

# Orange County Flex/Warehouse Condo Market Snapshot

## Tracking Flex/Warehouse Condos Over 1,250 SF\*

HIGHEST SALE: **\$332.84/SF**LOWEST SALE: **\$183.33/SF**

### SALES (10/1/23 - 9/30/24)

| SIZE (SF)     | SALES     | TOTAL SF       | VOLUME              | \$/SF           |
|---------------|-----------|----------------|---------------------|-----------------|
| 1,250-2,500   | 5         | 9,122          | \$2,465,000         | \$270.23        |
| 2,501-3,500   | 14        | 37,860         | \$10,542,400        | \$278.46        |
| 3,501-5,000   | 3         | 11,445         | \$2,860,000         | \$249.89        |
| 5,001-7,500   | 7         | 42,436         | \$10,975,000        | \$258.62        |
| 7,501+ ----   | 3         | 29,500         | \$7,081,300         | \$240.04        |
| <b>TOTALS</b> | <b>32</b> | <b>130,363</b> | <b>\$33,923,700</b> | <b>\$260.22</b> |

### SALES TREND: 12 Month Periods Ending Each Quarter

|                | 12/31/23        | 3/31/24         | 6/30/24         | 6/30/24         |
|----------------|-----------------|-----------------|-----------------|-----------------|
| <b>SALES:</b>  | 26              | 35              | 34              | 32              |
| <b>VOLUME:</b> | \$23,942,500    | \$36,426,500    | \$35,384,000    | \$33,923,700    |
| <b>\$/SF:</b>  | <b>\$223.43</b> | <b>\$238.01</b> | <b>\$242.25</b> | <b>\$260.22</b> |

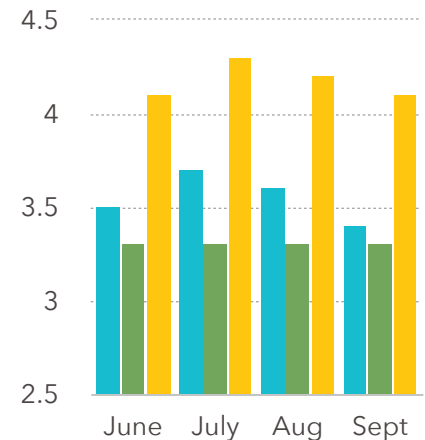
### LEASING TREND (Flex Condo Space Over 1,250 SF)

| Period  | Spaces Available | SF Vacant | Avg Asking Rate   |
|---------|------------------|-----------|-------------------|
| 2024 Q3 | 13               | 56,986    | <b>\$16.81/SF</b> |
| 2024 Q2 | 14               | 54,831    | <b>\$15.86/SF</b> |
| 2024 Q1 | 10               | 50,350    | <b>\$15.13/SF</b> |
| 2023 Q4 | 14               | 50,512    | <b>\$16.11/SF</b> |

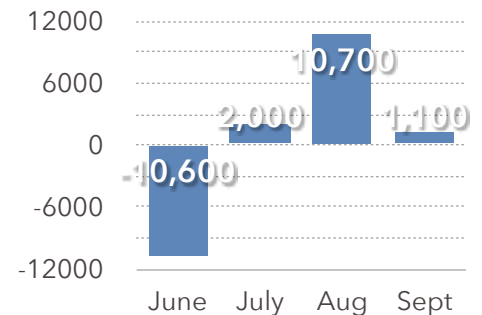
If you are considering selling or leasing your property please call me for a free property analysis: 407-496-6409

Orlando Florida  
US

### Unemployment



### Orlando Job Growth



### US ECONOMY:

|            | Aug     | Sept  |
|------------|---------|-------|
| Inflation: | +2.5.0% | +2.4% |
| Wages:     | +4.0%   | +4.0% |
| Fed Rate : | 5.50%   | 5.00% |

### ORLANDO:

|           | Aug            | Sept   |
|-----------|----------------|--------|
| Gas/ga:   | \$3.28         | \$3.11 |
| Jobs Y/Y: | +19,600 (Sept) |        |

Tim Spencer  
Principal/Broker  
tim@tdscommercialre.com  
407-496-6409

*Local Expertise, National Reach, World Class*

\*Condos built in the year 2000 or newer

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.



37 N Orange Avenue, Suite 316  
Orlando, FL 32801  
407-496-6409