![CoStar Commercial Repeat-Sale Indices Press Release]

CCRSI RELEASE – December 2025
(With data through November 2025)

## NEW SUPPLY DELIVERIES FELL TO THE LOWEST LEVEL SINCE 2013

WHILE DEMAND IMPROVED ON THE MARGIN

This month's CoStar Commercial Repeat Sale Indices (CCRSI) provides the market's first look at commercial real estate pricing trends through November 2025. Based on 1,049 repeat sale pairs in November 2025 and 335,876 repeat sales since 1996, the CCRSI offers the broadest measure of commercial real estate repeat sales activity.

CCRSI National Results Highlights

- U.S. COMPOSITE PRICE INDICES DIVERGED IN NOVEMBER 2025. The value-weighted U.S. Composite Index, more heavily influenced by high-value trades common in core markets, rose for the sixth consecutive month to 242, an increase of 0.4% over the prior month. The index increased 1.1% over the prior quarter but declined 1.3% during the 12 months ending November 2025.

- Meanwhile, the equal-weighted U.S. composite index, which reflects the more numerous but lower-priced property sales typical of secondary and tertiary markets, fell 0.9% to 310 in November 2025. The index declined 0.7% over the prior quarter and was flat compared to November 2024.

- November 2025 continued the trend of seeing larger asset values stabilize and recover while smaller asset pricing has taken a more volatile path sideways.

