

Retail Capital Markets Report

Boston - MA

PREPARED BY



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President



RETAIL CAPITAL MARKETS REPORT - MARKET

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Capital Markets Overview

Boston Retail

Asset Value

\$68.5B

12 Mo Sales Volume

\$1.7B

Market Cap Rate

6.2%

Mkt Sale Price/SF Chg (YOY)

0.6%

12 MO SALES VOLUME	Total	Lowest	Highest
Transactions	706	-	-
Sales Volume	\$1.7B	\$72K	\$142.5M
Properties Sold	676	-	-
Transacted SF	7.4M	221	473K
Average SF	10.5K	221	473K

12 MO SALES PRICE	Average	Lowest	Highest	Market
Cap Rate	6.6%	3.1%	9.0%	6.2%
Sale Price/SF	\$262	\$12	\$6.1K	\$274
Sale Price	\$2.9M	\$72K	\$142.5M	-
Sale vs Asking Price	-9.8%	-78.9%	28.2%	-
% Leased at Sale	94.4%	0%	100%	-

KEY PERFORMANCE INDICATORS



SUMMARY

A third-consecutive year of record retail sales volume in Boston is almost unimaginable following a marked deceleration in the first half of 2023. Elevated interest rates appear to have finally depressed capital markets, and expectations are growing for 2023 to be one of the lightest investment years in a decade.

Around \$720 million in assets traded in the first half of the year, the lowest level of activity since 2020. Signs of strain were evident in other metrics as well, with the

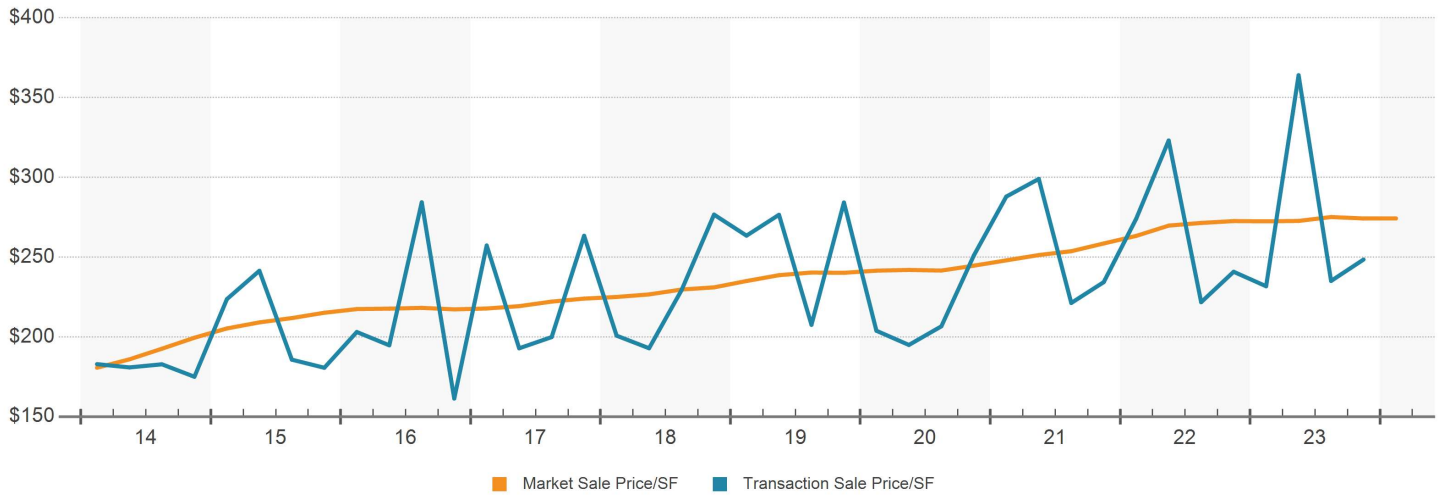
average bid-ask spread sitting at more than 10%, the average confirmed cap rate rising to 6.7%, and months to sale hitting 9.4. Over the two calendar years ending December 2022, the bid-ask spread sat below 7% and cap rates averaged 6.3%.

Investors continue to seek well-leased, grocery-anchored assets, as reflected in a four-property portfolio sale in February that included three Stop & Shop grocery stores in Malden, Swampscott, and Framingham. Orion

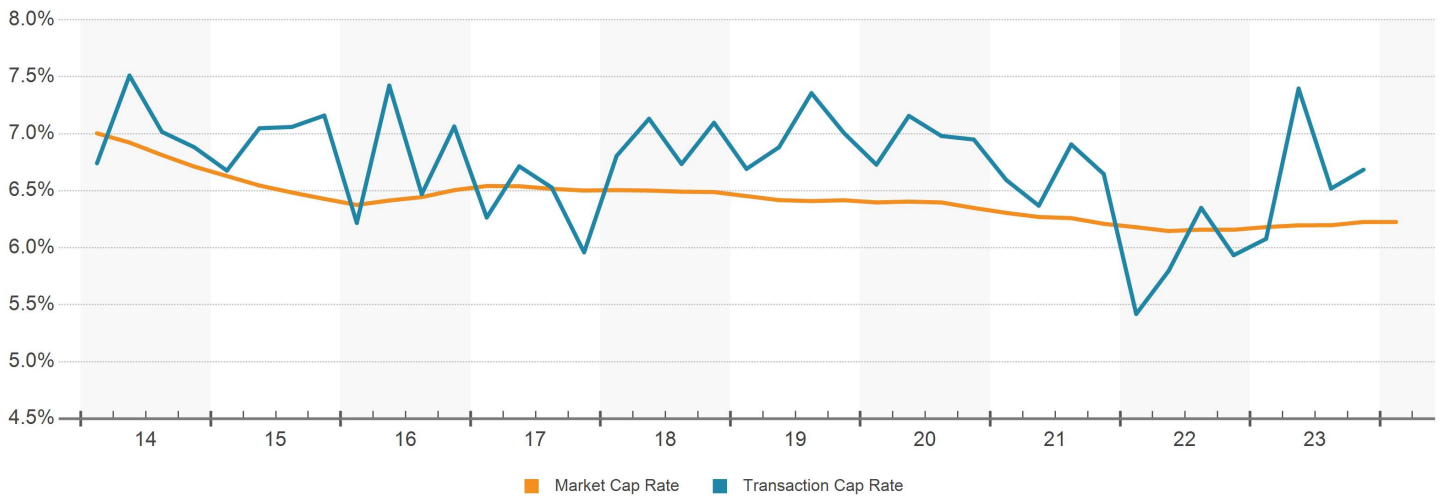
Real Estate Group out of Miami closed on the portfolio for an allocated price of roughly \$70 million and a confirmed in-place cap rate of 7.29%. According to a press release from the seller, The Necessity Retail REIT believed that it had maxed out on value and planned to use the proceeds to reduce debt across its portfolio.

And in May, AEW sold the 127,800-SF Lincoln Plaza in Hingham for \$45.3 million (\$354/SF). Located in the Route 3 Corridor Submarket, the property was 99% leased at the time of sale, anchored by a 68,000-SF Stop & Shop and a 32,000-SF Marshall's.

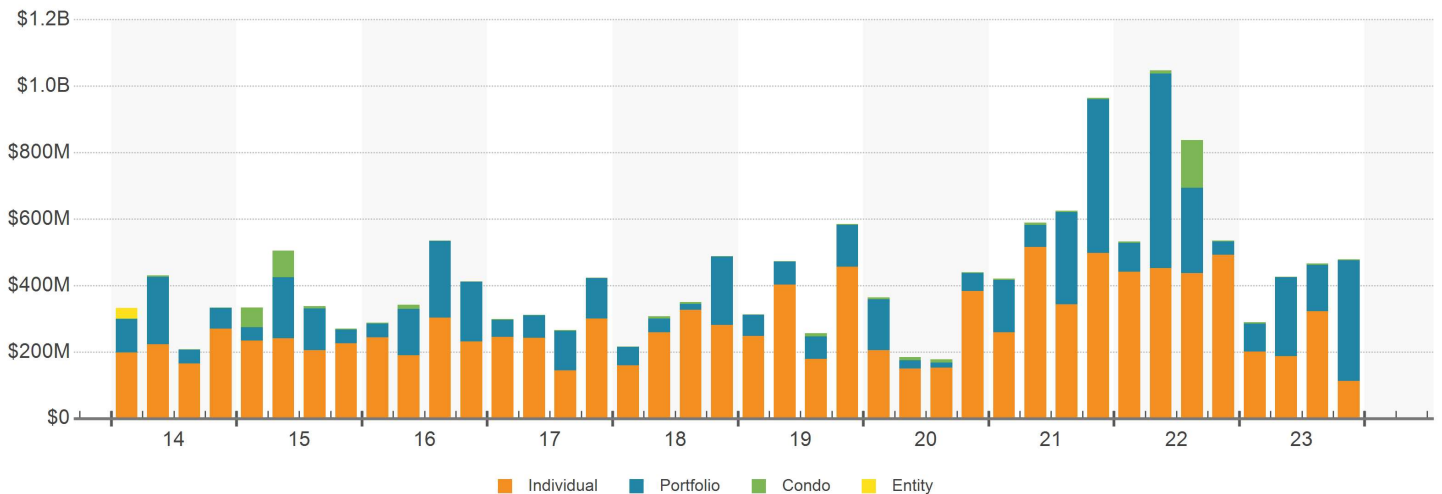
MARKET SALE PRICE & TRANSACTION SALE PRICE PER SF



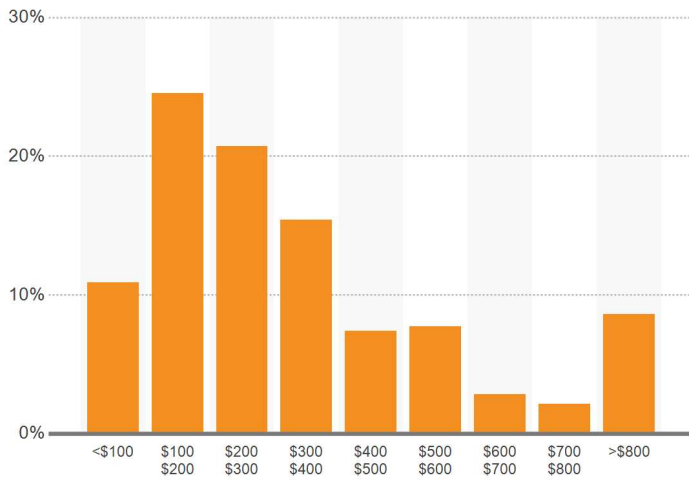
MARKET CAP RATE & TRANSACTION CAP RATE



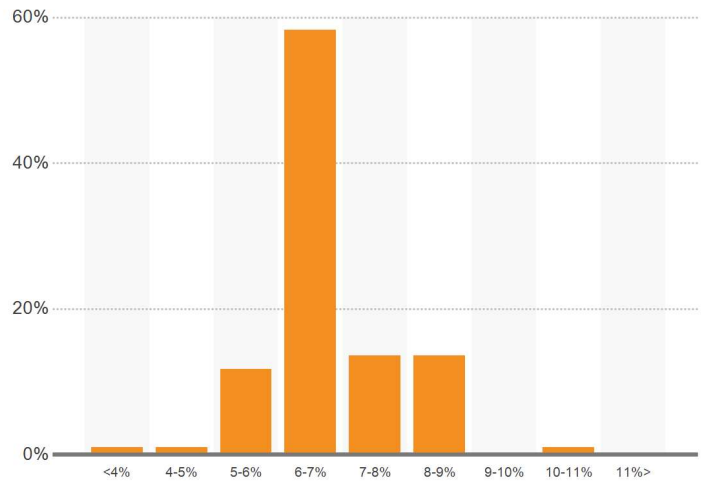
SALES VOLUME BY TRANSACTION TYPE



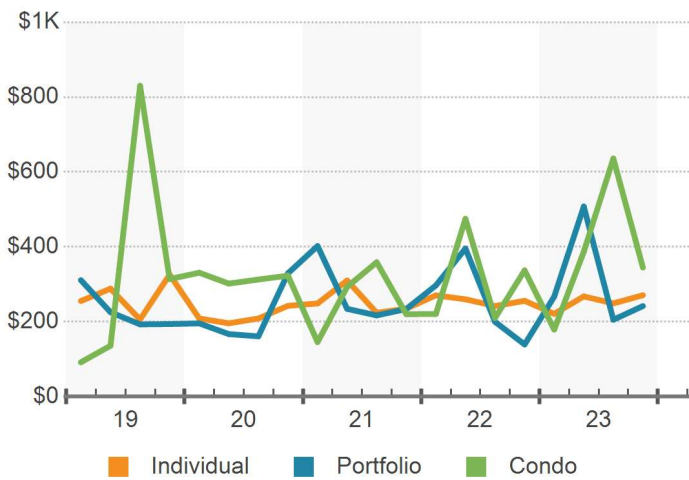
SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



