

Data Center Real Estate Market Size & Share Analysis - Growth Trends and Forecast (2026 - 2031)

> ****Industry:**** Commercial Real Estate & Property (Real Estate & Construction)
> ****Source:**** <https://www.mordorintelligence.com/industry-reports/data-center-real-estate-market>
> ****Scraped Date:**** 2026-09-17

Executive Market Summary

Market Metric	Details
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Base Market Size	USD 82.5 billion
Projected Forecast (2031)	USD 82.5 billion
Growth Rate (CAGR)	11.54 %
Largest Market Region	N/A
Fastest-Growing Region	N/A

Market Visualizations & Infographics

![Major players in Data Center Real Estate industry](images/chart_2.png)

![Data Center Real Estate Market Size](images/chart_3.png)

![Data Center Real Estate Market Share by Property Type, 2025](images/chart_4.png)

![Data Center Real Estate Market Share by Enterprise Size, 2025](images/chart_5.png)

![Data Center Real Estate Market Growth Rate by Region](images/chart_6.png)

![Data Center Real Estate Market Concentration](images/chart_7.png)

![Icon](images/chart_8.png)

![footer background image](images/chart_10.png)

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![ESOMAR](images/chart_17.png)

![GPTW](images/chart_19.png)

Comprehensive Research Analysis

Overview Points List Flex 49 Share Feature End

Market OverviewStudy Period | 2020 - 2031 |
Market Size (2026) | USD 82.5 Billion |
Market Size (2031) | USD 142.40 Billion |
Growth Rate (2026 - 2031) | 11.54 % |
Fastest Growing Market | Asia-Pacific |
Largest Market | North America |
Market Concentration | Medium |
Major Players*Disclaimer: Major Players sorted in no particular order

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Market Overview

Data Center Real Estate Market Analysis by Mordor Intelligence
The Data Center Real Estate Market size is projected to expand from USD 75 billion in 2025 and USD 82.5 billion in 2026 to USD 142.40 billion by 2031, registering a CAGR of 11.54 % between 2026 to 2031.

The data center real estate market is expanding as artificial intelligence (AI) workloads increase power density requirements, cloud platforms scale capacity, and enterprises continue shifting critical infrastructure into specialized facilities. The market is also expanding geographically as low-latency inference, sovereign data requirements, and the need for greater digital resilience push operators beyond a narrow set of legacy hubs. Leasing remains the preferred operating model because it enables tenants to accelerate deployment, reduce development risk, and secure capacity in locations where power availability and permitting have become increasingly constrained. The data center real estate market is also becoming more selective because sites with secured land, permits, and reliable power access hold a clear competitive advantage over greenfield developments with uncertain delivery timelines. Competition remains intense as institutional investors, real estate operators, and major technology companies compete for a limited supply of operational, AI-ready assets.

Key Report Takeaways* By property type, colocation accounted for 46.80% of the data center real estate market share in 2025, while edge data center properties recorded the highest projected CAGR of 15.20% through 2031.

* By ownership, leased properties accounted for 78.40% of the market in 2025, and the same segment is forecast to post the fastest CAGR at 12.10% through 2031.

* By enterprise size, large enterprises held 69.10% of the data center real estate market size in 2025, while small and medium enterprises are projected to expand at the highest CAGR of 13.60% through 2031.

* By end-user, information technology and telecom accounted for 45.10% of the market in 2025, while healthcare is expected to grow fastest at a 14.30% CAGR through 2031.

* By geography, North America held 37.80% of the market in 2025, while Asia-Pacific is projected to record the highest CAGR at 13.80% through 2031.

Key Market Trends

Market Trends and Insights
Drivers Impact Analysis of Data Center Real Estate Market
Drivers | (~) % Impact on CAGR Forecast | Geographic Relevance | Impact Timeline |

AI Workloads Drive Demand for High-Power Data Center Facilities | +2.8% | Global, highest in North America and Asia-Pacific | Short term (≤ 2 years) |

Cloud and Hyperscale Expansion Accelerates Capacity Growth | +2.3% | Global, concentrated in North America, Europe, and Asia-Pacific | Short term (≤ 2 years) |

Data Localization Policies Increase In-Country Data Center Demand | +1.6% | Asia-Pacific, Middle East and Africa, South America, and Eastern Europe | Medium term (2-4 years) |

Pre-Permitted Powered Sites Attract Data Center Investments | +1.3% | North America, Asia-Pacific, and emerging EMEA markets | Medium term (2-4 years) |

Liquid-Cooling Adoption Supports Next-Generation Data Center Development | +0.9% | Global, with early gains in North America and Asia-Pacific AI hubs | Long term (≥ 4 years) |

Behind-the-Meter Power Strategies Expand Energy-Integrated Campuses | +0.6% | North America core, with spillover to Australia and the Middle East | Medium term (2-4 years) |

Source: Mordor Intelligence |

Competitive Landscape

Competitive Landscape

The data center real estate market remains moderately consolidated, with a small group of global operators controlling a significant share of premium capacity, tenant relationships, and development expertise. Companies such as Equinix, Digital Realty Trust, and NTT Global Data Centers continue to lead across colocation, wholesale, and hyperscale deployments through their extensive portfolios, strong capital access, operational experience, and ability to execute projects across multiple regions. At the same time, the broader competitive landscape remains diverse, as regional developers and specialized operators maintain strong positions in individual metropolitan markets and countries, particularly where local regulations, customer requirements, or power availability create barriers to entry.

