

	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020p
United States	2,326,982	3,313,333	2,833,570	4,258,692	-4,631,249
Albuquerque	114,097	-144,819	7,190	35,149	-132,437
Atlanta	354,816	247,815	25,698	53,320	33,948
Austin	-102,009	-59,967	160,205	160,480	197,828
Bakersfield	13,084	30,285	61,248	70,279	18,936
Baltimore	21,145	238,188	195,829	-3,644	-340,108
Birmingham	73,545	-138,672	-196,895	-8,996	-363
Boise	-70,199	-11,367	-49,267	94,641	-17,405
Boston	117,613	104,936	-16,792	20,703	-181,506
Buffalo	-48,701	17,597	-3,754	-58,837	-24,296
Charleston	-10,260	35,419	-91,423	3,526	-125,293
Charlotte	-154,043	-251,828	3,524	24,002	-227,272
Chicago	415,115	328,344	-34,589	530,135	-106,271
Cincinnati	-179,583	-22,388	106,049	555,541	-391,456
Cleveland	162,286	107,153	-165,651	113,710	-713,970
Columbus	137,033	2,007	-351,714	105,180	-167,481
Dallas	-371,755	199,230	-59,518	192,539	-592,880
Denver	-350,381	-64,618	13,009	-117,884	60,964
Des Moines	-55,584	-95,196	-7,854	84,158	-128,052
Detroit	248,430	189,024	535,050	30,192	-87,135
Fort Lauderdale/Broward County	45,884	129,019	-23,905	83,382	-150,962
Hampton Roads	-198,573	339,214	96,616	-42,932	-454,143
Hawaii	30,040	23,019	-63,979	-51,294	-24,780
Houston	30,645	589,229	642,754	74,241	278,610
Indianapolis	578,502	439,888	-202,659	53,934	-67,372
Inland Empire	534,095	101,888	275,669	38,922	-216,185
Jacksonville	68,479	390,429	331,957	-244,581	-35,057
Kansas City	136,144	8,773	42,005	-132,720	36,172
Knoxville	128,855	26,803	135,232	-9,101	-29,092
Las Vegas	413,790	114,347	-132,251	158,543	-280,749
Little Rock	-70,449	6,669	-8,013	107,719	140,674
Los Angeles	-239,834	186,792	20,478	-174,304	-240,674
Louisville	83,801	121,489	-9,734	-44,639	322,494
Memphis	150,883	-205,196	-15,169	-62,544	-51,048

	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020p
Miami	-25,956	107,191	359,004	175,452	137,897
Milwaukee	4,853	27,452	-5,227	-75,243	83,824
Minneapolis	-239,063	-75,571	3,315	156,514	112,300
Mobile	-32,445	6,421	-17,077	61,499	35,766
Nashville	176,851	147,643	-56,183	5,232	-60,966
New Orleans	-44,626	28,820	32,917	-35,150	47,948
New York City Metro (Greater Tri-State)	290,052	-421,830	-20,189	280,990	-315,293
Oakland/East Bay	-275,067	-136,725	114,779	-23,062	24,920
Oklahoma City	38,209	211,370	-182,069	32,826	93,995
Omaha	-62,122	-170,478	-65,493	96,642	-37,954
Orange County	-112,571	-78,776	14,615	-74,695	-93,170
Orlando	359,070	337,440	57,714	50,015	-113,271
Palm Beach	297,821	17,097	208,424	-91,717	10,510
Philadelphia	71,212	546,837	-310,850	-78,239	-407,891
Phoenix	118,395	110,894	176,617	157,389	250,707
Pittsburgh	-313,206	-118,245	-138,597	-80,168	-139,384
Portland	88,277	-41,467	-24,840	-3,314	-155,065
Providence	-110,848	-96,338	-63,196	5,355	15,756
Raleigh/Durham	-65,711	12,341	212,685	78,159	-252,738
Reno	68,881	68,768	60,578	-66,517	147,241
Richmond	128,913	-143,148	196,922	81,939	-147,284
Sacramento	213,854	-84,531	200,265	239,447	51,625
Salt Lake City	-279,760	377,470	-277,001	124,708	-9,247
San Antonio	295,667	-37,471	105,502	117,382	-185,362
San Diego	187,136	-75,757	157,690	-10,847	-73,563
San Francisco Metro	-154,004	-250,772	115,338	288,101	-17,821
San Jose	-65,929	-66,982	52,368	177,427	-35,434
Seattle	-97,575	143,298	95,538	381,400	31,157
St. Louis	-30,031	-159,743	447,041	125,233	144,043
Tampa	130,077	204,105	155,645	71,269	-43,374
Tucson	-53,094	27,360	-45,123	144,097	-15,104
Tulsa	-41,214	150,100	-50,166	172,792	70,901
Washington, DC	-145,975	-236,946	103,278	134,956	-90,557