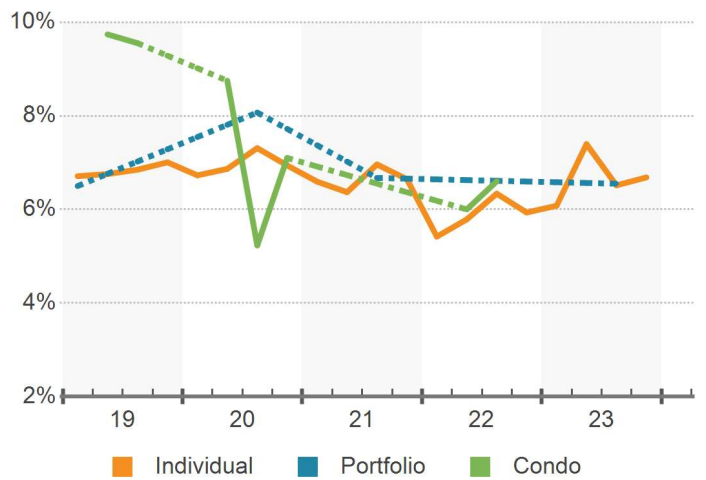
CAP RATE DISTRIBUTION PAST 12 MONTHS



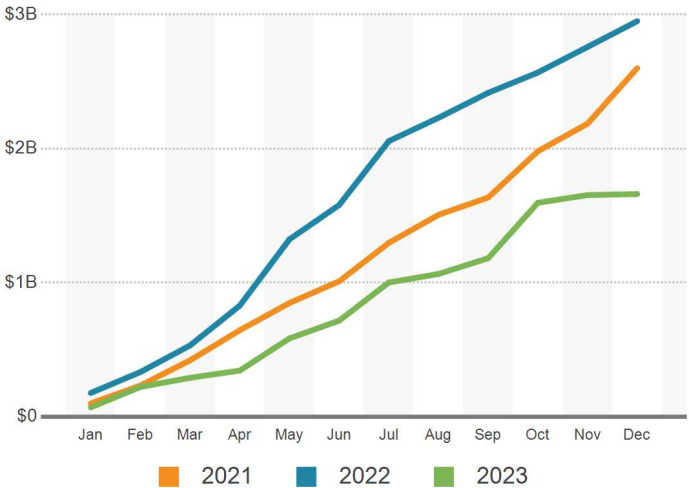
SALE PRICE PER SF BY TRANSACTION TYPE



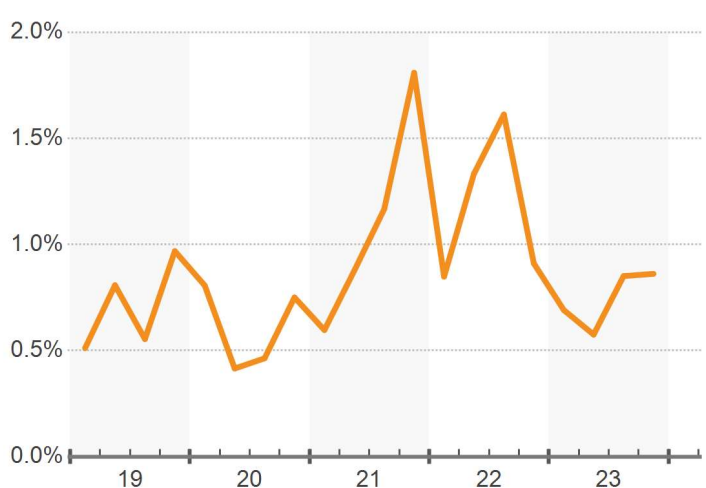
CAP RATE BY TRANSACTION TYPE



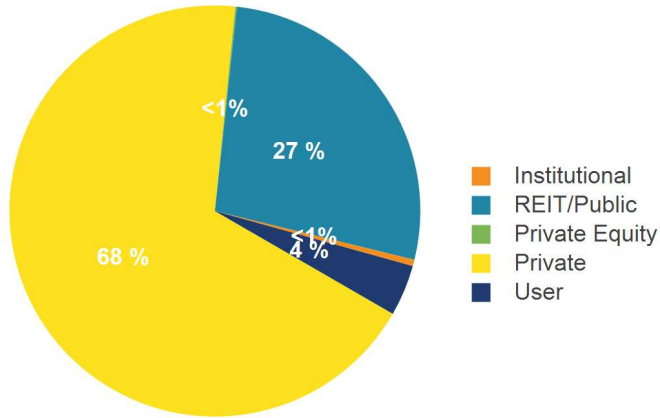
CUMULATIVE SALES VOLUME BY YEAR



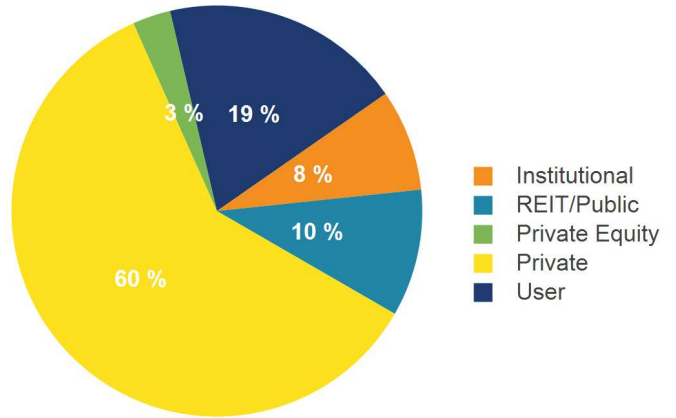
SOLD SF AS % OF TOTAL SF



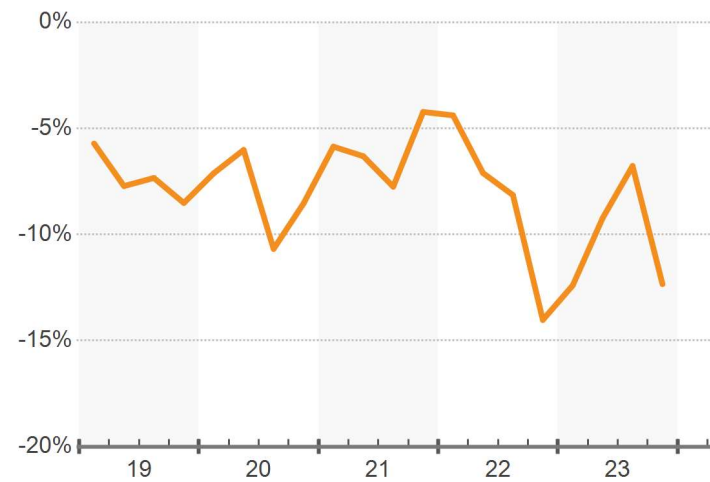
SALES VOLUME BY BUYER TYPE PAST 12 MONTHS