U.S. Composite Indices: Equal- and Value-Weighted, Data Through November 2025
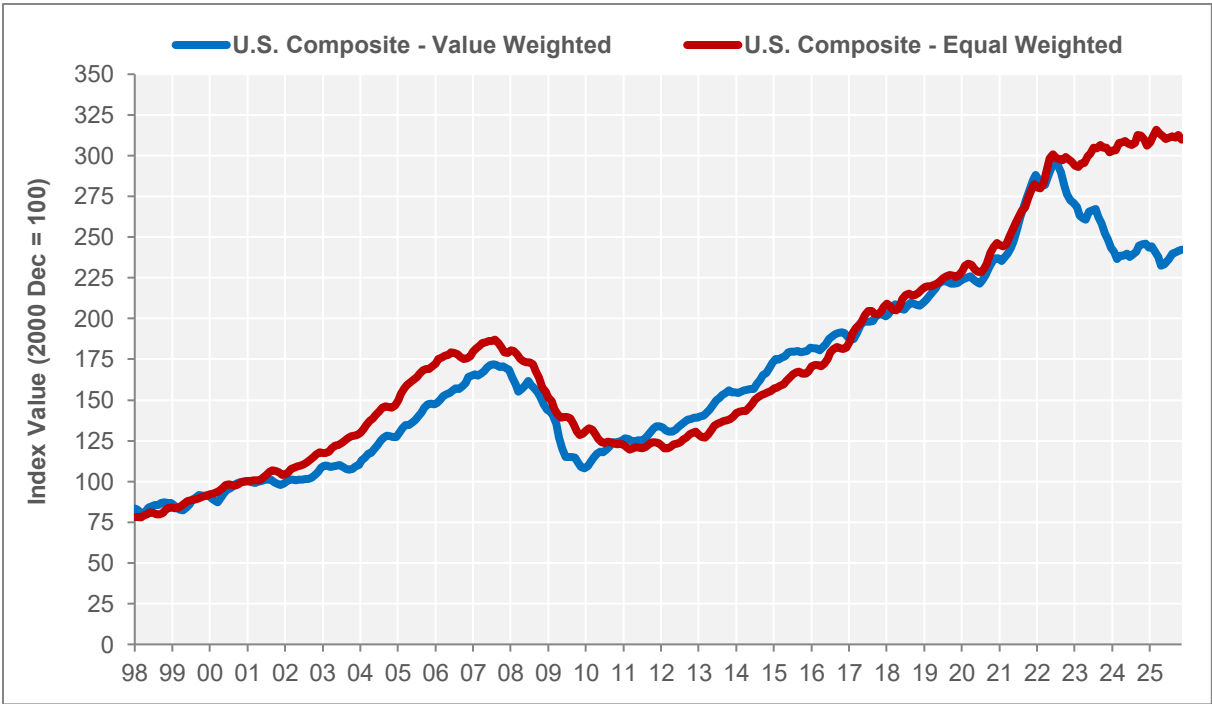
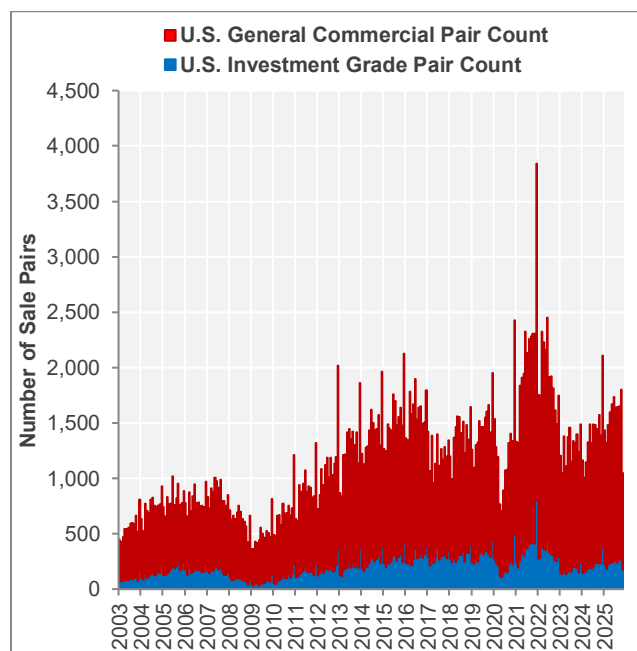## U.S. Composite Indices: YoY Percent Change, Data Through November 2025
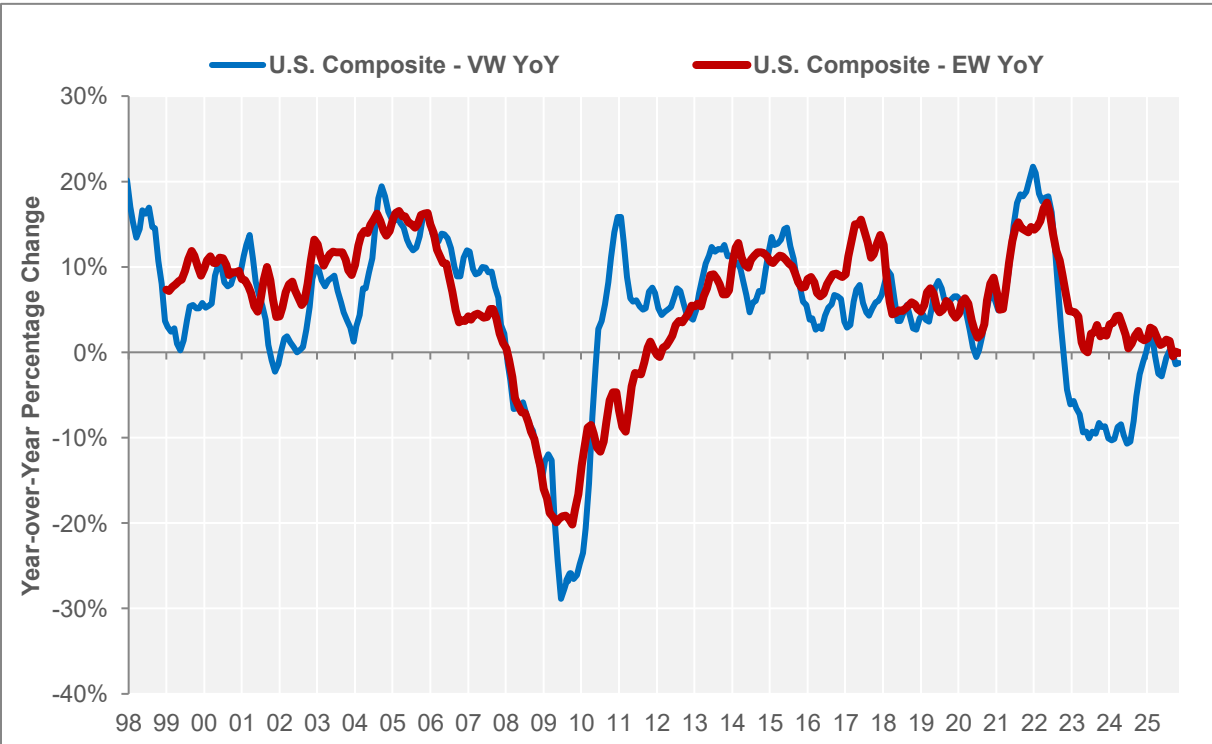
- SMALLER ASSETS EXPERIENCED STEEPER VALUE DECLINES IN NOVEMBER 2025. The general commercial sub-index, heavily influenced by the more numerous but lower-value trades, declined 0.8% over the prior month in November 2025, the fifth month of price declines out of the last seven months. The general commercial cohort saw values dip 0.3% in the 12 months ending November 2025.