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	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020p
United States	6.4%	6.4%	6.4%	6.4%	6.6%
Albuquerque	6.6%	7.4%	7.4%	7.8%	8.5%
Atlanta	6.7%	6.6%	6.7%	6.7%	6.7%
Austin	5.3%	5.7%	5.5%	5.3%	5.3%
Bakersfield	9.5%	9.4%	8.9%	8.3%	8.2%
Baltimore	6.0%	6.0%	5.6%	5.8%	6.7%
Birmingham	6.8%	7.4%	8.1%	8.1%	8.5%
Boise	6.3%	6.4%	6.7%	6.2%	6.4%
Boston	3.5%	3.4%	3.8%	3.9%	4.0%
Buffalo	4.5%	4.4%	4.5%	4.7%	4.8%
Charleston	3.8%	3.7%	4.7%	5.2%	6.2%
Charlotte	5.6%	6.0%	6.1%	6.2%	6.4%
Chicago	9.4%	9.3%	9.3%	9.1%	9.2%
Cincinnati	7.8%	8.0%	7.9%	7.1%	7.7%
Cleveland	5.5%	5.6%	5.8%	5.6%	6.2%
Columbus	4.3%	4.3%	5.1%	5.4%	5.5%
Dallas	7.2%	7.1%	7.2%	7.3%	7.7%
Denver	6.2%	6.4%	6.4%	6.7%	6.4%
Des Moines	4.8%	5.6%	5.7%	5.0%	6.2%
Detroit	8.2%	8.0%	7.5%	7.5%	7.7%
Fort Lauderdale/Broward County	4.9%	5.0%	5.0%	5.1%	5.3%
Hampton Roads	8.0%	7.7%	7.6%	7.9%	8.6%
Hawaii	5.7%	5.9%	6.2%	6.5%	6.8%
Houston	7.0%	6.8%	6.8%	6.9%	7.0%
Indianapolis	7.0%	6.3%	6.7%	6.6%	6.7%
Inland Empire	7.9%	8.0%	7.8%	7.8%	8.3%
Jacksonville	6.8%	6.1%	5.5%	6.3%	6.9%
Kansas City	7.6%	7.5%	7.5%	7.7%	7.5%
Knoxville	5.3%	5.2%	4.5%	4.6%	4.7%
Las Vegas	7.5%	7.5%	7.8%	7.7%	8.1%
Little Rock	6.9%	6.9%	6.9%	6.2%	5.4%
Los Angeles	5.4%	5.5%	5.5%	5.7%	5.9%
Louisville	5.7%	5.2%	5.3%	5.4%	4.2%
Memphis	5.8%	6.3%	6.3%	6.5%	6.7%