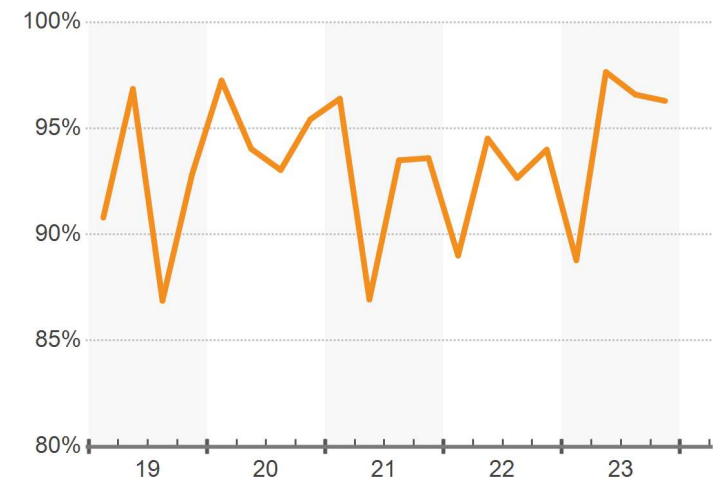
ASSET VALUE BY OWNER TYPE



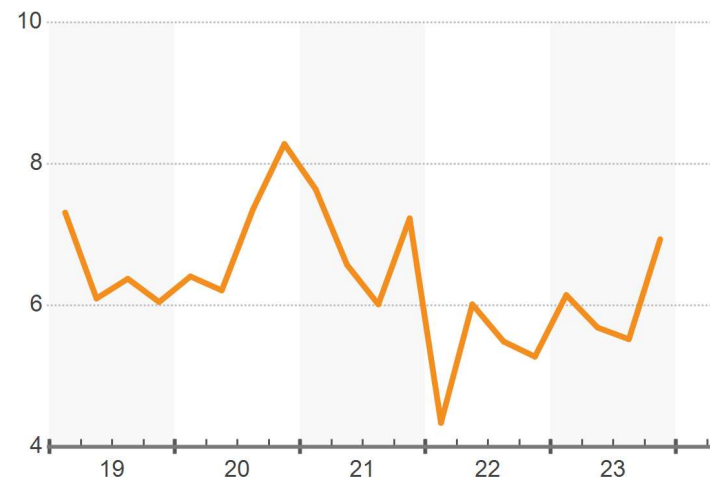
SALE TO ASKING PRICE DIFFERENTIAL



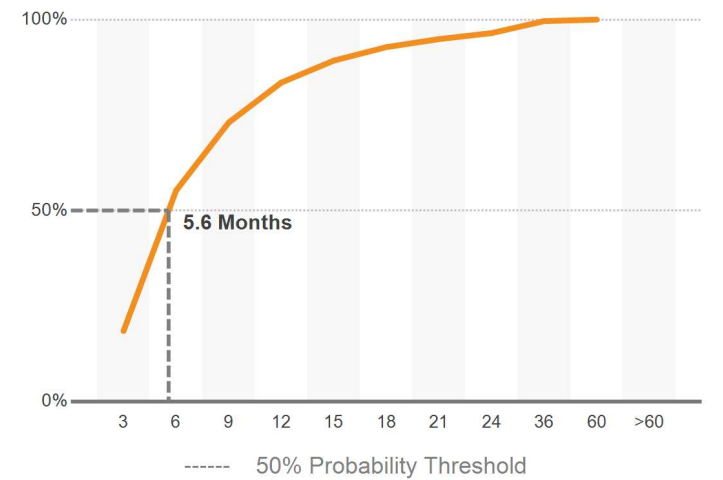
OCCUPANCY AT SALE



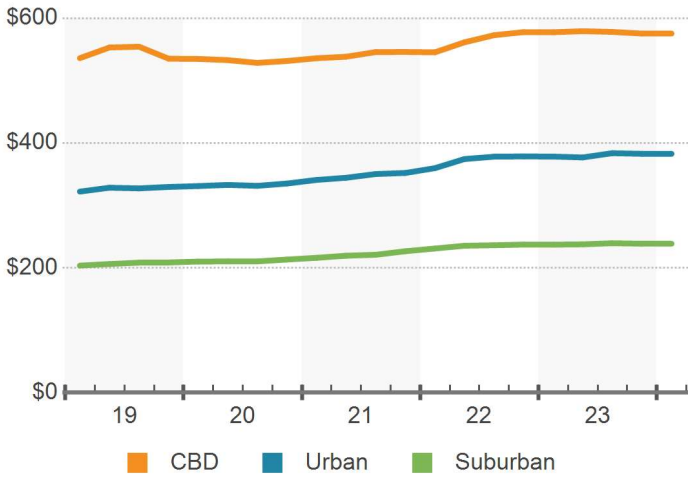
MONTHS TO SALE



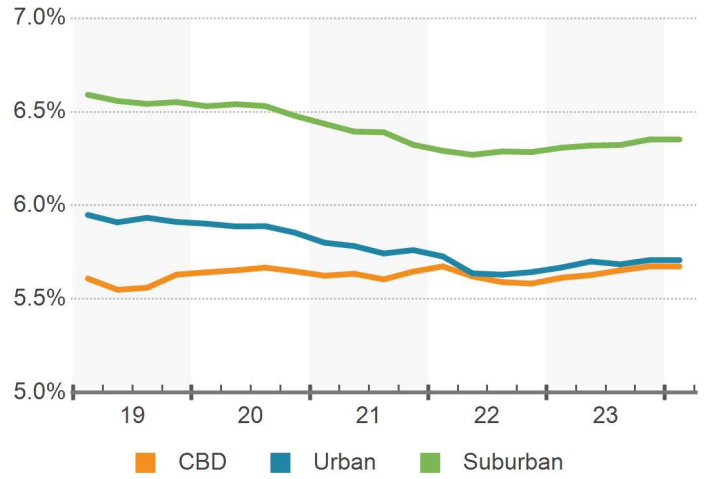
PROBABILITY OF SELLING IN MONTHS



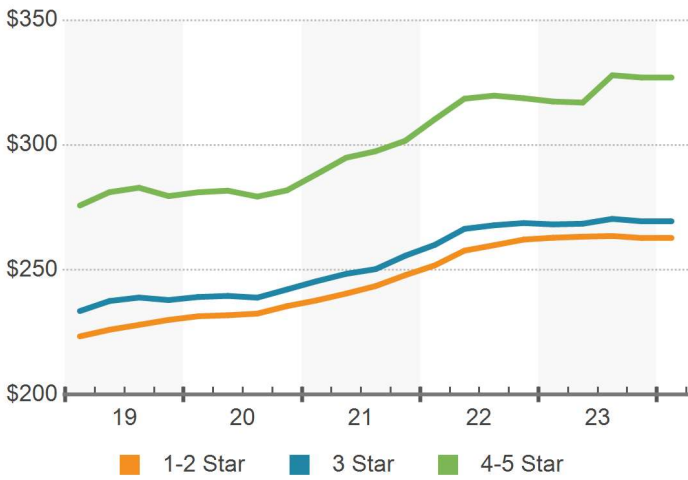
MARKET SALE PRICE PER SF BY LOCATION TYPE



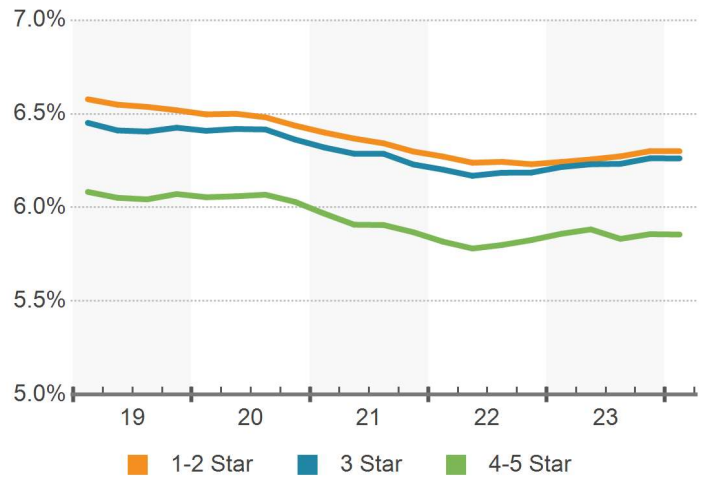
MARKET CAP RATE BY LOCATION TYPE



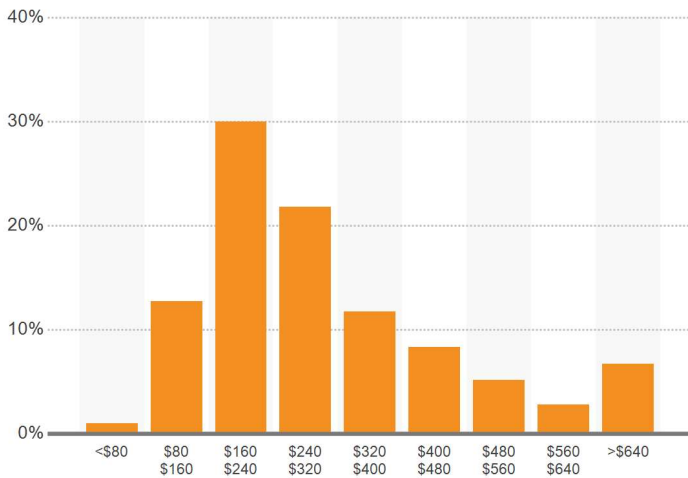
MARKET SALE PRICE PER SF BY STAR RATING



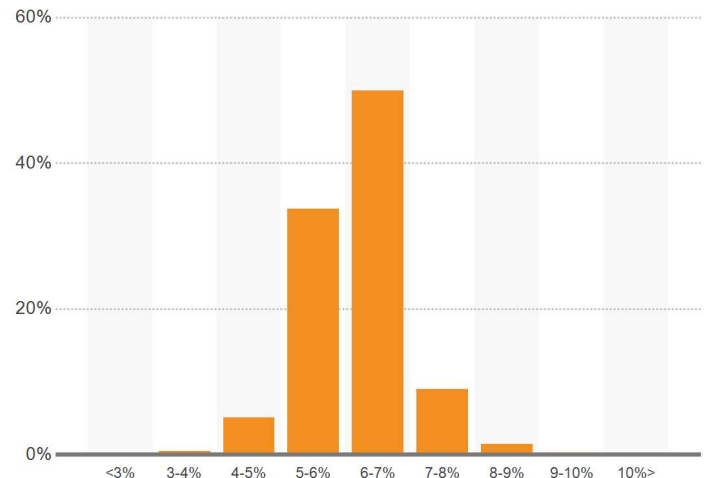
MARKET CAP RATE BY STAR RATING



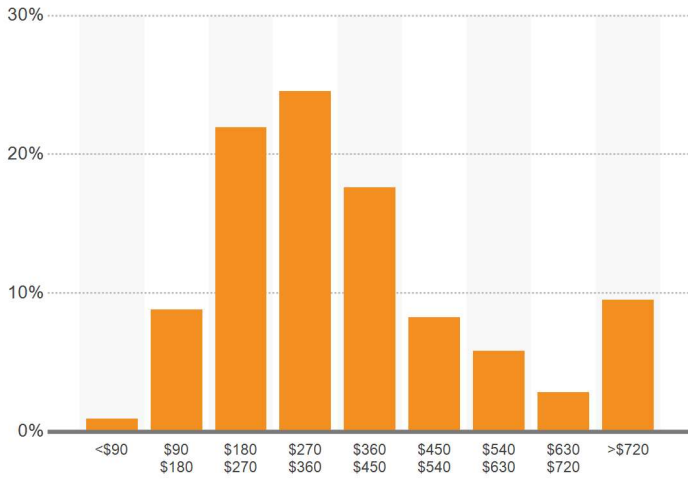
MARKET SALE PRICE PER SF DISTRIBUTION



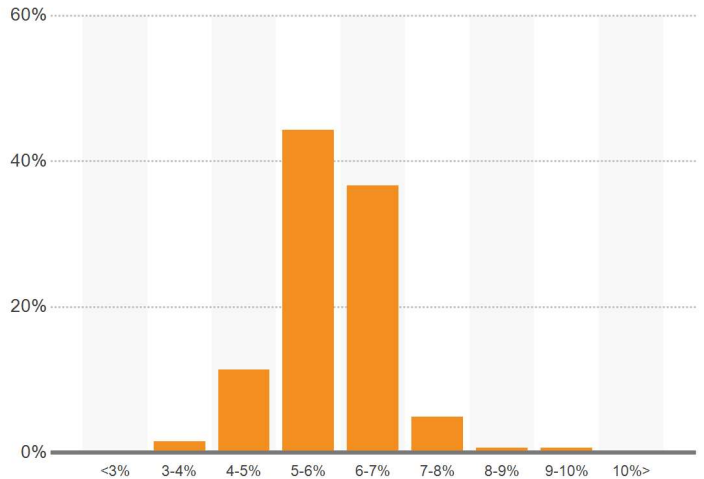
MARKET CAP RATE DISTRIBUTION



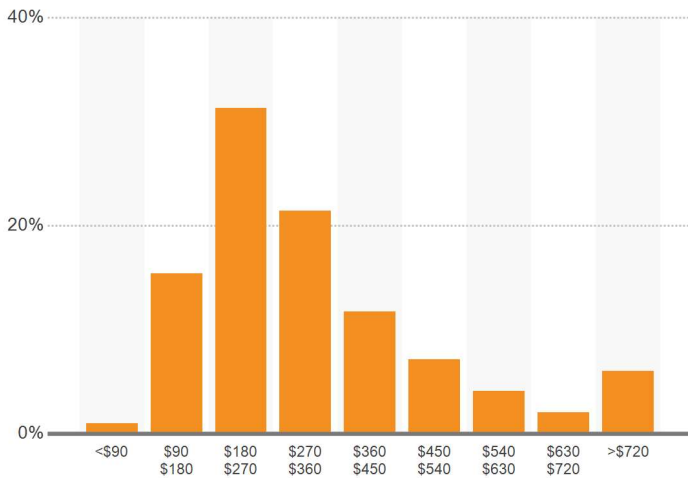
4-5 STAR MARKET SALE PRICE PER SF DISTRIBUTION