Strategic investments and acquisitions in 2026 demonstrate how leading operators are strengthening their competitive positions. In June 2026, Digital Realty agreed to acquire Blackstone's interests in three Northern Virginia data centers for USD 7.8 billion, expanding its presence in one of the world's largest hyperscale markets. Such transactions enhance geographic reach, increase available capacity, and strengthen operators' ability to provide scalable, compliant infrastructure for hyperscale and enterprise customers. As a result, the data center real estate market increasingly favors providers that can combine portfolio scale, rapid execution, and reliable infrastructure delivery in capacity-constrained regions.

Private capital is also reshaping the competitive landscape as infrastructure funds, real estate investment trusts (REITs), institutional investors, and hyperscale tenants compete for stabilized assets and power-ready development sites. While this raises barriers for smaller operators with limited capital or development pipelines, attractive growth opportunities remain in secondary markets, emerging artificial intelligence (AI) inference hubs near major metropolitan areas, and regions where sovereign data localization requirements are expanding faster than available capacity. Developers capable of integrating energy infrastructure, advanced cooling solutions, and long-term tenant commitments are becoming increasingly competitive. Consequently, success in the data center real estate market is increasingly determined by access to power, development readiness, regulatory compliance, and the ability to deliver large-scale capacity efficiently.

Data Center Real Estate Industry Leaders* Equinix, Inc.

* Digital Realty Trust, Inc.

* NTT Global Data Centers

* CyrusOne Inc.

* QTS Realty Trust, LLC

* *Disclaimer: Major Players sorted in no particular order

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Component Component 3 Scope Of The Report Bottom

Global Data Center Real Estate Market Report ScopeThe Data Center Real Estate Market Report is Segmented by Property Type (Colocation, Hyperscale, Edge Data Center Properties, and More), Ownership (Leased and Owner Occupied), Enterprise Size (Large Enterprises and Small and Medium Enterprises), End-Users Information Technology and Telecom, and More), and Geography (North America, Europe, Asia-Pacific, and More). The Market Forecasts are Provided in Terms of Value (USD).

By Property TypeColocation |
Hyperscale |
Edge Data Center Properties |
Modular Data Center Properties |
Others (Wholesale, Retail and Enterprise) |

Segmentation Accordion Item

By GeographyNorth America | United States |
| Canada |
| Mexico |
Europe | United Kingdom |
| Germany |
| France |
| Italy |
| Spain |
| Russia |
| Rest of Europe |
Asia-Pacific | China |
| India |
| Japan |
| Australia |
| South Korea |
| SouthEast Asia (Singapore, Malaysia, Thailand, Indonesia, Vietnam, and Philip
pines) |
| Rest of Asia-Pacific |
South America | Brazil |
| Argentina |
| Rest of South America |
Middle East and Africa | Saudi Arabia |
| United Arab Emirates |
| Turkey |
| South Africa |
| Nigeria |
| Rest of Middle East and Africa |

Frequently Asked Questions

What is driving growth in data center real estate through 2031?

Growth is being driven by AI workloads, cloud expansion, sovereign data requirements, and strong tenant preference for leased specialist facilities. The market is projected to reach USD 142.40 billion by 2031 at an 11.54% CAGR.

Which property type leads current demand?

Colocation leads with 46.80% share in 2025 because it offers faster deployment and lower development risk for enterprises and large cloud tenants.

Which property format is growing the fastest?

Edge data center properties are forecast to grow at a 15.20% CAGR through 2031 as low-latency inference and localized digital services expand.

Why is leasing so dominant in this space?

Leased properties held 78.40% share in 2025 because tenants want speed, flexibility, and reduced exposure to land, permit, and power delivery risk.

Which end-user segment is expanding the fastest?

Healthcare is projected to grow at a 14.30% CAGR through 2031 as digital health records, diagnostics, imaging, and patient monitoring create constant infrastructure demand.

Which region offers the strongest growth outlook?

Asia-Pacific has the fastest growth outlook with a 13.80% CAGR through 2031, supported by local cloud growth, data localization, and hyperscale expansion into new regional hubs.