

NAR Commercial Real Estate Metro Market Report | 2022.Q1

Providence-Warwick, RI-MA

Core-Based Statistical Area Code: 39300

The Providence-Warwick, RI-MA commercial real estate market is not as strong compared to the overall U.S. market.
NAR Commercial Real Estate Market Conditions Index* 48.0

Overall economic conditions are not as strong than nationally.
 The apartment property market is not as strong than nationally.
 The office property market is stronger than nationally.
 The industrial property market is not as strong than nationally.
 The retail property market is stronger than nationally.
 The hotel/lodging property market is stronger than nationally.

I. Economic and Demographic

Economic	Providence-Warwick, RI-MA			U.S.			
	2022 Q1 (March)	2021 Q4 (Dec)	2021 Q1 (March)	2022 Q1 (March)	2021 Q4 (Dec)	2021 Q1 (March)	
Total non-farm employment ('000)	579	588	556	149,912	150,352	143,308	
Y/Y chg.in nonfarm payroll employment ('000)	22	30	(34)	6,604	6,747	(6,644)	
Y/Y % chg. in nonfarm payroll employment	4.0%	5.3%	-5.7%	4.6%	4.7%	-4.4%	Job creation is weaker than nationally
Unemployment rate (%)	3.9%	4.8%	6.5%	3.6%	3.9%	6.0%	Unemployment rate is higher than nationally
Average weekly wages	\$1,021	\$1,019	\$973	\$1,099	\$1,092	\$1,049	
Wage growth, year-over-year	4.9%	1.5%	6.3%	4.7%	5.2%	6.9%	Wages are rising faster than nationally
	2020	2019	2018	2020	2019	2018	
GDP growth (%)	-3.7%	1.6%	0.1%	-3.4%	2.3%	2.9%	
	2020	2019	2018	2020	2019	2018	
Demographic							
Net domestic migration ('000)	(1.2)	(3.6)	(1.1)	0	0	0	Area is experiencing net domestic out-migration
Population ('000)	1,675	1,623	1,624	331,501	328,330	326,838	
Population growth (%)	3.21%	-0.05%	0.38%	0.97%	0.46%	0.53%	Population is growing faster than nationally

II. Multifamily

Demand indicators	Providence-Warwick, RI-MA			U.S.			
	2022 Q1	2021 Q4	2021 Q1	2022 Q1	2021 Q4	2021 Q1	
Vacancy rate	2.3%	2.3%	2.8%	4.9%	4.8%	6.0%	The area has a lower vacancy rate than nationally
Absorption of units over the quarter	200	277	371	58,097	61,951	187,113	
Absorption of units in past 12 months	918	1,089	1,559	568,362	697,378	498,721	
Absorption in past 12 months as % of inventory	1.7%	2.0%	2.9%	3.3%	4.1%	3.0%	The area has lower absorption than nationally
Market asking rent per unit	\$1,674	\$1,635	\$1,537	\$1,587	\$1,553	\$1,425	
Market asking rent per unit, y/y % chg	8.9%	8.5%	4.4%	11.4%	11.3%	2.4%	
Effective rent per unit	\$1,668	\$1,628	\$1,523	\$1,578	\$1,543	\$1,406	
Effective rent per unit, y/y % chg	9.6%	8.9%	4.0%	12.2%	12.2%	1.8%	Rents are rising more slowly than nationally
Rent as a percent of 2-person annual wage income	18.8%	18.4%	18.0%	16.5%	16.3%	15.4%	Renting is less affordable than nationally
	2022 Q1	2021 Q4	2021 Q1	2022 Q1	2021 Q4	2021 Q1	
Supply indicators							
Inventory	54,673	54,474	53,775	17,251,546	17,194,020	16,685,925	
Net delivered units in past 12 months	611	498	1,116	387,022	391,271	417,342	
Net delivered units, as % of inventory	1.1%	0.9%	2.1%	2.2%	2.3%	2.5%	
Units under construction	1,519	1,275	1,312	774,864	744,997	732,144	
Units under construction, as % of inventory	2.8%	2.3%	2.4%	4.5%	4.3%	4.4%	Construction is weaker than nationally
Ratio of jobs created to net delivered units (as of latest available month of the quarter)	36.3	59.2	(30.1)	17.1	17.2	(15.9)	More jobs per delivered units than nationally
	2022 Q1	2021 Q4	2021 Q1	2022 Q1	2021 Q4	2021 Q1	
Sales transactions							
Total investment acquisitions (in million \$)	\$134	\$238	\$16	\$50,395	\$113,844	\$30,199	Sales transactions are rising faster than nationally
Transaction sales price per unit	\$180,912	\$177,686	\$127,640	\$220,078	\$227,367	\$157,676	Prices are rising faster nationally
Market cap rate	6.1%	6.1%	6.3%	5.1%	5.1%	5.2%	Cap rates are higher than nationally