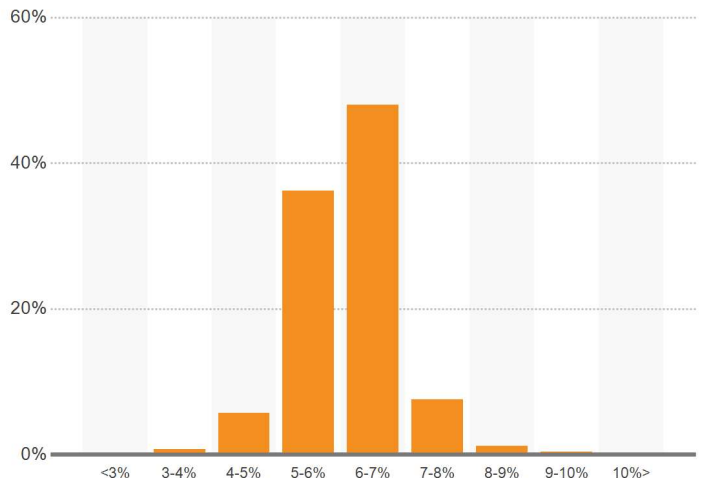
4-5 STAR MARKET CAP RATE DISTRIBUTION



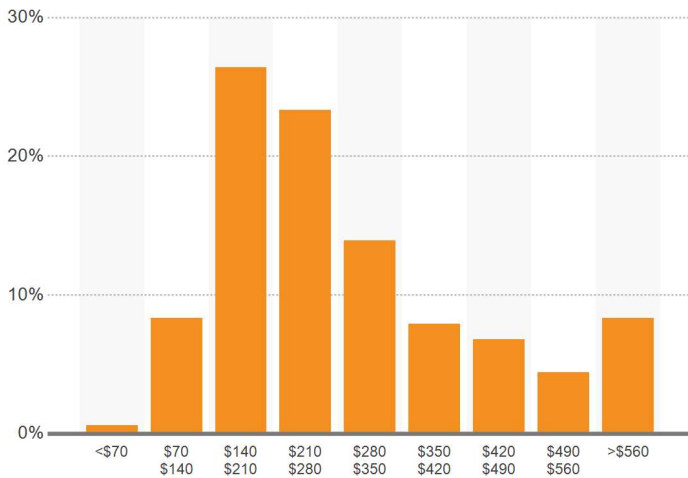
3 STAR MARKET SALE PRICE PER SF DISTRIBUTION



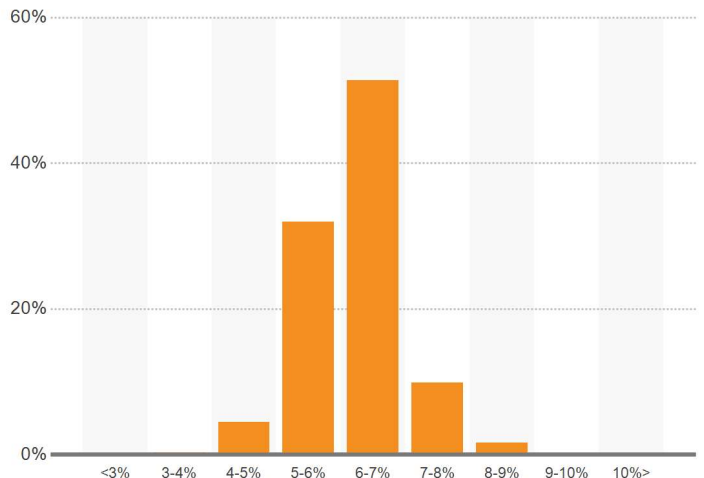
3 STAR MARKET CAP RATE DISTRIBUTION



1-2 STAR MARKET SALE PRICE PER SF DISTRIBUTION

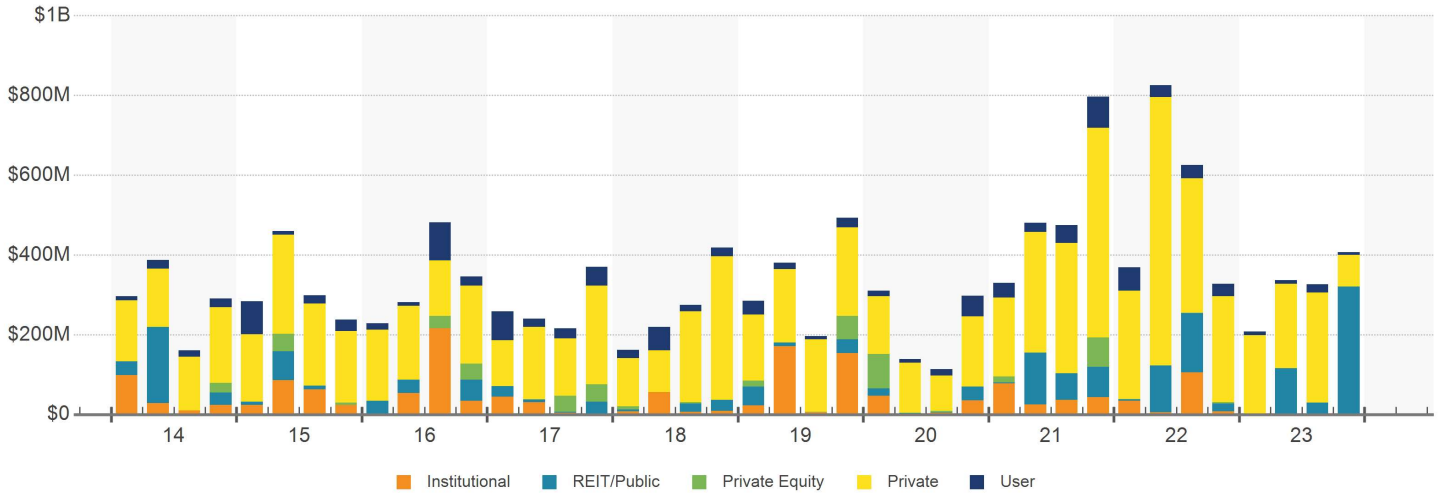


1-2 STAR MARKET CAP RATE DISTRIBUTION

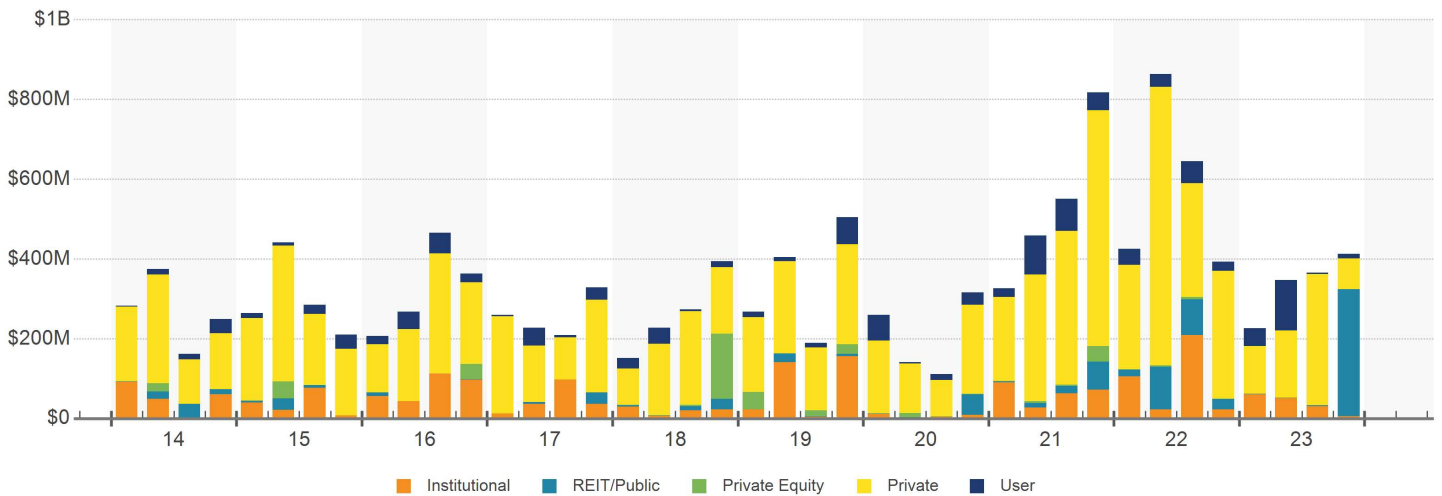


Buying & Selling By Owner Type

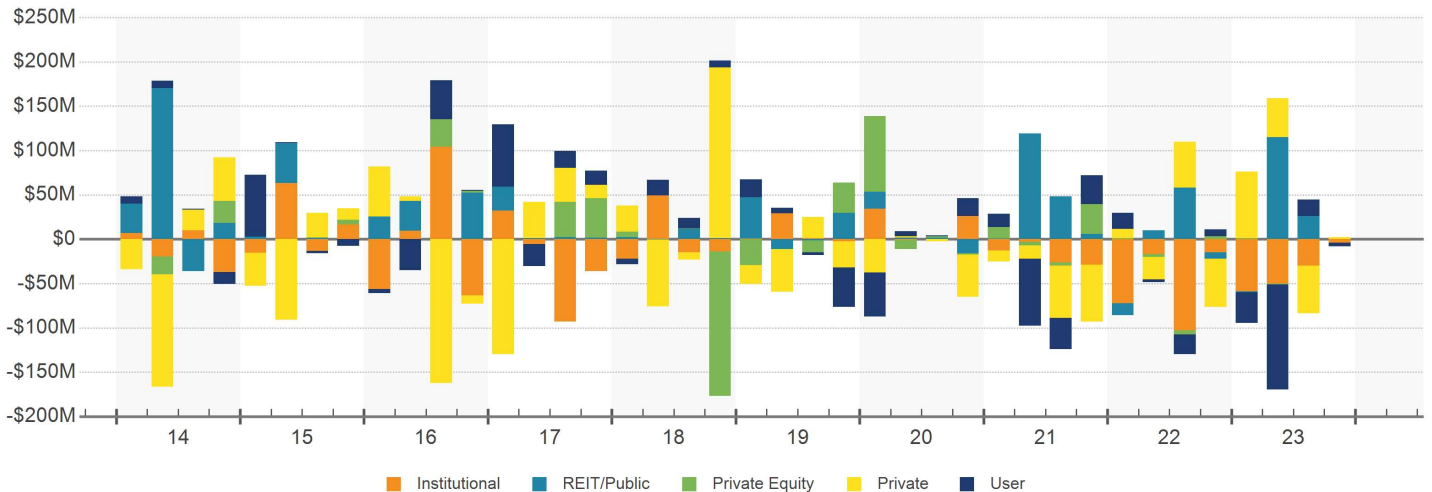
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE

