



Appraisal Group

Market Insights and Trends

At ACE Appraisal Group, we stay ahead of market trends to provide our clients with valuable insights that inform their decisions. The following highlights key market trends and developments across the real estate sectors we specialize in:

Retail Properties

Current Trends:

- **Net-Leased Investments:** Retail investors are focusing on single-tenant net-leased properties due to predictable income streams.
- **Adaptive Reuse:** Retail properties, particularly those in declining malls, are being repurposed for mixed-use developments or industrial applications.

Our Insight:

We evaluate key factors such as location, foot traffic, lease terms, and market competition to deliver precise valuations for retail properties, including single-tenant and multi-tenant spaces.

Office Properties

Current Trends:

- **Hybrid Work Models:** The shift to hybrid work environments is reshaping demand for traditional office spaces, with smaller, flexible spaces gaining popularity.
- **Medical and Dental Offices:** These remain stable performers, driven by consistent demand in healthcare.

Our Insight:

Our appraisals for office properties account for evolving market trends, tenant profiles, and

long-term lease structures, providing reliable valuations for traditional, medical, and dental office spaces.

Right-of-Way Appraisals

Current Trends:

- **Infrastructure Investments:** Increased federal and state funding for public infrastructure projects are driving demand for Right-of-Way appraisals.
- **Easement Challenges:** Easements and access changes remain critical factors affecting property values.

Our Insight:

As Right-of-Way specialists, ACE provides appraisals tailored to public infrastructure and utility projects. Our team analyzes impacts such as partial takings, easements, and market influences, ensuring fair compensation and compliance with regulations. We are proud to have completed several large projects for the Oklahoma Department of Transportation (ODOT).

Residential Subdivisions

Current Trends:

- **Demand Shifts:** Increased demand for affordable housing is driving interest in new single-family and duplex subdivisions.
- **Sellout Projections:** Developers are seeking quicker sellouts due to rising construction costs, emphasizing the importance of accurate absorption analyses.

Our Insight:

We monitor absorption rates, competing developments, and local demographics to provide developers with actionable data and reliable projections.

Multifamily Developments

Current Trends:

- **Value-Add Opportunities:** Investors are increasingly targeting properties with renovation potential to enhance rental income.
- **Rental Growth:** Rising rents in many markets are bolstering multifamily demand, especially in workforce housing.

Our Insight:

We evaluate multifamily properties comprehensively, from occupancy rates to renovation costs, providing investors with credible valuations for both stabilized and value-add properties.

Industrial Properties

Current Trends:

- **Specialized Uses:** Demand for oil field service facilities and distribution centers remains strong in Oklahoma.
- **Supply Chain Adjustments:** Companies are optimizing logistics networks, driving demand for warehousing and industrial spaces.

Our Insight:

We analyze operational capabilities, market demand, and regional economic factors to provide thorough industrial property valuations.

Self-Storage Facilities

Current Trends:

- **Steady Growth:** With increasing demand for storage, investors are focusing on occupancy rates and revenue growth potential.
- **Niche Markets:** Suburban and secondary markets are emerging as key areas for self-storage development.

Our Insight:

Our appraisals consider local demand, market competition, and future income potential to provide investors with accurate property valuations.

Hotels and Hospitality

Current Trends:

- **Post-Pandemic Recovery:** Hotels are seeing a rebound in occupancy, but rising operational costs are compressing margins.
- **Luxury and Extended-Stay Demand:** Extended-stay hotels and boutique luxury properties are performing particularly well.

Our Insight:

We account for occupancy trends, ADR, RevPAR, and other key metrics to deliver precise valuations for hospitality properties.

Land and Subdivision Development

Current Trends:

- **Land Banking:** Investors are acquiring undeveloped land in growing markets to capitalize on future development.
- **Mixed-Use Trends:** Demand for land suitable for mixed-use developments is increasing in urban and suburban areas.

Our Insight:

We assess zoning, development potential, and market demand to deliver comprehensive valuations for raw land, agricultural land, and subdivision projects.

Short-Term Rentals (STRs)

Current Trends:

- **Market Challenges:** Oversaturation in certain markets is leading to stricter local regulations and declining occupancy rates.
- **Valuation Concerns:** STRs are often misvalued as single-family residences instead of based on income potential, leading to overvaluation risks.

Our Insight:

We specialize in analyzing STR income potential, highest and best use, and regulatory impacts to ensure accurate valuations.

Why ACE Appraisal Group?

Our team combines deep industry expertise with local market knowledge to help clients navigate changing trends. Whether it's analyzing absorption rates, understanding shifting regulations, or evaluating market demand, ACE delivers the insights you need to stay ahead.

For more information or tailored market insights:

Contact Us

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ACE Appraisal Group

"Expert Valuations. Accurate Results. On Time, Every Time."