III. Office

Demand indicators	Providence-Warwick, RI-MA			U.S.			
	2022 Q1	2021 Q4	2021 Q1	2022 Q1	2021 Q4	2021 Q1	
Vacancy rate	5.5%	5.8%	5.9%	12.2%	12.1%	11.7%	The area has a lower vacancy rate than nationally
Absorption in sq.ft. over the quarter	104,604	(21,292)	(221,206)	3,410,230	11,127,334	(43,926,356)	
Absorption in sq.ft. over 12 months	149,671	(176,139)	(388,110)	5,610,472	(41,726,112)	(119,807,672)	
Absorption in past 12 months as % of inventory	0.3%	-0.3%	-0.7%	0.1%	-0.6%	-1.7%	The area has stronger absorption than nationally
Market rent per sq.ft.	\$22.3	\$22.3	\$21.2	\$34.7	\$34.6	\$34.4	
Market rent growth, y/y % chg.	5.3%	5.2%	3.1%	0.8%	0.4%	-2.1%	Rents are rising faster than nationally
Y/Y chg.in professional/business services jobs ('000) (as of latest available month of the quarter)	1.2	2.9	(0.9)	1,153	1,161	(283)	Stronger office job creation than nationally
	2022 Q1	2021 Q4	2021 Q1	2022 Q1	2021 Q4	2021 Q1	
Supply indicators							
Inventory in sq. ft.	56,594,148	56,489,544	56,444,476	7,256,351,232	7,252,931,072	7,250,434,560	
Net delivered over 12 months, in sq.ft.	(97,694)	(26,636)	14,912	54,741,303	57,123,296	47,997,877	More delivered space relative to inventory than nationally
Net delivered units, as % of inventory	-0.2%	0.0%	0.0%	0.8%	0.8%	0.7%	
Under construction in sq.ft.	58,840	92,840	65,600	143,665,184	143,194,512	153,944,000	
Under construction, as % of inventory	0.1%	0.2%	0.1%	2.0%	2.0%	2.1%	Construction activity is slower than nationally
	2022 Q1	2021 Q4	2021 Q1	2022 Q1	2021 Q4	2021 Q1	
Sales transactions							
Total investment acquisitions (in million \$)	\$54	\$273	\$16	\$26,711	\$35,335	\$17,487	Sales transactions are rising faster than nationally
Transaction sale price per sq.ft.	\$86	\$169	\$125	\$324	\$295	\$325	Prices are not rising as fast than nationally
Market cap rate	8.2%	8.2%	8.4%	7.0%	7.0%	7.0%	Cap rates are higher than nationally