- The investment grade sub-index, more heavily influenced by higher-value assets, was nearly unchanged in November 2025, falling 0.1% over the prior month. However, the investment grade cohort increased 1.5% over the 12 months ending November 2025, the second consecutive year-over-year increase.

**U.S. Equal-Weighted Indices By Market Segment, Data Through November 2025**
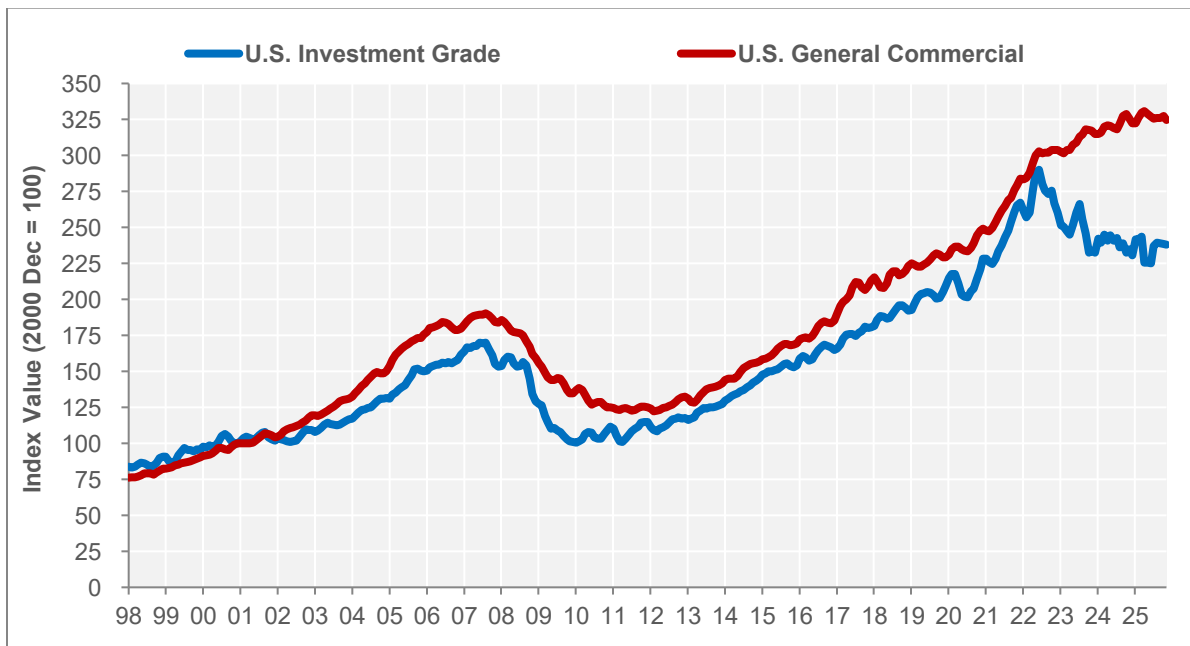
- THE NUMBER OF REPEAT SALES DROPPED SHARPLY IN NOVEMBER 2025. The number of repeat sales declined 41.8% to 1,049 trades, producing $8.9 billion of total consideration in November 2025. Sales volume declined 39.1% month over month in November 2025 after a particularly strong October that saw $14.5 billion in sales. Investment grade transaction volume fell 35.9% in November 2025 to $5.7 billion, while the general commercial segment dropped 44% to $3.2 billion.

- Composite pair volume of $138 billion during the 12 months ending in November 2025 was 21.5% higher than the 12-month period that ended in November 2024. The increase was more prominent in the investment grade segment, which climbed 22% over the 12 months ending in November 2025 compared to the same period ending in November 2024. The investment grade segment accounted for 63.8% of the 12-month transaction volume. The general commercial segment, which accounted for 36.2% of the 12-month transaction volume, increased 20.9% during the 12 months ending November 2025.

