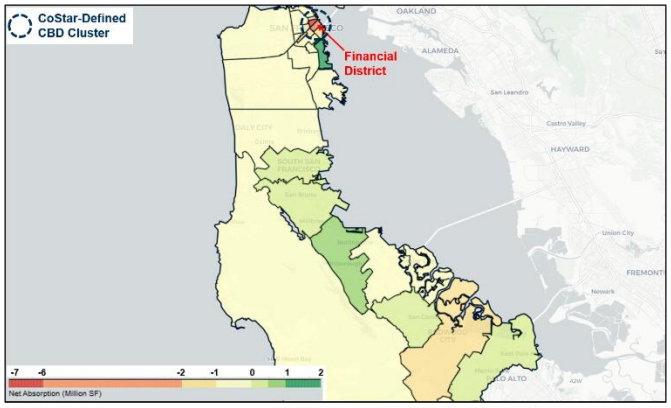
The result revealed that in 54 of the 68 CBDs, office space demand was negative over the past six-plus years. Moreover, in the downtowns that recorded negative absorption, only five outperformed their home markets: Boston, Fort Lauderdale, Detroit, Milwaukee, and East Bay. This means that net absorption in most downtown nodes weighed heavily on overall market occupancy metrics.

Weakest Performing CBDs

Topping the list of weak CBDs was **San Francisco**, whose business district saw net absorption as a percentage of its inventory decline 20.1% compared to a more modest 6.5% pullback for the market (ex. CBD) at large. Net absorption across the market was negative for five straight years through 2024, plagued by weakness in the financial district.

However, San Francisco has impressed with its turnaround over the past year – net absorption turned positive for the first time since 2019, backstopped by strong leasing from technology and AI-driven tenants. The city's new mayor, Daniel Lurie, also played a role, with a positive business posture, a focus on improving quality of life, and leading reform of the permitting process.

Figure 5: San Francisco Net Absorption by Submarket



Source: Data from CoStar Group.
Map by New York Life Real Estate Investors' Strategy and Research Group (SRG).

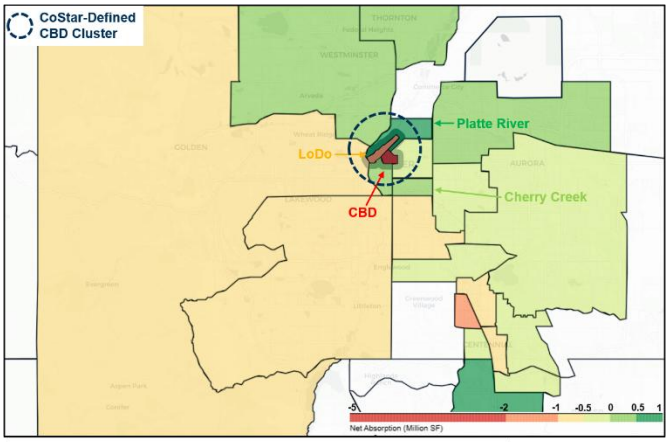
In June, Mayor Lurie secured a key victory when voters in San Francisco defeated Proposition D, which would have altered a tax on companies that's calculated based on executive compensation relative to median pay of local staff. The administration successfully argued that the measure would have likely discouraged business investment and any increase in public-sector jobs coming from the additional tax revenue would have been offset by a loss in private-sector payrolls.[2]

Looking ahead, while the city retains its crown as the leader in AI employment and benefits from the clustering of tech and life science firms as a significant driver of leasing volume, it will take time for the market to digest the nearly 17 million square feet of available space across the financial district.

Conversely, Downtown Los Angeles (DTLA) is suffering from inadequate support for its homeless population, crime, and the city's onerous tax burden which plague office fundamentals.

The average vacancy rate across Los Angeles has hovered above 23% since 2024[3] and the measure is even higher downtown, where a homelessness crisis is helping fuel an image of a district short on public safety and business appeal. And even as office values are resetting at dramatic lows, Measure ULA, a 4% tax on all real estate transactions above $5.4 million and 5.5% on those exceeding $10.9 million,[4] is deterring would-be buyers. While San Francisco is in the midst of a remarkable recovery, downtown Los Angeles just saw a record level of move-outs in 2024 and is not expected to see annual absorption turn positive until at least 2028.[5]

Figure 6: Denver Net Absorption by Submarket



Source: Data from CoStar Group.
Map by New York Life Real Estate Investors' Strategy and Research Group (SRG).

