

MARKET SPOTLIGHT

2026 Q1 Retail

RALEIGH, NC

The local retail market remains highly competitive, with a low 2.6% vacancy rate and strong tenant demand driving average rents to \$28.28/SF, up 4.4% year-over-year. Positive absorption of nearly 297,000 SF, coupled with more than 665,000 SF under construction, reflects continued growth, while a 101.1% increase in sales volume highlights strong investor confidence in the market.

Local CRE:

VACANCY	2.6%
AVG. MARKET RENT	\$28.28/SF
ANNUAL RENT GROWTH	4.4%
12 MONTH ABSORBENCY	297,353 SF
UNDER CONSTRUCTION	665,819 SF
12 MONTH SALES VOLUME GROWTH	101.1%
MARKET CAP RATE	6.9%

Local Economy:

UNEMPLOYMENT RATE	3.3%
JOB GROWTH	0.7%
POPULATION GROWTH	0.6%

National CRE:

VACANCY	4.4%
AVG. MARKET RENT	\$25.89/SF
ANNUAL RENT GROWTH	2.0%
12 MONTH AVG. ABSORBENCY	-757,840 SF
AVG. UNDER CONSTRUCTION	53,146,867 SF
12 MONTH SALES VOLUME GROWTH	19.2%
MARKET CAP RATE	7.3%

National Economy:

UNEMPLOYMENT RATE	4.3%
JOB GROWTH	-0.47%
POPULATION GROWTH	0.5%

svn.com 1309 Beacon St, Suite 300 Brookline, MA 02446

©2026 SVN International. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS® Logos are registered service marks of SVN International. All SVN® offices are independently owned and operated.



*The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information.