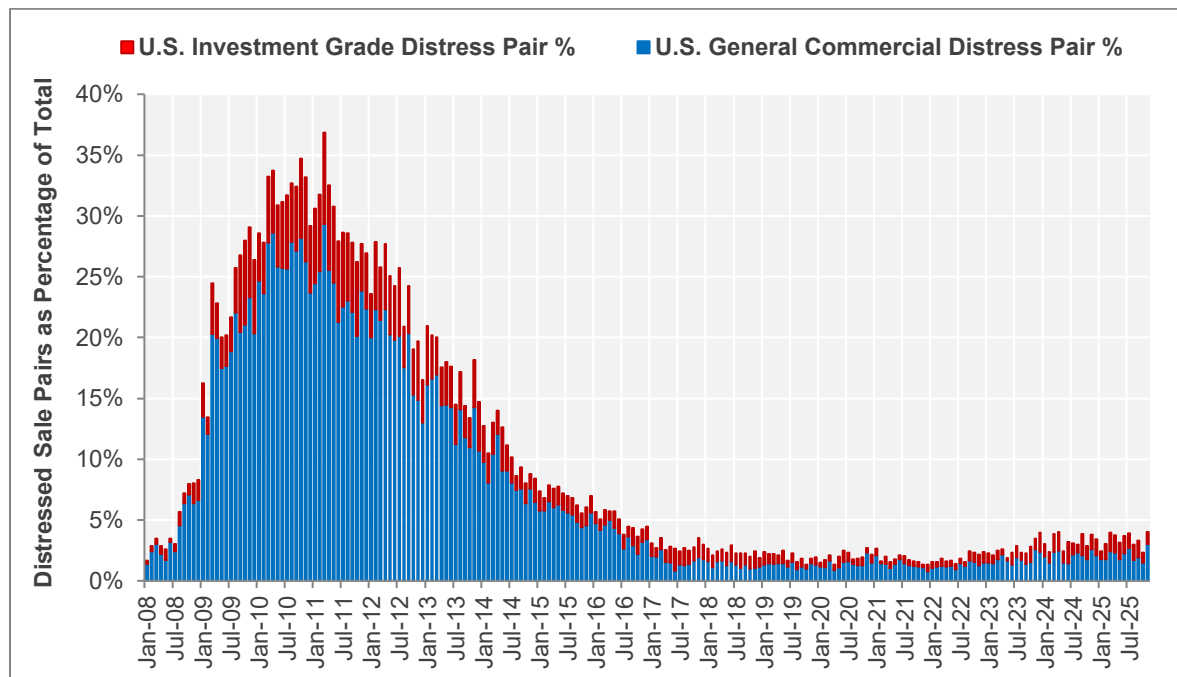**U.S. Pair Count, Data Through November 2025**   **U.S. Pair Volume, Data Through November 2025**
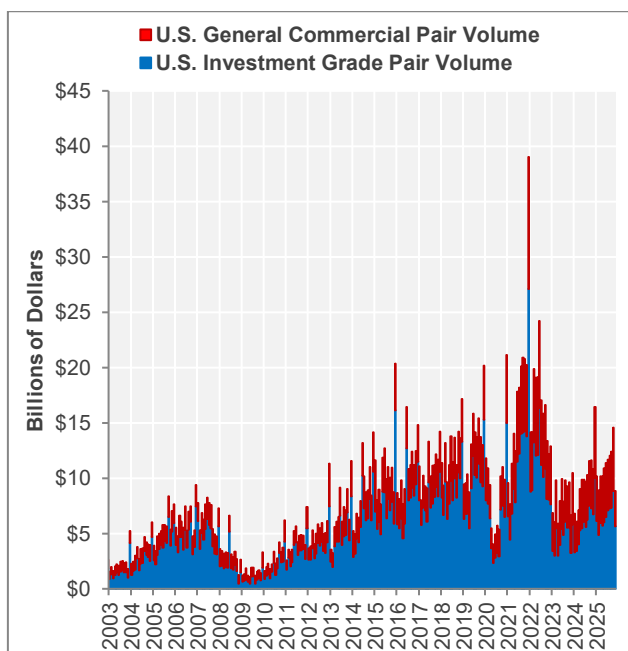
- STEADY LEVELS OF DISTRESS COMPARED TO THE PRIOR MONTH. Among repeat sales in November 2025, 42 of the 1,049 trades, or 4%, were distressed. Investment grade distressed pairs comprised 10, or 5.7%, of the 176 repeat sales, while the general commercial cohort posted 32, or 3.7%, distressed trades out of the 873 repeat sales.