The **Denver** CBD is also struggling; it has shed more than 17% of occupied office space as a percentage of its inventory. Downtown Denver has faced significant post-pandemic challenges, including elevated office vacancy, reduced office utilization, and public safety concerns. Shortcomings in support for the homeless, public drug use,[6] and quality-of-life concerns have affected perceptions of downtown Denver, while retail theft and property crime have increased costs for some downtown businesses. City officials have responded with expanded public safety initiatives and homelessness interventions aimed at improving conditions in the central business district.[7] Nevertheless, return-to-office rates remain below pre-pandemic levels, and office demand continues to lag. As a result, CBD office vacancy has climbed to roughly 39%, compared with approximately 29% for the broader Denver office market.[8] Together, these factors have contributed to one of the weakest downtown office recoveries among major U.S. markets.

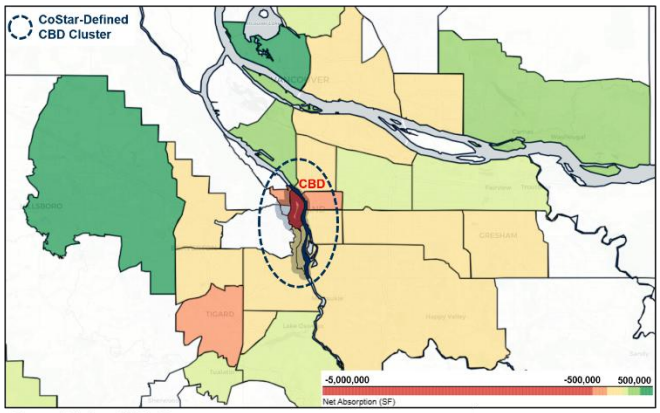
Additionally, Denver's remote work prevalence is the 4th highest in the nation,[9] above San Francisco's 9th place ranking. Palantir Technologies moved its headquarters from Denver to Miami early in 2026, after initially relocating from Silicon Valley in 2020.

Rounding out the top three laggards is **Portland**'s CBD. The Portland office market has been among the hardest hit since the pandemic and one of the slowest to see demand recover. While most CBDs have seen office demand suffer from the prevalence of hybrid work, factors unique to Portland contributed mightily to its plight. These include a lack of adequate services for the homeless and a failed drug decriminalization policy.[10]

[2] Owen Tucker-Smith. (2026, June 9). *San Francisco Rejects a Tax Hike on Companies With Highly Paid Executives*. The Wall Street Journal.
[3] CBRE Research
[4] Los Angeles Office of Finance
[5] CoStar Group
[6] CSG CO. (2024, August 27). *Case Study: Revitalizing Denver Union Station*. Downtown Colorado, Inc.
Noah Festenstein. (2024, March 18). *A city on a 'knife's edge': Businesses decry drug use along Denver's south Broadway*. The Denver Gazette.
Esteban L. Hernandez. (2024, August 26). *Overdose awareness day turns into "grief" day*. Axios Denver.
[7] Chierstin Roth. (2025, April 2). *Denver mayor announces new downtown safety plan; business owner's perseverance could pay off*. CBS Colorado.
[8] CBRE Research
[9] U.S. Census Bureau, data as of 2024.
[10] Oregon Secretary of State Audits Division. (2025, December). *Oregon Health Authority: Measure 110 Lacks Stability, Coordination, & Clear Results*. (Report 2025-29). Oregon Secretary of State.
Connor Kubeisy. (2024, February 26). *The Drug Review: Oregon's Measure 110 Has Been A Failed Policy Experiment*. Foundation for Drug Policy Solutions.

The city also instituted new taxes to provide preschool-for-all and homeless assistance, which weighed on businesses' operating costs.

Figure 7: Portland Net Absorption by Submarket



Source: Data from CoStar Group.
Map by New York Life Real Estate Investors' Strategy and Research Group (SRG).