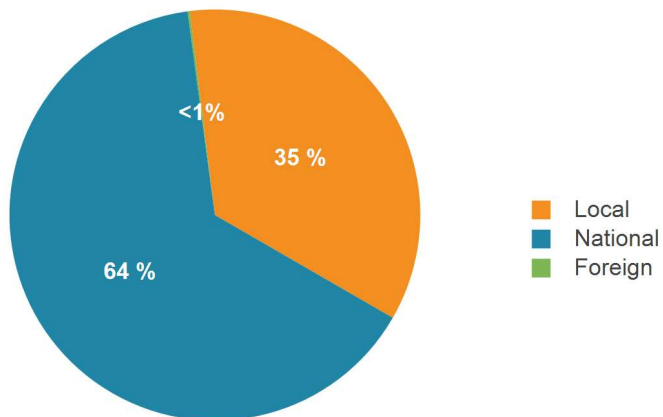


NET BUYING & SELLING BY OWNER TYPE

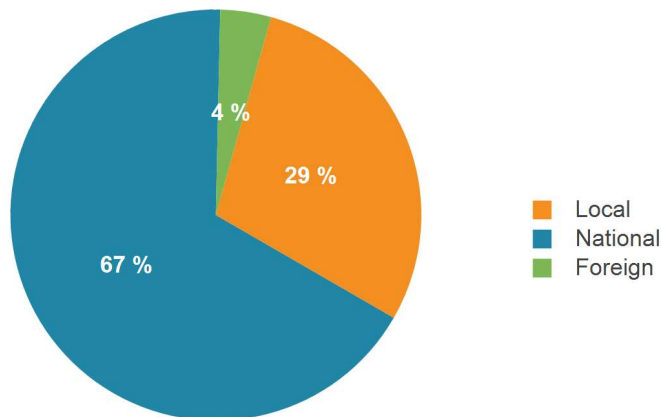


Investment Trends By Buyer & Seller Origin

SALES VOLUME BY BUYER ORIGIN PAST 12 MONTHS



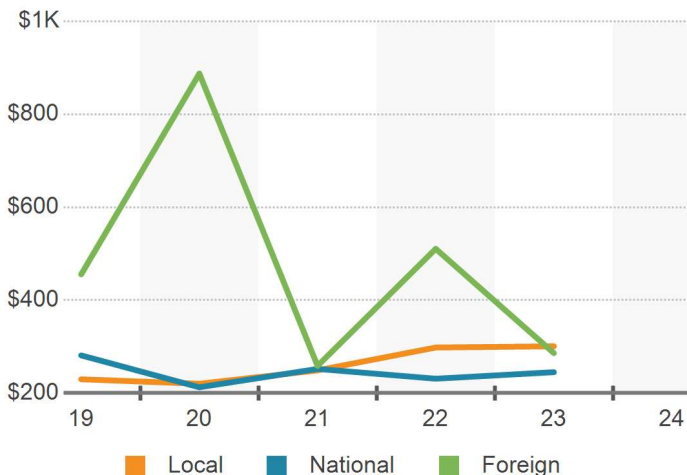
ASSET VALUE BY OWNER ORIGIN



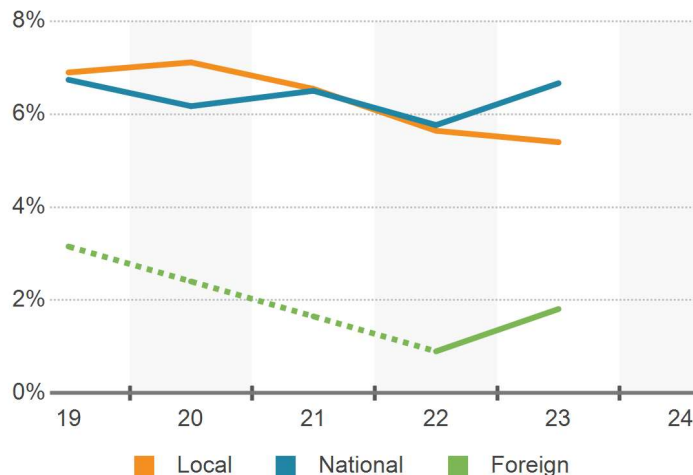
SALES VOLUME BY OWNER ORIGIN

Year	Total				Local			National			Foreign		
	Sales Volume	Bought	Sold	Net Trans	Bought	Sold	Net Trans	Bought	Sold	Net Trans	Bought	Sold	Net Trans
YTD	-	-	-	-	-	-	-	-	-	-	-	-	-
2023	\$1.7B	\$585.6M	\$346M	\$239.6M	\$1.1B	\$1.2B	-\$141.4M	\$2.8M	\$116.5M	-\$113.7M			
2022	\$3B	\$1.1B	\$1.5B	-\$313.8M	\$1.6B	\$1.4B	\$174.9M	\$200.8M	\$80.7M	\$120.1M			
2021	\$2.6B	\$1.2B	\$1.3B	-\$108.5M	\$1.3B	\$1.3B	\$35.6M	\$44.5M	\$11.2M	\$33.3M			
2020	\$1.2B	\$643.9M	\$643.5M	\$392.6K	\$490M	\$487.2M	\$2.8M	\$23.4M	\$32.3M	-\$8.9M			
2019	\$1.6B	\$717.3M	\$804.9M	-\$87.6M	\$721.9M	\$788.9M	-\$67M	\$175.1M	\$24.9M	\$150.2M			
2018	\$1.4B	\$659.1M	\$598.8M	\$60.3M	\$620.7M	\$558.2M	\$62.5M	\$48.1M	\$178.7M	-\$130.6M			
2017	\$1.3B	\$663.8M	\$693.2M	-\$29.5M	\$557.8M	\$502.2M	\$55.5M	\$57M	\$92.6M	-\$35.6M			
2016	\$1.6B	\$697.1M	\$1B	-\$307.4M	\$793.3M	\$538.3M	\$255M	\$71.7M	\$31.2M	\$40.5M			
2015	\$1.4B	\$825.7M	\$875.4M	-\$49.7M	\$549.6M	\$525.1M	\$24.4M	\$69.1M	\$44.9M	\$24.1M			
2014	\$1.3B	\$644.4M	\$721.8M	-\$77.4M	\$623.4M	\$562.6M	\$60.8M	\$32.5M	\$19.1M	\$13.4M			

SALE PRICE PER UNIT BY BUYER ORIGIN



CAP RATE BY BUYER ORIGIN



Submarket Sales Trends

Boston Retail

SUBMARKET SALES TRANSACTIONS PAST 12 MONTHS

Submarket Name	Sales Volume	Transactions	Transacted SF	Avg SF	Mkt Cap Rate	Mkt Sale Price/SF
Somerville/Everett	\$367,691,090	20	907,430	45,372	5.3%	\$413
Framingham/Natick	\$231,483,626	30	1,186,722	39,557	6.3%	\$254
Route 3 South	\$98,230,068	55	762,923	13,871	6.4%	\$199
I-95 Corridor South	\$98,139,194	36	651,766	18,105	6.5%	\$235
Route 3 Corridor	\$70,228,521	24	220,157	9,173	6.0%	\$247
Rockingham	\$66,353,734	43	235,288	5,472	6.9%	\$172
Saugus/Lynn	\$62,677,571	20	263,826	13,191	5.9%	\$284
Quincy/Braintree	\$56,015,500	22	227,289	10,331	6.1%	\$259
Lawrence/Andover	\$52,101,616	50	359,477	7,190	6.6%	\$211
Lowell/Chelmsford	\$39,889,000	33	256,572	7,775	6.4%	\$225
Back Bay	\$37,975,000	3	29,890	9,963	5.4%	\$747
Peabody/Salem	\$37,344,700	26	156,124	6,005	6.2%	\$247
Roxbury/Dorchester	\$36,839,534	22	122,967	5,589	6.1%	\$344
Route 24	\$35,324,725	34	156,315	4,598	6.6%	\$198
Danvers/Beverly	\$33,160,103	16	122,734	7,671	6.1%	\$250
South Suffolk County	\$32,709,000	16	96,475	6,030	6.0%	\$325
Amesbury/Ipswich	\$32,685,458	34	166,872	4,908	6.5%	\$199
Medford/Malden	\$28,419,505	10	121,180	12,118	5.7%	\$308
Waltham	\$21,665,000	12	79,933	6,661	5.6%	\$336
Lexington/Arlington	\$20,655,000	11	53,873	4,898	5.7%	\$398
Route 1 South	\$20,533,567	17	215,801	12,694	6.3%	\$263
Strafford County	\$19,108,933	21	181,765	8,655	6.7%	\$164
Charlestown/East Boston	\$18,020,714	8	45,095	5,637	5.9%	\$390
Concord/Maynard	\$14,825,434	14	144,742	10,339	6.4%	\$248
Chelsea/Revere	\$14,717,500	16	93,783	5,861	6.1%	\$303
Essex/Gloucester	\$13,540,000	16	50,827	3,177	6.5%	\$211
North End/Waterfront	\$11,110,000	5	15,850	3,170	5.5%	\$532
Groton/Townsend	\$10,606,150	17	79,557	4,680	6.3%	\$238
Marlborough	\$9,562,194	11	59,774	5,434	6.6%	\$215
Wilmington/Reading	\$9,117,300	18	128,060	7,114	5.8%	\$292
Newton/Brookline	\$7,843,333	7	29,872	4,267	5.6%	\$417
Burlington/Woburn	\$6,909,000	10	45,820	4,582	5.5%	\$353
South End	\$6,900,800	4	10,369	2,592	5.8%	\$433
Watertown	\$6,250,000	5	15,826	3,165	5.2%	\$452
Midtown	\$6,232,805	2	15,851	7,926	5.8%	\$502
Allston/Brighton	\$5,760,281	2	4,705	2,353	5.8%	\$417
South Boston	\$5,150,000	2	12,520	6,260	5.8%	\$415
Wellesley/Needham	\$5,000,000	1	8,949	8,949	6.1%	\$369
Mid-Cambridge/Harvard Sq	\$3,750,000	3	8,289	2,763	5.6%	\$462
E Cambridge/Kendall Sq	\$2,075,000	1	7,655	7,655	5.7%	\$343
Hopkinton/Holliston	\$2,000,000	4	44,026	11,007	6.8%	\$204
Lynnfield/Wakefield	\$1,900,000	4	23,979	5,995	5.8%	\$338
Longwood/Fenway	\$590,000	1	1,035	1,035	5.7%	\$459



65-75 Mystic Ave [↻](#)

★★★★★

Somerville/Everett Submarket • Somerville, MA 02145

Sale Date	Jul 2023	Buyer	Cabot, Cabot & Forbes (USA) +1
Sale Price	\$142.5M (\$896/SF)	Broker	Atlantic Retail
Leased	78%	Seller	Milstein Properties Inc (USA)
Hold Period	20+ Years	Broker	Atlantic Retail
RBA	159,000 SF	Sale Type	Investment
Year Built	1993		



3-17 Mystic View Rd • Gateway Center [↻](#)

★★★★★

Gateway Center • Somerville/Everett Submarket • Everett, MA 02149

Sale Date	Oct 2023	Buyer	Urban Edge Properties (USA)
Sale Price	\$73.8M (\$245/SF)	Seller	SITE Centers (USA)
Leased	100%	Sale Type	Investment
Hold Period	20+ Years	Sale Cond	Bulk/Portfolio Sale,1031 Exchange
RBA	301,020 SF		
Year Built	2001		



90 Providence Hwy • Walpole Mall [↻](#)

★★★★★

Walpole Mall • I-95 Corridor South Submarket • East Walpole, MA 02032

Sale Date	Jul 2023	Buyer	The Wilder Companies (USA)
Sale Price	\$62.6M (\$160/SF)	Seller	L&R Group Of Companies (USA) +1
Cap Rate	8.1% (Actual)	Broker	Atlantic Retail
Leased	100%	Sale Type	Investment
Hold Period	207 Months		
RBA	391,409 SF		
Year Built	1974 (Renov 1988)		



2 Mystic View Rd • Costco [↻](#)

★★★★★

Gateway Center • Somerville/Everett Submarket • Everett, MA 02149

Sale Date	Oct 2023	Buyer	Urban Edge Properties (USA)
Sale Price	\$48.1M (\$330/SF)	Seller	SITE Centers (USA)
Leased	100%	Sale Type	Investment
Hold Period	20+ Years	Sale Cond	Bulk/Portfolio Sale,1031 Exchange
RBA	145,756 SF		
Year Built	2002		