	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020p
Miami	3.7%	3.5%	3.5%	3.5%	4.0%
Milwaukee	7.6%	7.7%	7.8%	8.0%	7.6%
Minneapolis	5.8%	6.0%	6.0%	5.8%	5.5%
Mobile	9.4%	9.3%	9.5%	8.5%	7.3%
Nashville	4.0%	3.7%	4.0%	4.0%	4.1%
New Orleans	5.7%	5.5%	5.3%	5.5%	5.5%
New York City Metro (Greater Tri-State)	6.0%	6.3%	6.3%	6.6%	6.7%
Oakland/East Bay	5.5%	5.7%	5.5%	5.6%	5.6%
Oklahoma City	9.1%	8.6%	9.2%	9.1%	9.0%
Omaha	6.9%	7.7%	8.0%	7.6%	8.3%
Orange County	4.4%	4.5%	4.5%	4.6%	4.7%
Orlando	6.2%	6.1%	6.1%	6.1%	6.2%
Palm Beach	5.6%	5.6%	5.1%	5.4%	5.5%
Philadelphia	6.8%	6.4%	6.7%	6.7%	7.1%
Phoenix	8.6%	8.6%	8.6%	8.5%	8.5%
Pittsburgh	4.4%	4.7%	4.9%	5.1%	5.4%
Portland	4.4%	4.5%	4.6%	4.6%	5.0%
Providence	7.4%	8.1%	8.5%	8.5%	7.7%
Raleigh/Durham	3.8%	3.8%	3.7%	3.6%	4.2%
Reno	7.3%	6.8%	6.4%	6.9%	5.9%
Richmond	6.8%	7.2%	6.9%	6.9%	7.2%
Sacramento	8.1%	8.3%	8.1%	7.7%	7.6%
Salt Lake City	6.7%	6.0%	6.6%	6.5%	6.5%
San Antonio	6.5%	7.0%	7.0%	6.9%	6.9%
San Diego	4.9%	5.0%	4.9%	4.9%	5.0%
San Francisco Metro	5.0%	5.6%	5.3%	4.8%	5.1%
San Jose	4.7%	4.9%	4.8%	4.4%	4.7%
Seattle	5.2%	5.0%	5.0%	4.5%	4.4%
St. Louis	6.8%	7.0%	6.3%	6.3%	6.1%
Tampa	6.4%	6.2%	6.3%	6.3%	6.4%
Tucson	7.8%	7.7%	7.9%	7.4%	7.3%
Tulsa	8.3%	7.7%	7.9%	7.2%	6.9%
Washington, DC	4.8%	5.0%	5.0%	4.9%	5.0%

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	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020p
United States	\$17.15	\$17.34	\$17.37	\$17.36	\$17.56
Albuquerque	\$13.80	\$13.68	\$13.59	\$13.20	\$13.23
Atlanta	\$13.88	\$14.30	\$13.97	\$13.92	\$13.69
Austin	\$21.27	\$21.34	\$21.43	\$20.49	\$20.95
Bakersfield	\$14.25	\$14.27	\$15.40	\$15.09	\$15.63
Baltimore	\$19.66	\$19.55	\$19.79	\$19.83	\$19.66
Birmingham	\$9.41	\$9.23	\$9.13	\$8.95	\$9.98
Boise	\$12.30	\$12.91	\$14.29	\$14.04	\$13.85
Boston	\$19.15	\$19.18	\$19.16	\$18.24	\$18.01
Buffalo	\$13.07	\$12.99	\$12.71	\$11.65	\$11.07
Charleston	\$18.63	\$18.37	\$18.32	\$17.93	\$18.12
Charlotte	\$14.38	\$14.83	\$15.28	\$15.20	\$15.91
Chicago	\$15.04	\$14.87	\$14.92	\$14.88	\$14.74
Cincinnati	\$11.05	\$10.94	\$11.38	\$11.25	\$10.90
Cleveland	\$10.16	\$10.14	\$10.55	\$10.85	\$10.71
Columbus	\$12.36	\$12.38	\$11.65	\$11.39	\$11.18
Dallas	\$15.89	\$15.67	\$15.64	\$15.62	\$16.25
Denver	\$17.31	\$17.46	\$16.82	\$16.69	\$16.81
Des Moines	\$18.58	\$12.69	\$12.49	\$12.12	\$12.26
Detroit	\$13.23	\$14.52	\$13.18	\$13.15	\$14.54
Fort Lauderdale/Broward County	\$20.31	\$21.23	\$22.91	\$22.55	\$22.03
Hampton Roads	\$14.44	\$14.99	\$14.83	\$14.87	\$14.91
Hawaii	\$36.70	\$37.40	\$36.86	\$36.13	\$38.27
Houston	\$16.91	\$17.38	\$17.48	\$17.06	\$16.68
Indianapolis	\$13.09	\$13.39	\$12.90	\$13.23	\$13.09
Inland Empire	\$20.34	\$20.60	\$21.21	\$21.12	\$21.58
Jacksonville	\$13.34	\$13.43	\$13.55	\$13.68	\$14.11
Kansas City	\$12.78	\$12.98	\$12.44	\$12.25	\$12.57
Knoxville	\$14.04	\$14.55	\$14.21	\$13.91	\$14.52
Las Vegas	\$18.00	\$18.04	\$18.23	\$17.81	\$18.62
Little Rock	\$13.66	\$13.43	\$13.56	\$13.66	\$13.23
Los Angeles	\$27.07	\$27.28	\$27.78	\$27.80	\$27.47
Louisville	\$11.44	\$11.71	\$11.36	\$10.88	\$12.22
Memphis	\$12.60	\$12.36	\$12.33	\$12.55	\$11.95