U.S. Distress Sale Pairs Percentage, Data Through November 2025

Chart: Distressed Sale Pairs as Percentage of Total

Legend:
- ■ U.S. Investment Grade Distress Pair %
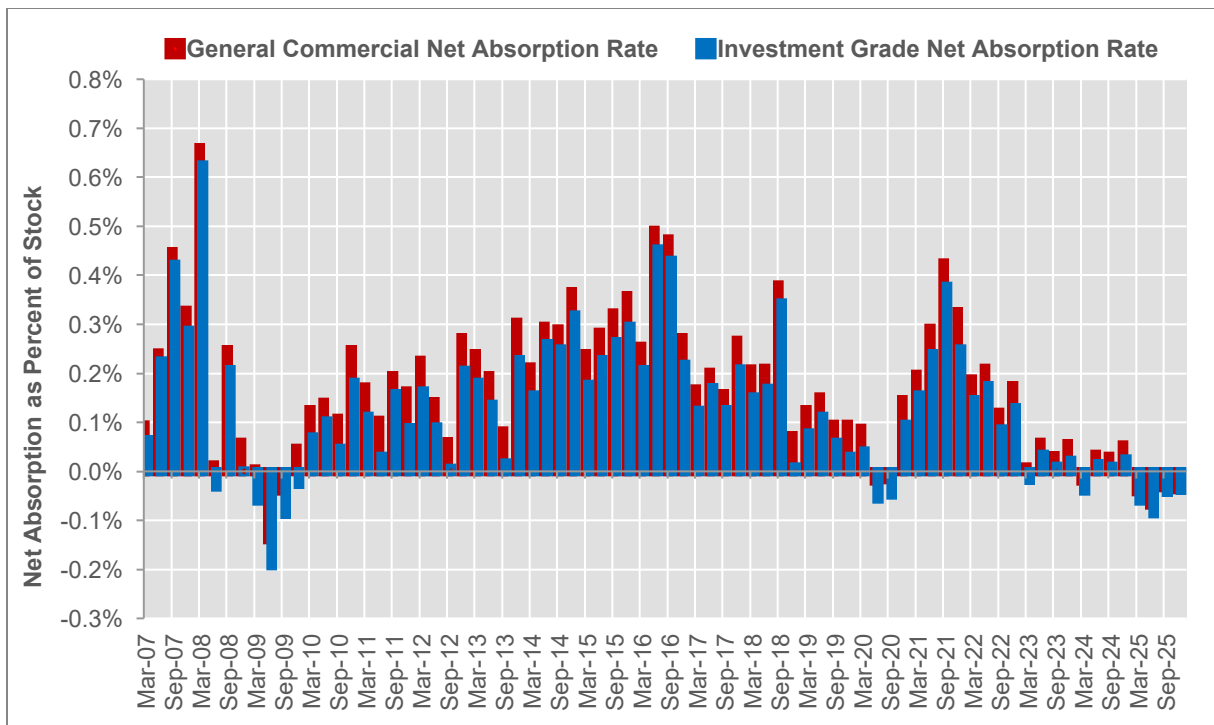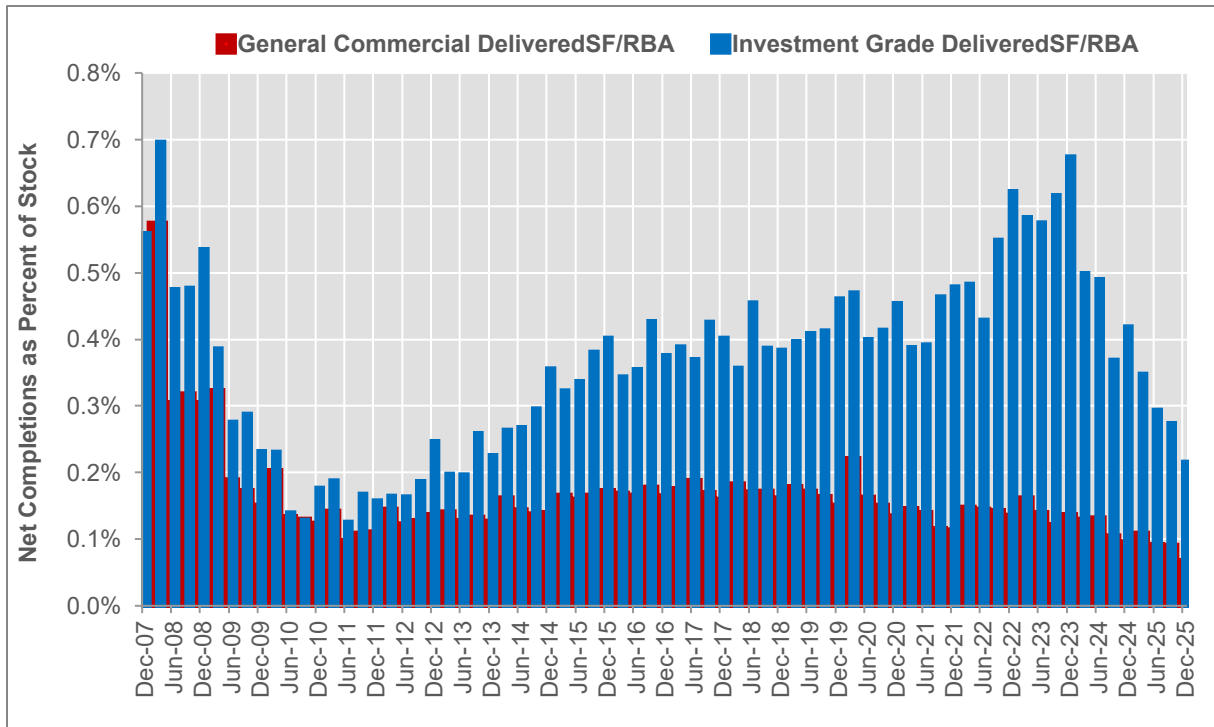- ■ U.S. General Commercial Distress Pair %