1 Mystic View Rd • Gateway Center; Target [↻](#)

★★★★★

Gateway Center • Somerville/Everett Submarket • Everett, MA 02149

Sale Date	Oct 2023	Buyer	Urban Edge Properties (USA)
Sale Price	\$45.5M (\$325/SF)	Seller	SITE Centers (USA)
Leased	100%	Sale Type	Investment
Hold Period	20+ Years	Sale Cond	Bulk/Portfolio Sale,1031 Exchange
RBA	140,209 SF		
Year Built	2000		

Recent Significant Sales

Boston Retail



400 Lincoln St • Lincoln Plaza [↻](#)

★★★★★

Lincoln Plaza • Route 3 Corridor Submarket • Hingham, MA 02043

Sale Date	May 2023	Buyer	Jumbo Capital Manageme... (USA)
Sale Price	\$39.1M (\$329/SF)	Seller	AEW Capital Management (USA)
Leased	100%	Broker	Newmark
Hold Period	75 Months	Sale Type	Investment
RBA	119,017 SF		
Year Built	1972 (Renov 1999)		



22 Flutie Pass • AMC Dine-In Framingham 16 [↻](#)

★★★★★

Framingham/Natick Submarket • Framingham, MA 01701

Sale Date	Oct 2023	Buyer	Urban Edge Properties (USA)
Sale Price	\$32.7M (\$384/SF)	Seller	SITE Centers (USA)
Leased	100%	Sale Type	Investment
Hold Period	20+ Years	Sale Cond	Bulk/Portfolio Sale,1031 Exchange
RBA	85,000 SF		
Year Built	1995		



1 Worcester Rd • Shoppers World [↻](#)

★★★★★

Shoppers World • Framingham/Natick Submarket • Framingham, MA 01701

Sale Date	Oct 2023	Buyer	Urban Edge Properties (USA)
Sale Price	\$32M (\$160/SF)	Seller	SITE Centers (USA)
Leased	100%	Sale Type	Investment
Hold Period	120 Months	Sale Cond	Bulk/Portfolio Sale,1031 Exchange
RBA	200,764 SF		
Year Built	1997		



26 Whittier St • BJ's Wholesale Club [↻](#)

★★★★★

Framingham/Natick Submarket • Framingham, MA 01701

Sale Date	Sep 2023	Buyer	Agree Realty Corporation (USA)
Sale Price	\$28.1M (\$245/SF)	Broker	Marcus & Millichap
Cap Rate	6.6% (Actual)	Seller	Inland Real Estate Group... (USA)
Leased	100%	Broker	Marcus & Millichap
Hold Period	115 Months	Sale Type	Investment
RBA	114,481 SF	Sale Cond	Bulk/Portfolio Sale,Investment Triple Net
Year Built	1993		



11 Newbury St [↻](#)

★★★★★

Back Bay Submarket • Boston, MA 02116

Sale Date	Jun 2023	Buyer	Centremark LLC (USA)
Sale Price	\$25.5M (\$1.6K/SF)	Seller	Orika Trust (USA)
Leased	100%	Broker	C. Talanian Realty Co., Inc.
Hold Period	20+ Years	Sale Type	Investment
RBA	15,810 SF		
Year Built	1920 (Renov 1990)		

Recent Significant Sales

Boston Retail



450 Paradise Rd • Stop & Shop



Swampscott Mall • Saugus/Lynn Submarket • Swampscott, MA 01907

Sale Date	Jul 2023	Buyer	Centercorp Retail Properti... (USA)
Sale Price	\$22.5M (\$345/SF)	Seller	Orion Real Estate Group (USA)
Leased	100%	Broker	Atlantic Retail
Hold Period	5 Months	Sale Type	Investment
RBA	65,268 SF	Sale Cond	Investment Triple Net,Assemblage
Year Built	1992		

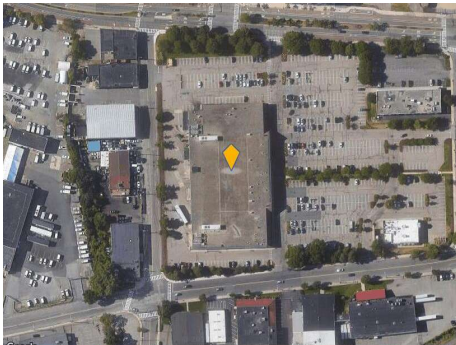


1 Worcester Rd • Shoppers World



Shoppers World • Framingham/Natick Submarket • Framingham, MA 01701

Sale Date	Oct 2023	Buyer	Urban Edge Properties (USA)
Sale Price	\$21.4M (\$135/SF)	Seller	SITE Centers (USA)
Leased	100%	Sale Type	Investment
Hold Period	120 Months	Sale Cond	Bulk/Portfolio Sale,1031 Exchange
RBA	159,064 SF		
Year Built	1994		



99 Charles St • Stop & Shop



Stop & Shop • Medford/Malden Submarket • Malden, MA 02148

Sale Date	Feb 2023	Buyer	Orion Real Estate Group (USA)
Sale Price	\$21.4M (\$297/SF)	Seller	AR Global Investments, LLC (USA)
Cap Rate	7.3% (Actual)	Broker	Atlantic Retail
Leased	100%	Sale Type	Investment
Hold Period	103 Months	Sale Cond	Bulk/Portfolio Sale
RBA	72,000 SF		
Year Built	1992 (Renov 2001)		



1 Worcester Rd



Shoppers World • Framingham/Natick Submarket • Framingham, MA 01701

Sale Date	Oct 2023	Buyer	Urban Edge Properties (USA)
Sale Price	\$21.1M (\$204/SF)	Seller	SITE Centers (USA)
Leased	100%	Sale Type	Investment
Hold Period	20+ Years	Sale Cond	Bulk/Portfolio Sale,1031 Exchange
RBA	103,218 SF		
Year Built	2002		



450 Paradise Rd • Stop & Shop



Swampscott Mall • Saugus/Lynn Submarket • Swampscott, MA 01907

Sale Date	Feb 2023	Buyer	Orion Real Estate Group (USA)
Sale Price	\$18.6M (\$284/SF)	Seller	AR Global Investments, LLC (USA)
Cap Rate	7.3% (Actual)	Broker	Atlantic Retail
Leased	100%	Sale Type	Investment
Hold Period	105 Months	Sale Cond	Bulk/Portfolio Sale
RBA	65,268 SF		
Year Built	1992		

Recent Significant Sales

Boston Retail



1 Worcester Rd • Shoppers World [↻](#)

★★★★★

Shoppers World • Framingham/Natick Submarket • Framingham, MA 01701

Sale Date	Oct 2023	Buyer	Urban Edge Properties (USA)
Sale Price	\$17.7M (\$148/SF)	Seller	SITE Centers (USA)
Leased	100%	Sale Type	Investment
Hold Period	120 Months	Sale Cond	Bulk/Portfolio Sale, 1031 Exchange
RBA	119,977 SF		
Year Built	1997		



1224 Worcester Rd • Framingham Plaza [↻](#)

★★★★★

Framingham Plaza • Framingham/Natick Submarket • Framingham, MA 01702

Sale Date	Jun 2023	Buyer	RK Centers (USA)
Sale Price	\$15.3M (\$248/SF)	Seller	Orion Real Estate Group (USA)
Leased	96%	Broker	Atlantic Retail
Hold Period	4 Months	Sale Type	Investment
RBA	61,817 SF		
Year Built	1990		



299 Broadway [↻](#)

★★★★★

Somerville/Everett Submarket • Somerville, MA 02145

Sale Date	Oct 2023	Buyer	Mark Development, LLC (USA)
Sale Price	\$13.7M (\$497/SF)	Broker	Boston Realty Advisors
Leased	0%	Seller	Macro Realty Group (USA)
Hold Period	20+ Years	Sale Type	Investment
RBA	27,509 SF	Sale Cond	Redevelopment Project
Year Built	1967		



1224 Worcester Rd • Framingham Plaza [↻](#)

★★★★★

Framingham Plaza • Framingham/Natick Submarket • Framingham, MA 01702

Sale Date	Feb 2023	Buyer	Orion Real Estate Group (USA)
Sale Price	\$13.6M (\$220/SF)	Seller	AR Global Investments, LLC (USA)
Cap Rate	7.3% (Actual)	Broker	Atlantic Retail
Leased	100%	Sale Type	Investment
Hold Period	105 Months	Sale Cond	Bulk/Portfolio Sale
RBA	61,817 SF		
Year Built	1990		



138 Newbury St [↻](#)

★★★★★

Back Bay Submarket • Boston, MA 02116

Sale Date	Jun 2023	Buyer	Centremark LLC (USA)
Sale Price	\$11.5M (\$958/SF)	Seller	Orika Trust (USA)
Leased	100%	Broker	C. Talanian Realty Co., Inc.
Hold Period	20+ Years	Sale Type	Investment
RBA	12,000 SF		
Year Built	1930		

TOP OWNERS

Company Name	Owned SF	Owned Props	Avg SF	12 Mo Bought	12 Mo Sold	12 Mo Net Trans
Simon Property Group	7,256,712	41	176,993	-	-	-
W/S Development	5,587,265	94	59,439	-	-	-
Market Basket	4,508,351	55	81,970	-	-	-
Teachers Insurance and Annuity Ass...	3,171,577	17	186,563	-	-	-
Canada Pension Plan Investments	3,021,577	16	188,849	-	-	-
RK Centers	3,003,955	64	46,937	\$17,400,000	-	\$17,400,000
Target Corporation	2,919,230	25	116,769	-	-	-
Walmart Inc.	2,653,599	20	132,680	-	-	-
The Home Depot Inc	2,270,205	18	126,123	-	-	-
The Wilder Companies	2,051,837	42	48,853	\$71,950,000	-	\$71,950,000
Federal Realty Investment Trust	1,883,807	49	38,445	-	-	-
Urban Edge Properties	1,731,967	27	64,147	\$319,000,000	-	\$319,000,000
Macy's, Inc.	1,629,775	9	181,086	-	-	-
EDENS	1,557,770	33	47,205	-	-	-
RPT Realty	1,479,229	34	43,507	-	-	-
Ahold Delhaize	1,427,319	26	54,897	-	-	-
Brookfield Corporation	1,239,570	3	413,190	-	-	-
New England Development	1,092,037	31	35,227	-	-	-
Kimco Realty Corporation	1,059,503	24	44,146	-	-	-
Realty Income Corporation	1,020,211	103	9,905	\$112,777,359	-	\$112,777,359
Messina Commercial Properties LLC	960,246	18	53,347	-	-	-
PREP Property Group	936,462	5	187,292	-	-	-
Linear Retail Properties	909,943	61	14,917	-	-	-
Waterstone Properties Group Inc.	882,594	32	27,581	-	-	-
BXP	877,605	5	175,521	-	-	-
The Hamilton Company	861,159	41	21,004	\$10,150,508	-	\$10,150,508
Lowe's Companies, Inc.	796,719	6	132,787	-	-	-
Ocean State Job Lot, Inc.	742,755	12	61,896	-	-	-
Mitsubishi Estate Co., Ltd.	722,869	16	45,179	-	-	-
Dickinson Development Corporation	717,110	7	102,444	-	-	-
Torrington Properties	676,824	9	75,203	\$8,800,000	-	\$8,800,000
The Grossman Companies, Inc.	673,280	24	28,053	-	-	-
Quincy Mutual Fire Insurance Co.	667,918	17	39,289	-	-	-
Brixmor	654,443	14	46,746	-	-	-
Regency Centers Corporation	645,540	12	53,795	-	-	-
RAVentures, Inc.	630,264	19	33,172	-	\$5,685,000	-\$5,685,000
National Development	586,398	9	65,155	-	-	-
Crosspoint Associates, Inc.	514,215	16	32,138	-	-	-
The Kraft Group	506,894	11	46,081	-	-	-
Inland Real Estate Group of Compani...	474,666	6	79,111	-	\$32,492,000	-\$32,492,000
Second Horizon Capital	473,000	1	473,000	\$8,613,000	-	\$8,613,000
BJ's Wholesale Club Holdings, Inc.	464,678	4	116,170	-	-	-