This combination of headwinds pushed companies to exit the Portland office market after years of expansion, sending office values plummeting. A number of office properties changed hands in the past year at deep discounts, including the U.S. Bancorp Tower, or Big Pink. The property was sold in July 2025 for $45 million, representing an 86% discount to its 2015 acquisition price.

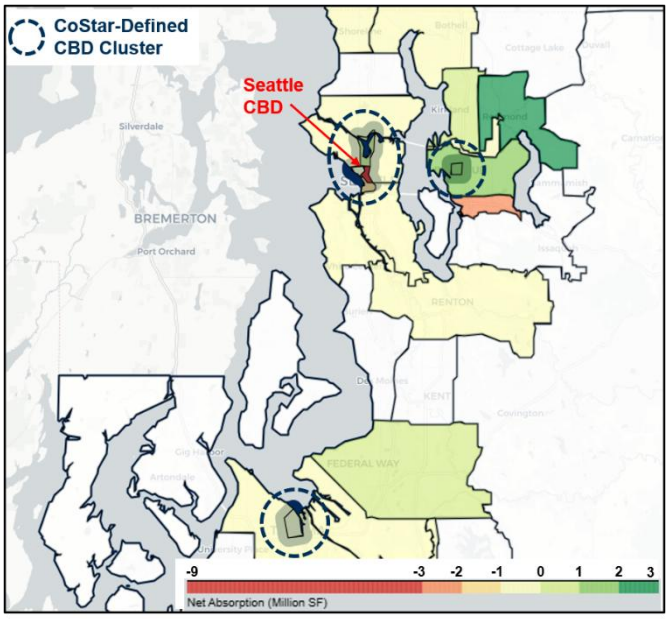
At the midpoint of 2026, Portland's CBD still has a vacancy rate double the market average and it accounted for more than two-thirds of the metro's negative absorption in the past year.[11] In fact, 2025 was the weakest year ever for the CBD, as move-outs outpaced move-ins by 1.1 million square feet. Although demand appears to be stabilizing, the CBD's vacancy is expected to remain above 25% through the end of the decade.

Further up the Pacific Coast, downtown **Seattle** also stands out for its declining office occupancy. Figure 8 below shows that Seattle CBD's weakness was a notable outlier, as business cores in Bellevue and Tacoma saw much healthier measures of demand.

Public safety and a failure to adequately assist the homeless weighed on Seattle's image in the aftermath of the pandemic, which significantly impacted the downtown office and retail property markets.

In a recent development, Mayor Katie Wilson's administration took office in January 2026 and has pledged to address affordability challenges. However, her tax and regulatory policies as well as her general posture towards business are likely to be less friendly to large corporations and technology companies.

Figure 8: Seattle Net Absorption by Submarket



Source: Data from CoStar Group.
Map by New York Life Real Estate Investors' Strategy and Research Group (SRG).

Companies have already been gravitating eastward to Bellevue and beyond, seeking spaces in newer buildings and an overall lower-cost operating environment. Additionally, Seattle's high concentration of knowledge workers and tech employees pushed it to a top 10 ranking for highest remote work prevalence,[12] allowing companies to minimize their footprints. A 9.9% tax on income over $1 million set to take effect in 2028 may further encourage entrepreneurs to move their businesses elsewhere.

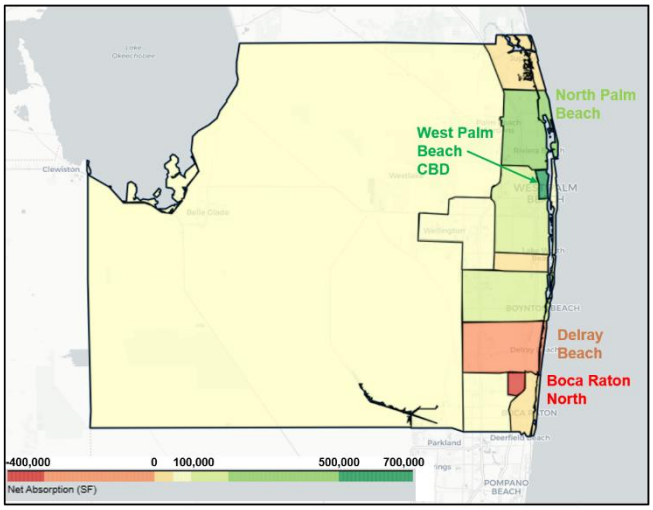
These headwinds will likely prolong the Seattle CBD office market's recovery, which features among the highest vacancy rates nationally, at more than 28%.[13] In another blow to the city, Starbucks opted not to expand in Seattle but will instead open a corporate office with up to 2,000 employees in Nashville. In addition to corporate relocations, high net worth individuals including the former CEO of Starbucks, Howard Schultz, have relocated to more tax-friendly states.

