

## MARKET TRENDS

# INLAND EMPIRE

## MULTIFAMILY

↓	VACANCY	↑	UNEMPLOYMENT
↑	RENTAL RATES	↑	CONSTRUCTION DELIVERIES

Year-Over-Year Change

### TOP SALE TRANSACTIONS 1Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
ReNew at Towngate	Edgemont	227	\$41,000,000	\$180,617	FPA Multifamily LLC	Brixton Capital
Citrus Grove	Rialto	152	\$30,050,500	\$197,701	Undisclosed	National Community Renaissance
Rancho Vista	Ontario	125	\$46,275,000	\$370,200	Convenient Holdings	Clear Capital
Coventry Square Apt. Homes	Rancho Cucamonga	92	\$21,000,000	\$228,261	MJW Investments	Hubert Tsang
Mango Tree Apts.	Fontana	56	\$10,850,000	\$193,750	Golden Management	James Chang

### TOP UNDER CONSTRUCTION

Property	Address	Submarket	Units	Expected Delivery
North Grove	3461 La Cadena Dr	Northside	482	2Q25
4117 Concourses St	4117 Concourses St	Ontario	384	1Q26
The Reserve at Rancho Belago Phase II	28095 John F Kennedy Dr	Moreno Valley East	358	2Q25
Village at Montclair	5050 Arrow Hwy	Rancho Cucamonga	350	2Q25
Alta Fontana	Foothill & Live Oak Blvd	Fontana	344	2Q25

### TOP COMPLETED CONSTRUCTION 1Q 2025

Property	Address	Submarket	Units	Delivery
Arroyo Crossings	47555 Jefferson St	Outlying Palm Springs	400	March 2025
The Croft	36101 Inland Valley Dr	Outer SW Riverside County/Temecula	288	February 2025
Marlowe Temecula	41461 Buecking Dr	Outer SW Riverside County/Temecula	260	March 2025
16224-16246 Arrow Blvd	16224-16246 Arrow Blvd	Fontana	73	March 2025

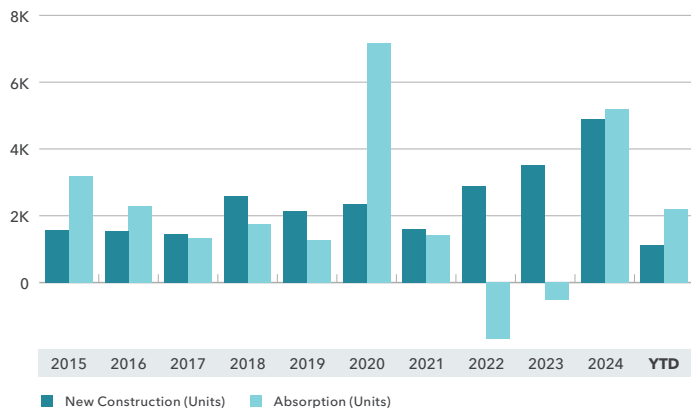
### MARKET BREAKDOWN

	1Q25	4Q24	1Q24	Annual % Change
New Construction	1,129	1,532	797	41.66%
Under Construction	4,602	5,347	9,037	-49.08%
Vacancy Rate	5.4%	5.8%	5.9%	-50 bps
Average Asking Rents	\$1,926	\$1,899	\$1,897	1.53%
Average Price / Unit	\$227,925	\$233,984	\$150,369	51.58%
Cap Rates	6.1%	5.5%	6.2%	-10 bps
Net Absorption	2,191	1,182	1,178	85.99%

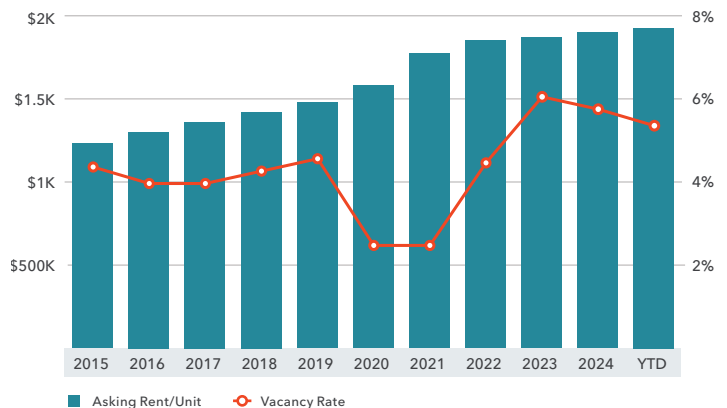
### AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,362
1 Bedroom	\$1,702
2 Bedroom	\$2,047
3 Bedroom	\$2,260

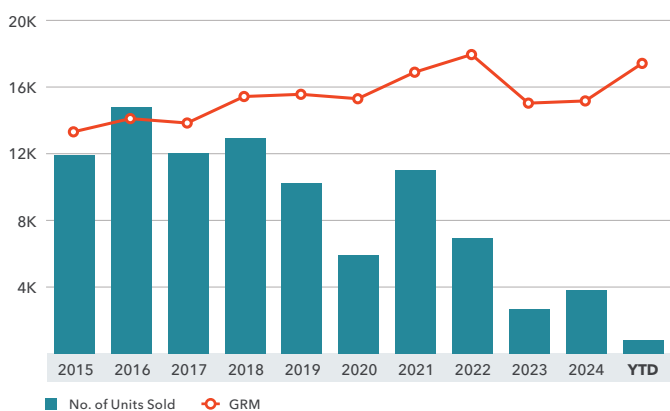
## NEW CONSTRUCTION & ABSORPTION



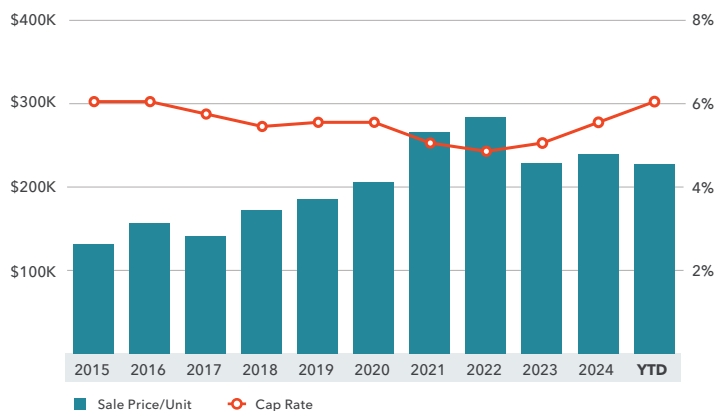
## AVERAGE ASKING RENT/UNIT & VACANCY RATE



## UNITS SOLD & GROSS RENT MULTIPLIER



## AVERAGE SALES PRICE/UNIT & CAP RATES



Data Source: CoStar



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The information in this report was composed by the Kidder Mathews Research Group.

**GARY BARAGONA**  
Director of Research  
415.229.8925  
gary.baragona@kidder.com

**ERIC PAULSEN**  
Chief Operating Officer  
949.557.5000  
eric.paulsen@kidder.com  
LIC N° 01001040

### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE TRANSACTION VOLUME

**31.7M**

ANNUAL SALES SF

**42.4M**

ANNUAL LEASING SF

### ASSET SERVICES

**58M SF**

MANAGEMENT PORTFOLIO SIZE

**850+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS

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