TOP BUYERS PAST 12 MONTHS

Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
Urban Edge Properties	\$319,000,000	16	1,397,000	87,313	-	\$228
Realty Income Corporation	\$112,777,359	49	200,218	4,086	-	\$563
Orion Real Estate Group	\$81,625,177	9	274,418	30,491	-	\$297
The Wilder Companies	\$71,950,000	8	429,285	53,661	-	\$168
Cabot, Cabot & Forbes	\$71,250,000	1	79,500	79,500	-	\$896
Cannon Hill Capital Partners	\$71,250,000	1	79,500	79,500	-	\$896
Jumbo Capital Management LLC	\$50,250,000	4	136,766	34,192	-	\$367
Centremark LLC	\$37,000,000	2	27,810	13,905	-	\$1,330
Agree Realty Corporation	\$28,092,000	1	114,481	114,481	6.6%	\$245
Charles River Realty Group	\$22,800,001	6	81,475	13,579	-	\$280
Centercorp Retail Properties, Inc.	\$22,535,000	1	65,268	65,268	-	\$345
Mark Development, LLC	\$22,000,000	2	40,085	20,043	-	\$549
McGovern Automotive Group	\$19,400,000	4	68,267	17,067	-	\$284
RK Centers	\$17,400,000	2	64,817	32,409	-	\$268
The Hamilton Company	\$10,150,508	1	23,703	23,703	4.8%	\$428
Time Equities, Inc.	\$9,500,000	1	28,361	28,361	-	\$335
Raymour & Flanigan Furniture, Inc	\$9,350,000	1	36,805	36,805	-	\$254
Sparkft Llc	\$9,000,000	1	55,243	55,243	-	\$163
Torrington Properties	\$8,800,000	2	64,221	32,111	-	\$137
Second Horizon Capital	\$8,613,000	1	473,000	473,000	-	\$18
DePasquale Ventures	\$8,000,000	1	7,080	7,080	-	\$1,130
Feeney Brothers	\$8,000,000	1	26,700	26,700	-	\$300
Tremont Asset Management	\$7,900,000	1	67,318	67,318	-	\$117
Geoff Schwartz Real Estate	\$7,692,000	1	14,440	14,440	6.5%	\$533
General Motors Company	\$7,600,000	1	13,164	13,164	6.6%	\$577
Cedarwood Development, Inc.	\$7,500,000	2	11,362	5,681	-	\$660
The Beantown Companies	\$7,100,000	1	18,930	18,930	6.5%	\$375
Brandon A Melendez	\$6,151,714	3	16,570	5,523	-	\$371
Duffy Properties, LLC	\$6,110,169	1	5,150	5,150	5.5%	\$1,186
Village Auto Group	\$6,000,000	1	28,808	28,808	-	\$208
JDC Demolition Company Inc.	\$5,685,000	1	5,812	5,812	5.8%	\$978
Kristin & Russell Spivey	\$5,500,000	1	2,832	2,832	-	\$1,942
Marion Group Llc	\$5,300,000	2	16,376	8,188	-	\$324
Lokos Realty & Asset Management	\$5,267,805	1	14,066	14,066	-	\$375
Nouria Energy Ventures	\$5,124,000	1	10,800	10,800	-	\$474
Issa, Gilbert	\$5,000,000	1	2,394	2,394	-	\$2,089
Robert S. Corcoran	\$4,650,000	1	12,858	12,858	-	\$362
AG&J Realty Trust	\$4,585,000	1	22,500	22,500	-	\$204
Mabardy, Charles J	\$4,550,000	1	13,830	13,830	6.6%	\$329
Boston Rhythmic	\$4,500,000	1	20,014	20,014	-	\$225
NETSTREIT Corp	\$4,400,000	1	13,013	13,013	-	\$338
Yatco Corporation	\$4,375,000	1	1,530	1,530	-	\$2,859

TOP SELLERS PAST 12 MONTHS

Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
SITE Centers	\$319,000,000	16	1,397,000	87,313	-	\$228
Milstein Properties Inc	\$142,500,000	1	159,000	159,000	-	\$896
EG Group	\$112,777,359	49	200,218	4,086	-	\$563
AR Global Investments, LLC	\$53,539,577	3	199,085	66,362	-	\$269
AEW Capital Management	\$45,250,000	3	127,817	42,606	-	\$354
Orion Real Estate Group	\$39,935,000	3	130,085	43,362	-	\$307
Walgreens	\$38,236,108	7	99,036	14,148	4.8%	\$386
Orika Trust	\$37,000,000	2	27,810	13,905	-	\$1,330
L&R Group Of Companies	\$35,974,998	8	214,641	26,830	-	\$168
RPD Catalyst LLC	\$35,974,998	8	214,641	26,830	-	\$168
Inland Real Estate Group of Companies, Inc.	\$32,492,000	2	127,494	63,747	6.6%	\$255
Lambert Realty Trust	\$22,800,001	6	81,475	13,579	-	\$280
Macro Realty Group	\$22,000,000	2	40,085	20,043	-	\$549
Lyon-Waugh Automotive Group	\$15,000,000	2	41,085	20,543	-	\$365
Bank of America Corporation	\$11,600,000	6	49,305	8,218	-	\$235
Lupoli Companies	\$11,000,000	2	57,620	28,810	-	\$191
Princeton Properties	\$9,500,000	1	28,361	28,361	-	\$335
Michael Reiter	\$9,350,000	1	36,805	36,805	-	\$254
Sintra Capital Corporation	\$8,800,000	2	64,221	32,111	-	\$137
Haynes Management, Inc.	\$8,700,000	2	14,699	7,350	-	\$592
Pyramid Management Group, Inc.	\$8,613,000	1	473,000	473,000	-	\$18
Charter Realty & Development Corp	\$8,000,000	1	7,080	7,080	-	\$1,130
Group 1 Automotive	\$8,000,000	1	26,700	26,700	-	\$300
Walcott Corporation	\$7,900,000	1	67,318	67,318	-	\$117
Realm Realty	\$7,750,000	2	20,691	10,346	7.0%	\$375
Newport Property Corporation	\$7,692,000	1	14,440	14,440	6.5%	\$533
Alrig USA	\$7,600,000	1	13,164	13,164	6.6%	\$577
Suffolk/Orient, LLC	\$7,100,000	1	18,930	18,930	6.5%	\$375
Wayne Jeveli	\$6,151,714	3	16,570	5,523	-	\$371
Federated Realty Five	\$6,110,169	1	5,150	5,150	5.5%	\$1,186
Michael J Hynes	\$6,000,000	1	11,873	11,873	-	\$505
Richard J Gill	\$6,000,000	1	28,808	28,808	-	\$208
RAVentures, Inc.	\$5,685,000	1	5,812	5,812	5.8%	\$978
George Haseotes	\$5,550,000	2	17,300	8,650	-	\$321
Jerry Slwika	\$5,500,000	1	2,832	2,832	-	\$1,942
A.J. Simboli Real Estate	\$5,267,805	1	14,066	14,066	-	\$375
H.A. Mapes Inc.	\$5,124,000	1	10,800	10,800	-	\$474
Paul Carrigg	\$5,000,000	1	2,394	2,394	-	\$2,089
Jose Marine	\$4,585,000	1	22,500	22,500	-	\$204
Luke's Realty	\$4,550,000	1	13,830	13,830	6.6%	\$329
KPR Centers	\$4,500,000	1	20,014	20,014	-	\$225
Jean Claude Massad	\$4,375,000	1	1,530	1,530	-	\$2,859

TOP BROKERS PAST 12 MONTHS

Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
Atlantic Retail	\$451,024,577	17	1,078,167	63,422	-	\$418
Eastdil Secured, LLC	\$112,777,359	49	200,218	4,086	-	\$563
Newmark	\$102,517,001	13	339,431	26,110	3.3%	\$302
Marcus & Millichap	\$39,665,120	9	160,254	17,806	6.0%	\$248
C. Talanian Realty Co., Inc.	\$37,000,000	2	27,810	13,905	-	\$1,330
Horvath & Tremblay	\$31,950,445	11	105,784	9,617	6.9%	\$302
Boston Realty Advisors	\$30,300,000	4	70,019	17,505	-	\$433
Anywhere Real Estate Inc.	\$22,774,900	21	92,659	4,412	7.0%	\$246
RE/MAX	\$20,600,000	16	80,549	5,034	5.8%	\$256
Key Realty, Inc	\$19,084,803	5	147,735	29,547	-	\$129
Fortune Realty	\$17,350,000	3	51,100	17,033	6.5%	\$340
Keller Williams Realty, Inc	\$11,156,000	13	62,735	4,826	8.1%	\$178
CBRE	\$10,445,000	7	48,330	6,904	-	\$216
NAI Global	\$8,670,775	5	35,086	7,017	-	\$247
Matthews Real Estate Investment Services	\$7,692,000	1	14,440	14,440	6.5%	\$533
SRS Real Estate Partners	\$7,692,000	1	14,440	14,440	6.5%	\$533
Compass	\$7,376,000	6	36,596	6,099	7.6%	\$202
Colliers	\$6,522,000	8	44,626	5,578	-	\$146
NNN Properties, LLC	\$5,685,000	1	5,812	5,812	5.8%	\$978
Berkshire Hathaway Inc.	\$5,678,000	5	24,726	4,945	-	\$230
Northeast Private Client Group	\$5,350,000	2	30,720	15,360	-	\$174
Barry Realty Group	\$5,240,000	4	24,700	6,175	-	\$212
eXp World Holdings, Inc.	\$5,099,000	5	17,597	3,519	5.1%	\$290
AR Bonin Companies LLC	\$4,700,000	2	19,000	9,500	-	\$247
SAB Capital	\$4,550,000	1	13,830	13,830	6.6%	\$329
KPR Centers	\$4,500,000	1	20,014	20,014	-	\$225
C-Store Investments, LLC	\$4,375,000	1	1,530	1,530	-	\$2,859
District Real Estate Advisors	\$4,350,000	2	47,960	23,980	9.0%	\$91
Avison Young	\$4,215,000	5	27,394	5,479	-	\$154
The Mega Group	\$4,175,000	3	16,946	5,649	-	\$246
Commercial Investment Advisors, INC	\$4,155,066	2	5,820	2,910	5.5%	\$714
RW Holmes Realty Co., Inc.	\$4,000,000	2	20,184	10,092	-	\$198
The Boulos Company	\$3,900,000	6	34,363	5,727	8.3%	\$113
Brentwood Associates	\$3,700,800	1	5,100	5,100	-	\$726
Cabot & Company	\$3,700,800	1	5,100	5,100	-	\$726
Metro Properties Inc	\$3,700,000	1	8,223	8,223	-	\$450
CRG Commercial	\$3,600,000	2	2,256	1,128	-	\$1,596
Dick Lepine Real Estate Inc.	\$3,600,000	2	18,794	9,397	-	\$192
W.J. Nealon Commercial Realty	\$3,300,000	2	10,200	5,100	-	\$324
Elevated Realty	\$3,150,000	1	13,240	13,240	-	\$238
Larry A Rothenberg, Esquire	\$3,150,000	1	9,572	9,572	7.0%	\$329
Pasciuto & Associates	\$3,150,000	1	9,572	9,572	7.0%	\$329