Best Performing CBDs

At the other end of the spectrum, **Palm Beach**'s central business district was the nation's biggest outperformer. A prominent node within "Wall Street South," Palm Beach has benefitted from its warm weather and welcoming business climate to attract major corporate relocations. Net absorption as a percentage of inventory in Palm Beach's CBD jumped 9.8% since the end of 2019, far above the total market's 0.8% gain.

[11] CoStar Group
[12] U.S. Census Bureau
[13] CBRE Research

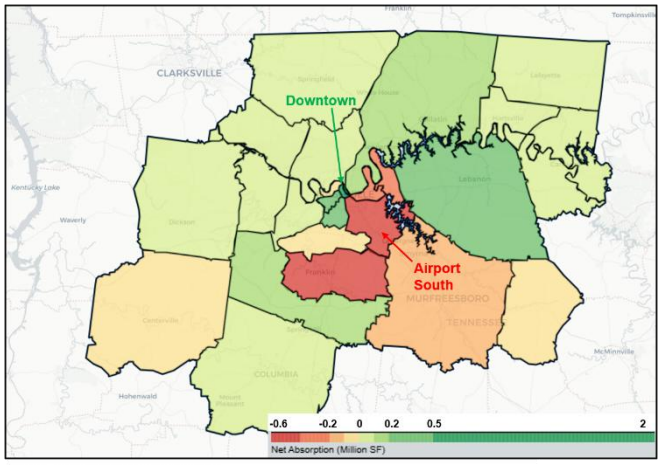
Figure 9: Palm Beach Net Absorption by Submarket



Source: Data from CoStar Group.
Map by New York Life Real Estate Investors' Strategy and Research Group (SRG).

Meanwhile, downtown **Nashville** was another favored Southeast destination. More than 20% of office space in the CBD has been built since 2010, double the national rate over the same period. This has helped Nashville stand out as companies have sought out trophy space in a bifurcated office recovery. Oracle, Starbucks, and Sennheiser have recently announced major commitments in Nashville, citing lower operating costs, robust population growth, and a central U.S. location.

Figure 10: Nashville Net Absorption by Submarket



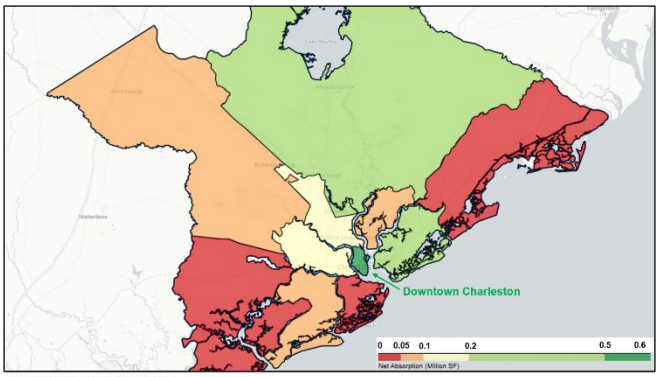
Source: Data from CoStar Group.
Map by New York Life Real Estate Investors' Strategy and Research Group (SRG).

Sacramento is California's state capital, as well as the regional business and financial center. Although the downtown submarket ranks highly in absorption, it's a unique case in that most office space is owner-occupied, largely by state government agencies.

Charleston, SC is often overshadowed by larger Sunbelt peers attracting big-name corporate relocations. However, this small coastal market quietly posted the fourth-highest absorption reading in the country.

Employers have been chasing the area's robust population growth, ranked as seventh highest since the pandemic through July 2025, at 11.2%.[14] That impressive gain outpaced other fast-growing Sunbelt markets, such as Dallas-Fort Worth, Orlando, Houston, and Charlotte.