	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020p
Miami	\$30.40	\$34.34	\$34.95	\$33.30	\$34.52
Milwaukee	\$12.59	\$11.73	\$11.91	\$11.96	\$12.18
Minneapolis	\$12.93	\$12.66	\$12.97	\$12.57	\$14.34
Mobile	\$10.38	\$10.28	\$10.33	\$10.57	\$8.65
Nashville	\$17.33	\$17.26	\$18.10	\$18.32	\$19.84
New Orleans	\$14.41	\$16.05	\$15.32	\$15.88	\$16.58
New York City Metro (Greater Tri-State)	\$21.25	\$20.74	\$20.48	\$20.86	\$20.82
Oakland/East Bay	\$22.75	\$24.60	\$28.56	\$29.04	\$28.54
Oklahoma City	\$13.37	\$13.42	\$13.31	\$13.41	\$13.63
Omaha	\$12.33	\$12.41	\$12.12	\$11.72	\$11.85
Orange County	\$26.66	\$27.28	\$27.07	\$28.26	\$28.07
Orlando	\$18.33	\$17.90	\$18.54	\$18.53	\$19.01
Palm Beach	\$21.65	\$21.44	\$21.47	\$22.05	\$23.16
Philadelphia	\$16.42	\$16.66	\$16.90	\$17.06	\$16.80
Phoenix	\$14.95	\$15.18	\$15.13	\$15.21	\$15.00
Pittsburgh	\$13.94	\$13.16	\$12.55	\$11.36	\$11.13
Portland	\$18.92	\$19.32	\$19.47	\$20.47	\$20.13
Providence	\$14.11	\$14.04	\$14.33	\$14.79	\$15.01
Raleigh/Durham	\$17.90	\$17.64	\$17.54	\$16.79	\$17.25
Reno	\$15.58	\$15.19	\$15.63	\$15.39	\$15.63
Richmond	\$17.13	\$16.96	\$16.81	\$16.76	\$16.98
Sacramento	\$16.55	\$16.10	\$16.26	\$16.27	\$16.51
Salt Lake City	\$16.30	\$15.60	\$16.07	\$15.22	\$16.31
San Antonio	\$15.45	\$15.96	\$16.22	\$15.91	\$16.40
San Diego	\$22.69	\$22.55	\$23.11	\$22.77	\$23.19
San Francisco Metro	\$26.82	\$28.91	\$27.66	\$27.40	\$27.48
San Jose	\$33.25	\$33.91	\$34.04	\$34.03	\$34.78
Seattle	\$19.65	\$20.21	\$20.17	\$20.16	\$20.40
St. Louis	\$13.15	\$13.14	\$13.01	\$13.38	\$13.16
Tampa	\$15.16	\$15.20	\$15.32	\$15.38	\$15.70
Tucson	\$14.74	\$14.67	\$15.01	\$14.84	\$15.20
Tulsa	\$10.35	\$11.18	\$11.17	\$11.35	\$11.29
Washington, DC	\$27.56	\$28.18	\$27.97	\$28.32	\$28.03

*Due to a methodology change, rental rates quoted herein may not match previously reported trends.

