

## MARKET TRENDS

# INLAND EMPIRE *MULTIFAMILY*

↑ VACANCY    ↑ UNEMPLOYMENT  
↑ RENTAL RATES    ↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

### TOP SALE TRANSACTIONS 2Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Creekside Alta Loma	Rancho Cucamonga	290	\$90,000,000	\$310,345	LivCor, LLC	Nuveen
16224-16246 Arrow Blvd (2 Prop)	Fontana	96	\$30,300,000	\$315,625	Yong Yuan	SAGolden Investments
Arrowview Apartments	Downtown San Bernardino	42	\$5,250,000	\$125,000	Group XIII Properties, LP	Parkwood Apartments
Beaumont Park Apartments	Outer San Jacinto	33	\$5,300,000	\$160,606	Mai-Anh Chung	Wallar Family Trust

### TOP UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Expected Delivery
4117 Concours St	4117 Concours St	Ontario	384	Adept Urban	1Q26
The Reserve at Rancho Belago Phase II	28095 John F Kennedy Dr	Moreno Valley East	358	Bridge Investment Grp.	3Q25
Village at Montclair	5050 Arrow Hwy	Rancho Cucamonga	350	Village Partners Inc	3Q25
Legacy Ontario	2502 S Euclid Ave	Ontario	346	DWS Group	4Q26
Vintage Farms Apartments	28749 Clinton Keith Rd	Outer SW Riverside County/Temecula	330	MBK Rental Living	1Q27

### TOP COMPLETED CONSTRUCTION 2Q 2025

Property	Address	Submarket	Units	Owner	Delivery
North Grove	3461 La Cadena Dr	Northside	482	JPI Companies	May 2025
Alta Westwind	14817 Foothill Blvd	Fontana	344	The Carlyle Group	June 2025
Downtown Ontario Luxury Apts.	320 N Euclid Ave	Downtown Ontario	144	City Of Ontario Housing Authority	May 2025
Terrano Phase II	2804 Fashion Dr	Dos Lagos	50	Rexco Development	June 2025

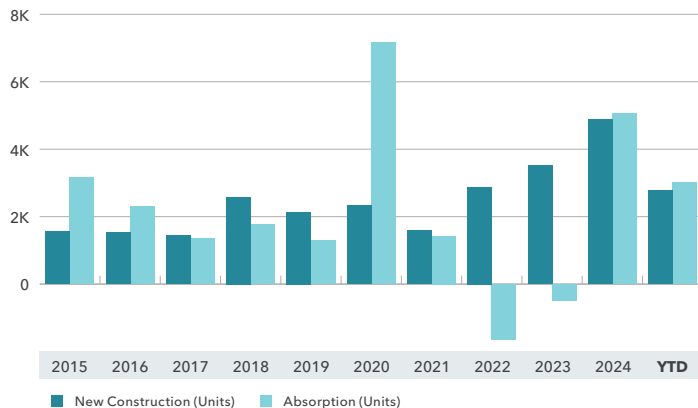
### MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	5.7%	5.6%	5.5%	<b>20 bps</b>
Average Asking Rents	\$1,939	\$1,937	\$1,917	<b>1%</b>
Under Construction	4,530	5,480	8,778	<b>-48%</b>
Average Sales Price/Unit	\$257,799	\$237,814	\$258,235	<b>-0.2%</b>
Average Cap Rate	5.4%	5.8%	5.7%	<b>-30 bps</b>
	2Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries	1,280	2,767	2,551	<b>8%</b>
Net Absorption	1,034	3,023	2,662	<b>14%</b>

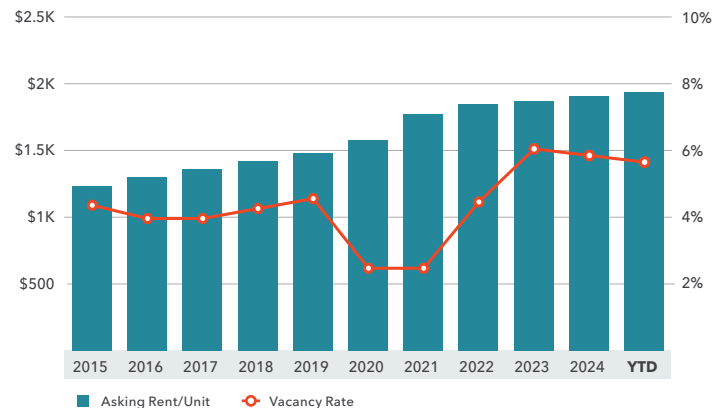
### AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,379
1 Bedroom	\$1,710
2 Bedroom	\$2,065
3 Bedroom	\$2,264

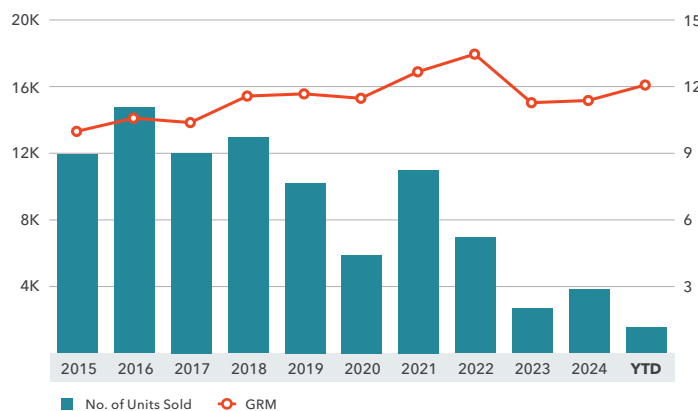
## NEW CONSTRUCTION & ABSORPTION



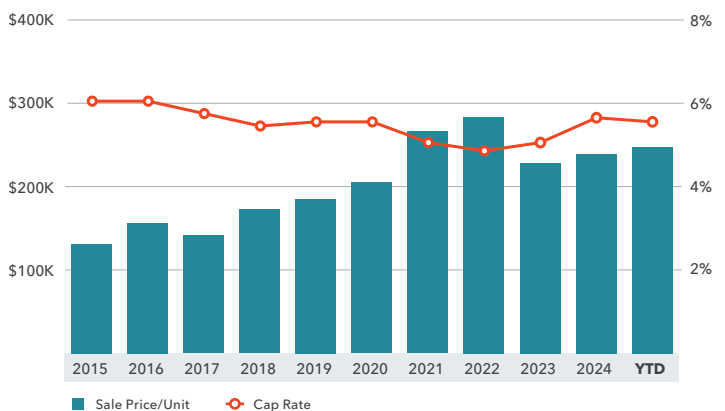
## AVERAGE ASKING RENT/UNIT & VACANCY RATE



## 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.

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### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE ANNUAL TRANSACTION VOLUME

**26.2M**

ANNUAL SALES SF

**36.7M**

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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