Figure 11: Charleston Net Absorption by Submarket

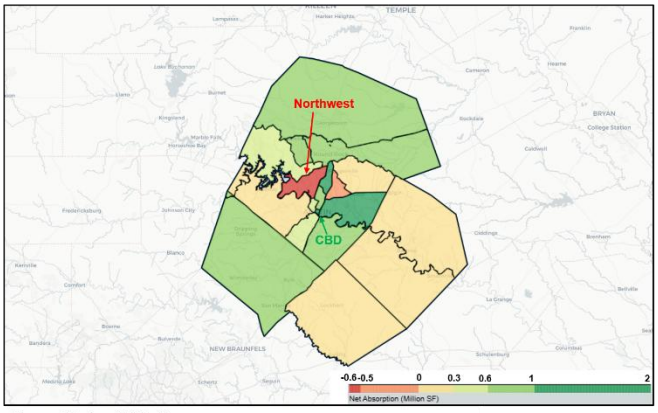


Source: Data from CoStar Group.
Map by New York Life Real Estate Investors' Strategy and Research Group (SRG).

Charleston is a tight office market, owing to structural barriers to new development, including historic preservation requirements and land scarcity. Limited supply growth allowed the downtown area to enjoy improving occupancy; the average vacancy peaked in late 2021 at nearly 10% and ended the first quarter of 2026 at half that level.[15] A pair of 100,000-square-foot-plus Class A office buildings were completed downtown in 2022 and are fully leased, signifying robust demand for modern trophy space in fast-growing submarkets.

Lastly, while Dallas dominates favorable headlines,[16] **Austin** has been the best performing Texas office market recently. Since 2019, the Austin metropolitan area saw its absorption as a percentage of inventory amount to 7.6%, while its CBD posted a reading of 4.9%. Austin is another market with a significant share of remote workers, but its office demand has been resilient since the pandemic.

Figure 12: Austin Net Absorption by Submarket



Source: Data from CoStar Group.
Map by New York Life Real Estate Investors' Strategy and Research Group (SRG).

[14] U.S. Census Bureau
[15] CoStar Group
[16] Stewart Rubin and Marshall Swett. (2025, Fall). *Dallas – The Buckle of the Sunbelt and America's Fastest Growing Financial Center.* New York Life Real Estate Investors Strategy & Research Group publication in *CREFC World*.

In fact, much of the increase in vacancy across the CBD is the result of new construction and tepid lease-up of the new space. Yet, with no new projects breaking ground in the past eight quarters, Austin's downtown stands to benefit from the region's desirability for corporate relocations and should see its occupancy metrics improve. The latest company committing to Austin is Apollo Global Management, which selected the city for its second headquarters.

Other Outperforming Urban Cores

There are only about a dozen CBDs that saw positive absorption in the aggregate over the past two years and are expected to outperform their markets during the next two years. From this short list, the CBDs of Palm Beach, San Francisco, Richmond, Greenville, and Detroit are forecasted to see the strongest levels of move-in activity in the near term.

Figure 13: Forecast of Top CBD Near-Term Outperformers

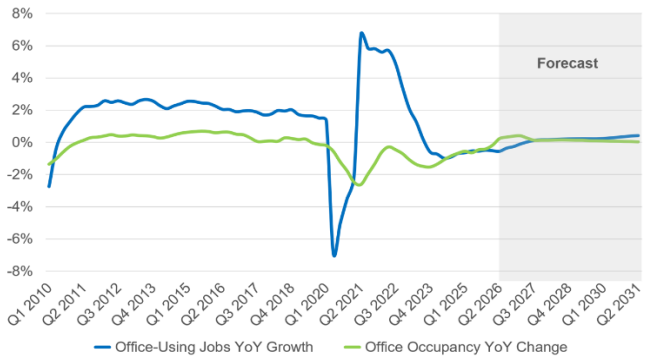
Market	2026-2027 CBD Absorption / Inventory	2026-2027 Market (ex. CBD) Absorption / Inventory	CBD vs Market Forecast Difference in Basis Points
Palm Beach - FL	9.1%	0.9%	823
San Francisco - CA	4.0%	3.1%	92
Richmond - VA	2.4%	1.1%	128
Greenville - SC	2.2%	0.6%	163
Detroit - MI	2.1%	(1.6%)	366
Columbia - SC	1.9%	(0.5%)	242
New Haven - CT	1.4%	(0.7%)	216
Tulsa - OK	1.4%	0.7%	72
Nashville - TN	1.3%	0.7%	59
Dallas-Fort Worth - TX	1.2%	0.3%	87
New York - NY	0.6%	(0.2%)	82

Source: CoStar Group, as of Q1 2026.