Rental rates reflect triple net asking \$psf/annually for all tracked shopping center types. Rents are weighted. This metric reflects currently available space across all class and size ranges for each respective shopping center type.

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	Inventory	Deliveries YTD 2020	Under Construction as of Q1 2020
United States	4,050,332,363	3,270,721	16,216,150
Albuquerque	20,027,032	9,500	23,947
Atlanta	138,072,315	134,397	370,387
Austin	48,799,067	179,102	738,245
Bakersfield	11,465,289	0	71,586
Baltimore	52,322,193	0	26,168
Birmingham	27,428,505	0	97,695
Boise	17,659,883	11,800	6,600
Boston	69,241,260	24,000	843,188
Buffalo	20,913,776	0	0
Charleston	12,878,940	10,000	3,076
Charlotte	68,378,146	41,754	316,336
Chicago	186,799,671	73,780	431,547
Cincinnati	66,378,333	19,900	66,552
Cleveland	86,581,207	0	3,200
Columbus	46,544,933	0	5,280
Dallas	195,606,736	183,637	759,925
Denver	85,062,278	53,200	231,909
Des Moines	11,558,736	11,000	15,000
Detroit	87,042,171	107,710	136,707
Fort Lauderdale/Broward County	56,639,298	0	507,574
Hampton Roads	54,099,596	0	135,970
Hawaii	23,373,359	0	68,300
Houston	166,955,993	530,171	976,436
Indianapolis	48,482,811	0	32,979
Inland Empire	77,960,806	149,550	469,500
Jacksonville	43,388,600	289,798	258,532
Kansas City	56,417,267	23,274	137,440
Knoxville	19,647,887	0	125,204
Las Vegas	69,538,709	41,900	448,603
Little Rock	15,020,119	0	36,734
Los Angeles	186,039,175	166,259	1,200,276
Louisville	26,775,585	0	62,336
Memphis	37,729,360	0	0

	Inventory	Deliveries YTD 2020	Under Construction as of Q1 2020
Miami	58,231,004	70,622	847,244
Milwaukee	37,150,913	35,000	29,534
Minneapolis	63,781,544	4,000	15,300
Mobile	6,207,223	0	0
Nashville	37,878,655	0	567,925
New Orleans	15,243,191	0	0
New York City Metro (Greater Tri-State)	276,893,835	378,680	1,018,903
Oakland/East Bay	52,247,706	14,620	139,604
Oklahoma City	31,461,636	0	12,400
Omaha	20,970,507	37,541	0
Orange County	83,752,500	5,483	59,800
Orlando	52,090,730	36,190	312,735
Palm Beach	42,361,466	40,018	166,666
Philadelphia	141,437,879	0	261,607
Phoenix	137,494,308	323,411	508,075
Pittsburgh	54,520,212	0	5,300
Portland	45,343,352	0	209,378
Providence	14,700,103	0	2,758
Raleigh/Durham	44,261,113	0	26,800
Reno	15,153,327	7,044	71,278
Richmond	38,110,000	18,075	495,091
Sacramento	60,688,411	21,816	240,328
Salt Lake City	52,209,322	19,102	270,733
San Antonio	57,678,910	85,258	435,809
San Diego	67,914,875	0	45,442
San Francisco Metro	41,536,504	0	303,640
San Jose	37,188,262	27,400	503,469
Seattle	57,242,539	0	157,030
St. Louis	66,903,125	0	40,245
Tampa	67,458,584	77,904	226,179
Tucson	25,273,256	825	78,852
Tulsa	24,907,988	0	285,214
Washington, DC	87,210,347	7,000	271,579

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