

# MARKET SPOTLIGHT

## 2026 Q2 Industrial

### RALEIGH, NC

Raleigh's industrial market remains active in Q2 2026, with 7.9% vacancy, \$13.09/SF average market rent, and more than 2.85 million SF of 12-month net absorption. The local economy continues to provide a strong foundation, with 3.0% unemployment, 2.1% job growth, and 1.8% population growth, despite a 10.3% decline in 12-month sales volume.

#### Local CRE:

|                              |              |
|------------------------------|--------------|
| VACANCY                      | 7.9%         |
| AVG. MARKET RENT             | \$13.09/SF   |
| ANNUAL RENT GROWTH           | 2.8%         |
| 12 MONTH ABSORBENCY          | 2,852,095 SF |
| UNDER CONSTRUCTION           | 5,362,980 SF |
| 12 MONTH SALES VOLUME GROWTH | -10.3%       |
| MARKET CAP RATE              | 7.8%         |

#### Local Economy:

|                   |      |
|-------------------|------|
| UNEMPLOYMENT RATE | 3.0% |
| JOB GROWTH        | 2.1% |
| POPULATION GROWTH | 1.8% |

#### National CRE:

|                              |                |
|------------------------------|----------------|
| VACANCY                      | 7.5%           |
| AVG. MARKET RENT             | \$12.19/SF     |
| ANNUAL RENT GROWTH           | 1.2%           |
| 12 MONTH AVG. ABSORBENCY     | 184,336,757 SF |
| AVG. UNDER CONSTRUCTION      | 338,118,490 SF |
| 12 MONTH SALES VOLUME GROWTH | 25.9%          |
| MARKET CAP RATE              | 7.4%           |

#### National Economy:

|                   |      |
|-------------------|------|
| UNEMPLOYMENT RATE | 4.2% |
| JOB GROWTH        | .4%  |
| POPULATION GROWTH | 0.5% |

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

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