Where Are the Office Jobs?

Office-using job growth was a reliable indicator of office space demand: as companies hired more workers and anticipated future growth, they would expand their footprints to accommodate higher headcounts.[17] That relationship broke down during the pandemic and only recently began to normalize.[18] Since mid-2024, office-using job growth and national occupancy started to improve in tandem, and both measures are expected to turn positive on a year-over-year basis in Q2 2027 for the first time since mid-2019.

Figure 14: Office-Using Job Growth vs Office Occupancy



Source: U.S. Bureau of Labor Statistics via Oxford Economics; CoStar Group

Oxford Economics projects that the total number of office-using jobs nationally will increase by 0.1% quarterly through 2030, far below the 2.0% rate during the five-year period preceding the pandemic. With that said, certain markets are likely to see above-average growth in office-using jobs in the next five years. Sunbelt markets (Austin, Raleigh, and Dallas) and dominant tech hubs (Seattle and San Jose) should account for the lion's share of office employment growth.

Austin also stands out as it led the country in net absorption since the end of 2019 with 9.3 million square feet, nearly double the second-highest performer Dallas-Fort Worth (5.2 million square feet). Moreover, Austin's CBD was the fifth-best performer over the past six-plus years, with net absorption as a percentage of inventory at 4.9%. CoStar anticipates this measure to decelerate through the end of 2027, but remain positive at +1.0%, outperforming its neighbors Dallas-Fort Worth (-1.5%), Houston (-0.3%), and San Antonio (+0.7%).

Conclusion

The post-pandemic era has amplified the differences between CBDs attracting occupiers and downtowns struggling with elevated vacancies. Beyond a market-level analysis, company executives increasingly scrutinize the attractiveness of urban and suburban dynamics when evaluating real estate commitments.

Overall, 79% of the central business districts across the largest U.S. office markets recorded a decrease in office demand over the past six-plus years. Furthermore, the majority of downtowns have underperformed their home markets, reflecting a combination of entrenched hybrid work arrangements, the diminished CBD value proposition relative to suburban nodes, and quality of life considerations. Examples abound but are most pronounced in San Francisco, Denver, Portland, and Seattle; tech-heavy markets struggling to retain tenants in core urban areas. Conversely, metros with a promising demographic backdrop and business-friendly regulatory environment (Palm Beach, Nashville, Austin) have flourished, both downtown and in suburban enclaves.

Coastal office markets, and central business districts in particular, struggling with some combination of high business costs and undesirable quality of life offerings, have found it difficult to compete with fast growing Southern peers. However, entire office markets should seldom be dismissed on account of challenges in the CBD. Prudent investors must consider supply-demand fundamentals, demographic demand drivers, and business friendliness when evaluating investment opportunities.

[17] Stewart Rubin and Dakota Firenze. (2024, November). *Not back to the office: And common-sense expectations for a recalibration.* New York Life Real Estate Investors Strategy & Research Group publication in IRE Americas.