- Some data may not be available for the quarter

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IV. Industrial

	Providence-Warwick, RI-MA			U.S.			
	2022 Q1	2021 Q4	2021 Q1	2022 Q1	2021 Q4	2021 Q1	
Demand indicators							
Vacancy rate	4.1%	4.4%	4.6%	4.1%	4.2%	5.3%	The area has higher vacancy rate than nationally
Absorption in sq.ft. over the quarter	175,540	(75,851)	(280,062)	98,463,552	139,649,760	92,218,864	
Absorption in sq.ft. over 12 months	293,338	(162,264)	(194,451)	521,957,216	515,712,512	267,819,536	
Absorption in past 12 months as % of inventory	0.2%	-0.1%	-0.1%	3.1%	3.1%	1.6%	The area has lower absorption than nationally
Market rent per sq.ft.	\$8.9	\$8.6	\$7.8	\$10.2	\$9.9	\$9.2	
Market rent growth, y/y % chg.	15.3%	12.5%	7.0%	11.0%	9.3%	5.5%	Rents are rising faster than nationally
Supply indicators							
Inventory in sq. ft.	152,618,048	152,442,512	152,324,720	16,970,607,616	16,872,123,392	16,448,452,608	
Net delivered over 12 months, in sq.ft.	(410,102)	(316,293)	601,943	316,015,277	299,570,240	290,668,397	
Net delivered units, as % of inventory	-0.3%	-0.2%	0.4%	1.9%	1.8%	1.8%	Less deliveries relative to inventory than nationally
Under construction in sq.ft.	1,397,940	1,318,940	55,000	591,536,384	531,512,224	391,175,904	
Under construction, as % of inventory	0.9%	0.9%	0.0%	3.5%	3.2%	2.4%	Less delivered space relative to inventory than nationally
Sales transactions							
Total investment acquisitions (in million \$)	\$127	\$561	\$89	\$21,817	\$51,629	\$16,323	Sales transactions are rising faster than nationally
Transaction sale price per sq.ft.	\$96	\$125	\$60	\$140	\$136	\$105	Prices are rising faster nationally
Market cap rate	7.2%	7.2%	7.3%	6.3%	6.3%	6.3%	Cap rates are higher than nationally
V. Retail							
	2022 Q1	2021 Q4	2021 Q1	2022 Q1	2021 Q4	2021 Q1	
Demand indicators							
Vacancy rate	3.8%	4.1%	5.5%	4.5%	4.7%	5.1%	The area has a lower vacancy rate than nationally
Absorption in sq.ft. over the quarter	215,512	535,869	(184,415)	24,405,304	24,416,072	3,996,477	
Absorption in sq.ft. over 12 months	973,289	573,362	(940,724)	94,035,968	73,627,144	(22,757,808)	
Absorption in past 12 months as % of inventory	1.0%	0.6%	-1.0%	0.8%	0.7%	-0.2%	The area has stronger absorption than nationally
Market rent per sq.ft.	\$17.7	\$17.3	\$17.0	\$22.9	\$22.6	\$22.0	
Market rent growth, y/y % chg.	4.6%	1.3%	2.4%	3.9%	3.1%	1.1%	Rents are rising faster than nationally
Y/Y chg.in retail trade payroll employment ('000) (as of latest available month of the quarter)	1.80	1.00	(0.90)	570.90	382.90	(187.70)	The area has stronger retail trade job creation than nationally
Supply indicators							
Inventory in sq. ft.	96,413,800	96,198,288	95,428,512	11,256,099,840	11,231,675,392	11,161,937,920	
Net delivered over 12 months, in sq.ft.	-733,127	-701,276	21,063	19,624,738	21,905,704	37,703,262	Relatively fewer units delivered than nationally
Net delivered units, as % of inventory	-0.8%	-0.7%	0.0%	0.2%	0.2%	0.3%	Less delivered space relative to inventory than nationally
Under construction in sq.ft.	420,285	398,285	737,346	54,194,816	56,052,512	54,297,696	
Under construction, as % of inventory	0.4%	0.4%	0.8%	0.5%	0.5%	0.5%	Construction activity is slower than nationally
Sales transactions							
Total investment acquisitions (in million \$)	\$109	\$238	\$224	\$22,755	\$33,245	\$12,773	Sales transactions are not rising as fast than nationally
Transaction sale price per sq.ft.	\$104	\$198	\$209	\$219	\$226	\$182	Prices are not rising as fast than nationally
Market cap rate	7.0%	7.0%	7.0%	6.8%	6.8%	6.8%	Cap rates are higher than nationally
VI. Hotel/Lodging							
	2022 Q1 (March)	2021 Q4 (Dec)	2021 Q1 (March)	2022 Q1 (March)	2021 Q4 (Dec)	2021 Q1 (March)	
Demand indicators							
Leisure and hospitality payroll workers ('000)	60.0	62.4	51.9	14,939	14,804	12,876	
Y/Y change ('000)	8.1	14.3	(11.6)	2,063.0	2,337.0	(2,869.0)	Job creation in the leisure industry is stronger than nationally
% share to nonfarm payroll employment	10.4%	10.6%	9.3%	10.0%	9.8%	9.0%	Higher fraction of workers in leisure industry than nationally

- Some data may not be available for the quarter

Sources of data used: CoStar®, US Census Bureau, US Bureau of Labor Statistics, and US Bureau of Economic Analysis.

*An index below 50 means local market conditions are weaker than nationally, above 50 means local market conditions are stronger, and 50 means local market conditions are about the same as nationally.

NAR derived the index by assigning 1 point for each indicator where local market conditions are better than the national (US) condition.

The total points for each local market are divided by the number of variables that are available at the local area, with 25 indicators if all the data are available. The fraction is multiplied by 100 to get the index.

Economic data may not be available for all markets. In some submarkets or metropolitan divisions (e.g., Long Island) reported by CoStar®, the economic data that is reported (e.g. employment) is of the metropolitan area (New York-Newark-Jersey City). The 390 markets in this report are based on the CoStar® market areas.

NAR reserves the right to add new variables or drop variables that comprise the index based on its analysis of variables that impact market trends.

Market cap rate is based on CoStar proprietary model that is based on both sales transaction cap rates and modeled cap rates based on characteristics of comparable properties in the geographic area.

Data may not be available for some markets or property types.

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