DELIVERIES FELL TO THE LOWEST LEVEL SINCE 2013. Deliveries across the three major property types, office, retail, and industrial, are projected to reach 486.3 million SF in the 12 months ending December 2025, 34.2% lower than the same period in 2024. For the first time since 2013, quarterly deliveries fell below 100 million SF. Just over 84% of the space delivered, or 408.8 million SF, was of investment-grade quality. Less than 78 million SF of general commercial was delivered in the 12 months ending December 2025.

Deliveries are projected to hit 0.2% of the total inventory as a percentage of total stock in the quarter ending in December 2025, with investment-grade deliveries at 0.2% of stock and general commercial deliveries at less than 0.1%.

FOURTH QUARTER 2025 DEMAND WAS LESS NEGATIVE THAN THE PRIOR TWO QUARTERS. Net absorption is projected to give back 100 million SF in the 12 months ending December 2025, the most deeply negative print since 2009. However, quarterly demand improved—less negative—in the third and fourth quarters of 2025. Demand fell in both the investment grade and general commercial segments by giving back 55.5 million SF and 44.4 million SF, respectively.

Net absorption as a percentage of stock is projected to lose less than 0.1% in the quarter ending December 2025. Both investment grade and general commercial segments are in negative territory.

Market Fundamentals, Data Through December 2025

Net Completions as Percent of Stock

■ General Commercial DeliveredSF/RBA ■ Investment Grade DeliveredSF/RBA

Net Absorption as Percent of Stock

■ General Commercial Net Absorption Rate ■ Investment Grade Net Absorption Rate

Monthly CCRSI Results, Data Through November 2025

	1 Month Earlier	1 Quarter Earlier	1 Year Earlier	Trough to Current
Value-Weighted U.S. Composite Index	0.4%	1.1%	-1.3%	124.1%[1]
Equal-Weighted U.S. Composite Index	-0.9%	-0.7%	0.0%	158.8%[2]
U.S. Investment-Grade Index	-0.1%	-0.5%	1.5%	136.7%[3]
U.S. General Commercial Index	-0.8%	-0.4%	-0.3%	164.9%[4]

[1] Trough Date: January 2010   [2] Trough Date: March 2011   [3] Trough Date: January 2010   [4] Trough Date: July 2011

Market Fundamentals Data Through December 2025

	Annual Net Absorption (in millions of square feet)			
	2022Q4	**2023Q4**	**2024Q4**	**2025Q4**
Aggregate	298.5	50.0	27.2	-99.9
Investment Grade	130.1	11.9	2.9	-55.5
General Commercial	168.3	38.1	24.3	-44.4

Note: "Net Absorption" is the change in occupied space, calculated based on three property types: office, retail, and industrial.