[18] Oxford Economics

Appendix

Rank	Market	CBD Absorption / CBD Inventory	Market (ex. CBD) Absorption / Market (ex. CBD Inventory)	CBD vs Market (ex. CBD) As % of Inventory [bps]
1	Palm Beach - FL	9.8%	0.8%	895
2	Nashville - TN	8.0%	(0.2%)	820
3	Sacramento - CA	7.9%	(0.7%)	862
4	Charleston - SC	6.1%	4.9%	113
5	Austin - TX	4.9%	7.6%	(266)
6	New Haven - CT	3.0%	(0.4%)	336
7	El Paso - TX	2.5%	0.9%	169
8	Las Vegas - NV	2.4%	5.2%	(272)
9	McAllen - TX	1.4%	5.5%	(418)
10	Miami - FL	1.3%	2.6%	(125)
11	Greenville - SC	1.2%	2.7%	(147)
12	Rochester - NY	1.0%	(1.6%)	267
13	Tucson - AZ	0.7%	(0.8%)	156
14	Baton Rouge - LA	0.5%	2.4%	(185)
15	Boston - MA	(0.4%)	(2.4%)	195
16	Fort Lauderdale - FL	(0.5%)	(2.8%)	230
17	Tulsa - OK	(0.7%)	0.7%	(135)
18	Columbia - SC	(0.8%)	1.1%	(197)
19	Oklahoma City - OK	(0.9%)	0.9%	(174)
20	Salt Lake City - UT	(1.0%)	1.4%	(242)
21	Orlando - FL	(1.3%)	1.6%	(285)
22	Honolulu - HI	(1.3%)	1.8%	(311)
23	Savannah - GA	(1.5%)	5.3%	(682)
24	Tampa - FL	(1.9%)	0.0%	(195)
25	Raleigh - NC	(2.0%)	1.7%	(369)
26	Detroit - MI	(2.0%)	(2.5%)	47
27	Milwaukee - WI	(2.1%)	(5.4%)	326
28	Cleveland - OH	(2.3%)	(2.0%)	(29)
29	Jacksonville - FL	(2.5%)	0.6%	(309)
30	Boise - ID	(2.7%)	6.7%	(943)
31	Providence - RI	(3.4%)	(1.6%)	(183)
32	Dallas-Fort Worth - TX	(4.0%)	2.2%	(623)
33	Baltimore - MD	(4.2%)	(0.7%)	(351)
34	Louisville - KY	(4.3%)	2.1%	(644)
35	Saint Louis - MO	(4.4%)	(2.2%)	(218)
36	Atlanta - GA	(4.4%)	(1.4%)	(307)
37	New Orleans - LA	(4.4%)	0.3%	(471)
38	Knoxville - TN	(4.5%)	0.9%	(542)
39	San Diego - CA	(4.7%)	0.6%	(531)
40	Indianapolis - IN	(4.8%)	2.5%	(726)
41	New York - NY	(5.2%)	(0.6%)	(461)
42	San Jose - CA	(5.4%)	1.5%	(691)
43	Albany - NY	(5.8%)	2.2%	(800)
44	Minneapolis - MN	(6.1%)	(2.6%)	(359)
45	Columbus - OH	(6.2%)	0.6%	(685)
46	Colorado Springs - C(	(6.3%)	(1.3%)	(505)
47	Pittsburgh - PA	(6.6%)	(1.5%)	(510)
48	Washington - DC	(6.9%)	(3.3%)	(362)
49	Hartford - CT	(7.0%)	(0.5%)	(651)
50	East Bay - CA	(7.3%)	(7.3%)	1
51	Philadelphia - PA	(7.5%)	(2.3%)	(520)
52	Richmond - VA	(7.9%)	1.4%	(924)
53	Little Rock - AR	(7.9%)	0.6%	(847)
54	Los Angeles - CA	(7.9%)	(5.0%)	(296)
55	Birmingham - AL	(8.4%)	(1.1%)	(728)
56	Houston - TX	(8.6%)	1.5%	(1,010)
57	Norfolk - VA	(8.7%)	2.1%	(1,074)
58	Kansas City - MO	(9.0%)	1.0%	(999)
59	Chicago - IL	(9.4%)	(4.5%)	(484)
60	Seattle - WA	(9.8%)	0.3%	(1,006)
61	Phoenix - AZ	(10.0%)	(1.9%)	(812)
62	Orange County - CA	(10.2%)	(3.4%)	(686)
63	Cincinnati - OH	(10.3%)	(0.0%)	(1,031)
64	San Antonio - TX	(11.1%)	5.6%	(1,665)
65	Charlotte - NC	(11.2%)	2.2%	(1,348)
66	Portland - OR	(14.5%)	(1.5%)	(1,302)
67	Denver - CO	(16.5%)	(3.9%)	(1,266)
68	San Francisco - CA	(20.1%)	(6.5%)	(1,357)

Source: CoStar Group, as of Q1 2026.

Note: Green denotes markets where CBD absorption as % of inventory outperformed the rest of the market absorption as % of inventory.

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