Demographics and Economy

Demographics

0.8%	27.2%	6.0%	Net Migration in Maine
population growth (2022) U.S.: 0.4%	share of renters (2022) U.S.: 34.8%	renter household formation (2022) U.S.: 2.4%	11,425 (2023)
			16,365 (2022)

Economy

9.2%	5,000	2.3%	5.0%
GDP growth (2022) U.S.: 9.1%	12-month job creation (December 2023)	1-year job growth (December 2023) U.S.: 1.7%	1-year wage growth (December 2023) U.S.: 3.8%

$58,330	2.5%	19.4%	International Migration in Maine
Average wage per year (December 2023) U.S.: $61,120	unemployment rate (November 2023) U.S.: 3.7%	share of workers teleworking (2022) U.S.: 17.9%	2,209 (2023)
			2,504 (2022)

Commercial Real Estate by Sector

1. Office

Demand for office space is **weaker than nationwide** as this area has a slower absorption of office space. As a result, rents rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2023 Q4	-51,479	-273,305	0.7%	$21	5.7%
2022 Q4	-58,755	247,286	3.3%	$21	4.6%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2023 Q4	27,217,330	10,000	38,602	$9.20M	10.0%
2022 Q4	27,178,728	0	252,340	$50.99M	9.5%

2. Multifamily

Demand for multifamily space is **stronger than nationwide** as this area has a faster absorption of multifamily space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2023 Q4	308	556	1.6%	$1,770	$1,761	5.6%
2022 Q4	3	229	5.9%	$1,742	$1,737	3.3%

	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate
2023 Q4	17,004	528	979	7.4%
2022 Q4	16,025	60	252	6.7%

3. Retail

Demand for retail space is **weaker than nationwide** as this area has a slower absorption of retail space. As a result, rents rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2023 Q4	808	55,531	3.2%	$17	2.4%
2022 Q4	11,291	83,073	3.2%	$17	2.4%

	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF
2023 Q4	40,741,981	7.8%	$16.74M	$89
2022 Q4	40,692,215	7.9%	$59.76M	$156

4. Industrial

Demand for industrial space is **weaker than nationwide** as this area has a slower absorption of industrial space. As a result, rents rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2023 Q4	-79,888	-178,228	5.8%	$10	3.5%
2022 Q4	-240,982	-188,608	8.7%	$9	2.6%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2023 Q4	35,234,092	-43,120	144,480	8.8%	$32.32M
2022 Q4	35,089,612	61,000	141,744	8.0%	$11.60M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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