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$273.45	181	6.7%
2027	-	-	-	-	-	-	\$262.55	174	6.8%
2026	-	-	-	-	-	-	\$247.51	164	7.1%
2025	-	-	-	-	-	-	\$235.36	156	7.4%
2024	-	-	-	-	-	-	\$242.46	161	7.1%
YTD	-	-	-	-	-	-	\$274.16	182	6.2%
2023	706	\$1.7B	3.0%	\$2,909,091	\$262.33	6.6%	\$274.16	182	6.2%
2022	998	\$3B	4.7%	\$3,246,127	\$264	5.9%	\$272.51	181	6.2%
2021	948	\$2.6B	4.4%	\$3,084,141	\$250.60	6.6%	\$258.48	171	6.2%
2020	739	\$1.2B	2.4%	\$1,912,679	\$218.21	6.9%	\$244.57	162	6.3%
2019	714	\$1.6B	2.8%	\$2,682,814	\$262.82	7.0%	\$240.09	159	6.4%
2018	698	\$1.4B	3.2%	\$2,360,752	\$228.38	6.9%	\$230.98	153	6.5%
2017	622	\$1.3B	2.8%	\$2,546,957	\$227.39	6.4%	\$223.95	148	6.5%
2016	760	\$1.5B	3.4%	\$2,327,544	\$204.40	6.9%	\$217.21	144	6.5%
2015	743	\$1.4B	3.2%	\$2,056,857	\$209.82	7.0%	\$215.09	143	6.4%
2014	710	\$1.3B	3.2%	\$2,000,253	\$180.16	7.0%	\$199.45	132	6.7%
2013	536	\$1.1B	2.9%	\$2,296,981	\$176.13	7.0%	\$176.95	117	7.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

MALLS SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$294.72	178	6.3%
2027	-	-	-	-	-	-	\$282.99	171	6.4%
2026	-	-	-	-	-	-	\$266.64	161	6.7%
2025	-	-	-	-	-	-	\$253.51	153	7.0%
2024	-	-	-	-	-	-	\$261.82	158	6.7%
YTD	-	-	-	-	-	-	\$297.91	180	5.8%
2023	11	\$115.1M	5.4%	\$11,513,089	\$100.57	-	\$297.91	180	5.8%
2022	10	\$305M	7.6%	\$30,505,000	\$171.62	4.3%	\$292.86	177	5.8%
2021	7	\$66M	1.6%	\$9,430,127	\$170.53	-	\$277.13	167	5.9%
2020	2	\$5.5M	0.7%	\$5,461,538	\$43.39	6.5%	\$259.98	157	6.0%
2019	-	-	-	-	-	-	\$254.30	154	6.1%
2018	2	\$0	4.5%	-	-	-	\$242.08	146	6.2%
2017	2	\$61M	1.3%	\$30,494,129	\$213.58	-	\$234.56	142	6.2%
2016	8	\$258.7M	6.0%	\$36,958,661	\$220.97	6.5%	\$230.27	139	6.1%
2015	12	\$190.4M	5.6%	\$31,741,162	\$277.93	5.0%	\$230.96	140	6.0%
2014	4	\$50.3M	1.8%	\$12,567,476	\$132.47	-	\$213.18	129	6.3%
2013	10	\$292.6M	6.4%	\$29,263,298	\$231.52	6.8%	\$191.64	116	6.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

POWER CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$259.48	178	6.7%
2027	-	-	-	-	-	-	\$248.86	171	6.8%
2026	-	-	-	-	-	-	\$234.25	161	7.1%
2025	-	-	-	-	-	-	\$222.47	153	7.3%
2024	-	-	-	-	-	-	\$229.39	158	7.1%
YTD	-	-	-	-	-	-	\$260.25	179	6.2%
2023	7	\$189.2M	6.8%	\$27,022,441	\$279.39	-	\$260.25	179	6.2%
2022	26	\$217.7M	10.2%	\$8,371,231	\$214.37	5.8%	\$251.50	173	6.2%
2021	31	\$281.2M	14.0%	\$9,695,059	\$206.98	5.8%	\$239.77	165	6.2%
2020	14	\$87.9M	4.4%	\$6,281,112	\$202.35	5.5%	\$218.02	150	6.4%
2019	5	\$107.7M	4.2%	\$21,538,571	\$260.07	5.3%	\$218.47	150	6.4%
2018	3	\$15.9M	0.5%	\$5,283,660	\$321.03	-	\$212.16	146	6.4%
2017	2	\$17.1M	1.4%	\$8,525,000	\$122.36	7.4%	\$209.17	144	6.4%
2016	8	\$22.6M	5.1%	\$3,766,667	\$73.39	8.0%	\$202.21	139	6.4%
2015	1	\$0	1.3%	-	-	-	\$200.99	138	6.3%
2014	2	\$23.2M	1.4%	\$11,591,607	\$182.44	-	\$185.53	128	6.6%
2013	16	\$38M	6.2%	\$4,753,669	\$85.49	-	\$166.98	115	6.9%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

NEIGHBORHOOD CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$228.06	170	6.8%
2027	-	-	-	-	-	-	\$219.17	164	7.0%
2026	-	-	-	-	-	-	\$206.90	154	7.3%
2025	-	-	-	-	-	-	\$197	147	7.5%
2024	-	-	-	-	-	-	\$202.89	151	7.2%
YTD	-	-	-	-	-	-	\$228.62	171	6.4%
2023	32	\$261.3M	2.3%	\$8,709,338	\$241.45	5.1%	\$228.62	171	6.4%
2022	59	\$707.2M	5.1%	\$13,343,848	\$289.72	6.5%	\$224.71	168	6.3%
2021	69	\$615.9M	5.1%	\$9,474,805	\$238.51	7.4%	\$215.08	160	6.4%
2020	18	\$86.4M	1.1%	\$4,800,633	\$151.65	8.7%	\$201.32	150	6.5%
2019	38	\$239.4M	2.2%	\$7,040,816	\$250.65	7.2%	\$199.48	149	6.6%
2018	29	\$146.5M	3.0%	\$6,370,635	\$106.85	7.3%	\$191.99	143	6.6%
2017	26	\$170.8M	2.9%	\$8,989,718	\$161.74	6.1%	\$187.63	140	6.6%
2016	31	\$148.9M	2.5%	\$6,205,924	\$143.56	7.4%	\$184.01	137	6.6%
2015	40	\$282.8M	2.5%	\$7,854,332	\$248.02	6.6%	\$184.08	137	6.4%
2014	56	\$356.9M	5.0%	\$7,930,462	\$166.50	6.2%	\$170.93	128	6.7%
2013	35	\$75.8M	2.5%	\$3,990,654	\$99.76	7.5%	\$153.52	115	7.0%

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STRIP CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$246.33	176	6.8%
2027	-	-	-	-	-	-	\$236.74	169	6.9%
2026	-	-	-	-	-	-	\$223.57	159	7.2%
2025	-	-	-	-	-	-	\$212.86	152	7.5%
2024	-	-	-	-	-	-	\$219.02	156	7.2%
YTD	-	-	-	-	-	-	\$246.39	176	6.3%
2023	24	\$25.4M	1.8%	\$1,208,948	\$157.36	6.2%	\$246.39	176	6.3%
2022	29	\$76.4M	3.8%	\$2,729,411	\$179.63	-	\$248.30	177	6.2%
2021	30	\$81.4M	2.8%	\$2,808,170	\$246.14	6.7%	\$235.90	168	6.3%
2020	31	\$51.1M	3.5%	\$2,045,425	\$203.90	8.4%	\$222.41	159	6.5%
2019	34	\$53.1M	4.0%	\$2,040,650	\$137.98	6.3%	\$216.79	155	6.6%
2018	33	\$45.4M	3.2%	\$1,890,271	\$161.24	8.4%	\$208	148	6.6%
2017	33	\$82.7M	3.1%	\$2,953,000	\$263.71	6.9%	\$200.65	143	6.7%
2016	40	\$46.4M	3.0%	\$1,364,148	\$135.69	7.3%	\$194.79	139	6.7%
2015	38	\$48.4M	3.3%	\$1,465,364	\$140.08	7.2%	\$192.71	137	6.6%
2014	30	\$56.9M	3.0%	\$1,897,140	\$164.91	7.1%	\$180	128	6.8%
2013	23	\$38.9M	2.7%	\$1,946,622	\$145.63	8.2%	\$159.54	114	7.2%

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GENERAL RETAIL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$288.13	186	6.7%
2027	-	-	-	-	-	-	\$276.58	178	6.8%
2026	-	-	-	-	-	-	\$260.66	168	7.1%
2025	-	-	-	-	-	-	\$247.78	160	7.3%
2024	-	-	-	-	-	-	\$255.19	165	7.1%
YTD	-	-	-	-	-	-	\$288.58	186	6.2%
2023	632	\$1.1B	2.7%	\$2,127,505	\$327.59	6.8%	\$288.58	186	6.2%
2022	874	\$1.6B	3.9%	\$2,076,237	\$298.02	5.9%	\$288.33	186	6.1%
2021	811	\$1.6B	4.2%	\$2,181,576	\$272.10	6.6%	\$272.79	176	6.2%
2020	674	\$935.8M	2.9%	\$1,695,271	\$235.96	6.8%	\$259.76	167	6.3%
2019	637	\$1.2B	3.3%	\$2,266,293	\$276.50	7.1%	\$254.31	164	6.4%
2018	631	\$1.2B	3.2%	\$2,190,535	\$270.84	6.8%	\$244.84	158	6.5%
2017	559	\$967.4M	3.0%	\$2,107,672	\$246.92	6.4%	\$236.72	153	6.5%
2016	673	\$1.1B	3.3%	\$1,802,454	\$227.27	6.8%	\$228.53	147	6.5%
2015	652	\$924.4M	3.2%	\$1,471,992	\$195.81	7.0%	\$225.12	145	6.5%
2014	618	\$816.9M	3.0%	\$1,430,694	\$192.49	7.2%	\$208.73	135	6.8%
2013	452	\$625M	2.5%	\$1,528,058	\$187.05	6.8%	\$183.99	119	7.2%

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OTHER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$287.12	144	6.9%
2027	-	-	-	-	-	-	\$275.80	138	7.0%
2026	-	-	-	-	-	-	\$260.45	130	7.3%
2025	-	-	-	-	-	-	\$247.90	124	7.6%
2024	-	-	-	-	-	-	\$254.35	127	7.3%
YTD	-	-	-	-	-	-	\$284.52	143	6.4%
2023	-	-	-	-	-	-	\$284.52	143	6.4%
2022	-	-	-	-	-	-	\$293.53	147	6.2%
2021	-	-	-	-	-	-	\$286.89	144	6.2%
2020	-	-	-	-	-	-	\$278.14	139	6.3%
2019	-	-	-	-	-	-	\$281.20	141	6.3%
2018	-	-	-	-	-	-	\$286.08	143	6.3%
2017	-	-	-	-	-	-	\$287.01	144	6.2%
2016	-	-	-	-	-	-	\$276.72	139	6.2%
2015	-	-	-	-	-	-	\$286.25	143	6.1%
2014	-	-	-	-	-	-	\$271.49	136	6.3%
2013	-	-	-	-	-	-	\$248.72	125	6.5%

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