	Annual Delivered SF (in millions of square feet)			
	2022Q4	**2023Q4**	**2024Q4**	**2025Q4**
Aggregate	842.5	986.8	738.7	**486.3**
Investment Grade	714.8	860.9	636.4	**408.8**
General Commercial	127.8	125.9	102.3	**77.5**

Note: Delivered SF is calculated based on three property types: office, retail, and industrial.

About The CoStar Commercial Repeat-Sale Indices

The CoStar Commercial Repeat-Sale Indices (CCRSI) are the most comprehensive and accurate measures of commercial real estate prices in the United States. In addition to the national Composite Index (presented in both equal-weighted and value-weighted versions), national Investment-Grade Index, and national General Commercial Index, which are reported monthly, 30 sub-indices in the CoStar index family are reported quarterly. The sub-indices include breakdowns by property sector (office, industrial, retail, multifamily, hospitality, and land), by region of the country (Northeast, South, Midwest, and West), by transaction size and quality (general commercial, investment-grade), and by market size (composite index of the prime market areas in the country). The CoStar indices are constructed using a repeat sales methodology, widely considered the most accurate measure of price changes for real estate. This methodology measures the movement in the prices of commercial properties by collecting data on actual transaction prices. When a property is sold more than once, a sales pair is created. The prices from the first and second sales are then used to calculate price movement for the property. The aggregated price changes from all the sales pairs are used to create a price index. Historical price indices are revised as new data is recorded.

Available Monthly and Quarterly CCRSI Indices

National Composite CRE Price Index	National Indices by Property Type	Regional Indices	Regional Indices by Property Type	Prime Market Indices by Property Type
All Properties	Office	Northeast	Northeast: Office, Multifamily, Industrial, Retail	Office
General Commercial	Retail	Midwest	Midwest: Office, Multifamily, Industrial, Retail	Multifamily
Investment-Grade	Industrial	South	South: Office, Multifamily, Industrial, Retail	Industrial
	Multifamily	West	West: Office, Multifamily, Industrial, Retail	Retail
	Hospitality			
	Land			

Prime Office Markets

CBSA Listed Alphabetically
Boston
Los Angeles
New York
Orange County
San Francisco
Seattle
Washington, D.C.

Prime Industrial Markets

CBSA Listed Alphabetically
Atlanta
Chicago
Dallas
Houston
Los Angeles
Northern New Jersey
Riverside
Seattle

Prime Retail Markets

CBSA Listed Alphabetically
Boston
Los Angeles
New York
Orange County
San Diego
San Francisco
San Jose
Washington, D.C.

Prime Multifamily Markets

CBSA Listed Alphabetically
Boston
Chicago
Houston
Los Angeles
New York
Orange County
San Francisco
San Jose
Seattle
Washington, D.C.

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For more information about the CCRSI Indices, including the complete accompanying data set and research methodology, legal notices and disclaimer, please visit http://costargroup.com/costar-news/ccrsi.

ABOUT COSTAR GROUP

CoStar Group (NASDAQ: CSGP) is a global leader in commercial real estate information, analytics, online marketplaces, and 3D digital twin technology. Founded in 1986, CoStar Group is dedicated to digitizing the world's real estate, empowering all people to discover properties, insights, and connections that improve their businesses and lives. CoStar Group's major brands include CoStar, a leading global provider of commercial real estate data, analytics, and news; LoopNet, the most trafficked commercial real estate marketplace; Apartments.com, the leading platform for apartment rentals; Homes.com, the fastest-growing residential real estate marketplace; and Domain, one of Australia's leading property marketplaces. CoStar Group's industry-leading brands also include Matterport, a leading spatial data company whose platform turns buildings into data to make every space more valuable and accessible, STR, a global leader in hospitality data and benchmarking; Ten-X, an online platform for commercial real estate auctions and negotiated bids; and OnTheMarket, a leading residential property portal in the United Kingdom. CoStar Group's websites attracted over 143 million average monthly unique visitors in the third quarter of 2025, serving clients around the world. Headquartered in Arlington, Virginia, CoStar Group is committed to transforming the real estate industry through innovative technology and comprehensive market intelligence. From time to time, we plan to utilize our corporate website as a channel of distribution for material company information. For more information, visit CoStarGroup.com.