

NATIONAL NET LEASE MONTHLY REPORT

MAY 2026 | NATIONWIDE

MAY 2026 - ACTIVITY

	2026	2025	%Change	#Change
PROPERTIES TAKEN TO MARKET IN MAY	716	710	0.85%	6
TOTAL LIST VALUE	\$2.270 Billion	\$2.222 Billion	2.15%	\$47,860,158
AVERAGE LIST PRICE	\$3,285,906	\$3,240,089	1.41%	\$45,817
AVERAGE LIST CAP	6.37%	6.34%	0.47%	0.03% bps

MAY 2026 - NOTES



The Top 10 States for the month of May made up nearly **61% of the monthly offerings**.



7 CAP Market Share in May made up more than 22% of the offerings, **the highest percentage** we've seen since we began recording.



May marks the 7th time we have seen the monthly **5 CAP Market Share fall under 25%** in the last 53 months.



On Market STNL **Inventory grew by 2.69% in May** and has begun to sustain more than 6,000 offerings on a daily basis.



The QSR sector made up nearly 15% of the May market with **34 unique tenants and 100 offerings**.

MAY 2026 - TOP TENANTS



76
LISTINGS



20
LISTINGS



19
LISTINGS



16
LISTINGS



15
LISTINGS