

MARKET TRENDS

LOS ANGELES *MULTIFAMILY*



SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Chase Knolls	Sherman Oaks	401	\$129,000,000	\$321,696	JRK Property Holdings	Waterton
Witmer Manor	Westlake North	238	\$48,400,000	\$203,361	Community Preservation Partners, LLC	21 Alpha Group
The Adeline	Downtown Glendale	235	\$126,000,000	\$536,170	The Sobrato Organization	Rockwood Cap. Mill Creek Res.
Candlewood North	Northridge	189	\$51,100,000	\$270,370	Post Investment Group	Waterton
Novo	Rowland	126	\$38,300,000	\$303,968	Comm. HousingWorks Natl. Equity Fund, Inc.	Stratford Partners

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Expected Delivery
5035 Coliseum	5035 Coliseum St	Crenshaw	800	Magnum Real Estate Group	2Q27
Alexan West End	600 W Broadway	Downtown Long Beach	750	Trammell Crow Residential	4Q26
5420 W Sunset Blvd	5420 W Sunset Blvd	Little Armenia	735	American Commercial Equities	1Q26
1055 W 7th St	1055 W 7th St	City West	685	Jamison Properties	3Q25
Olympic + Hill	1000 S Hill St	South Park	580	Onni Group	4Q26

SIGNIFICANT COMPLETED CONSTRUCTION 2Q 2025

Property	Address	Submarket	Units	Owner	Delivery
Avenue 34	131 W Avenue 34	Montecito Heights	468	The Max Collaborative	June 2025
Solana at Duarte Station	1750 Fasana Rd	Duarte	292	MBK Real Estate Companies	March 2025
Resa	300 Pacific Ave	Downtown Long Beach	271	Holland Partner Group	June 2025
Evermont	8400 S Vermont Ave	South Central LA	180	County of Los Angeles	March 2025
WM by CLG	10401 Washington Blvd	Washington Culver	170	California Landmark Group, Inc.	April 2025

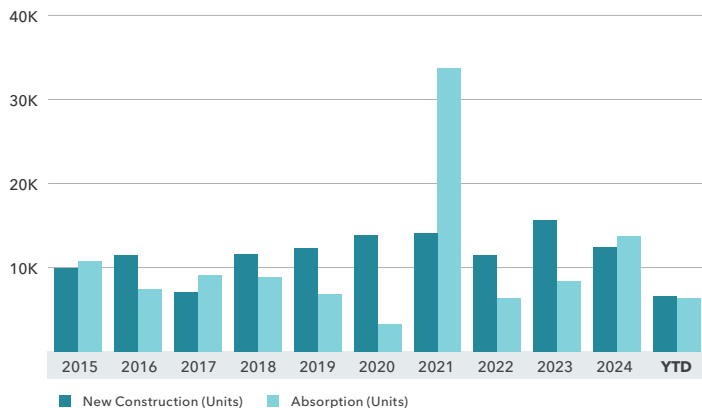
MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	4.7%	4.7%	4.9%	-20 bps
Average Asking Rents	\$2,277	\$2,273	\$2,264	0.6%
Under Construction	27,610	28,903	30,764	-10%
Average Sales Price/Unit	\$269,249	\$305,485	\$294,588	-9%
Average Cap Rate	5.5%	5.4%	5.0%	50 bps
	2Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries	3,193	6,562	6,920	-5%
Net Absorption	2,205	6,423	6,441	-0.3%

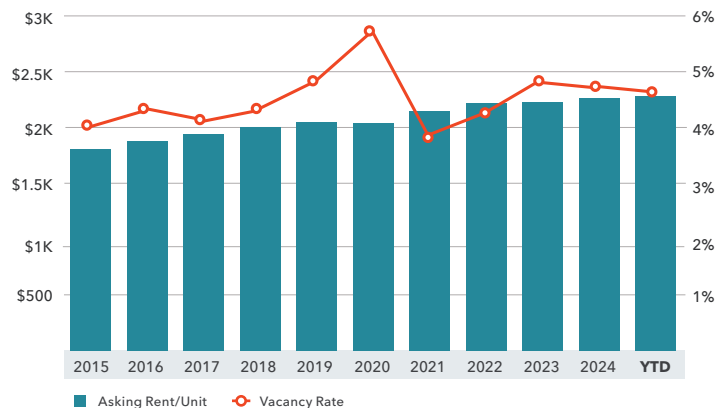
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,681
1 Bedroom	\$2,064
2 Bedroom	\$2,632
3 Bedroom	\$3,130

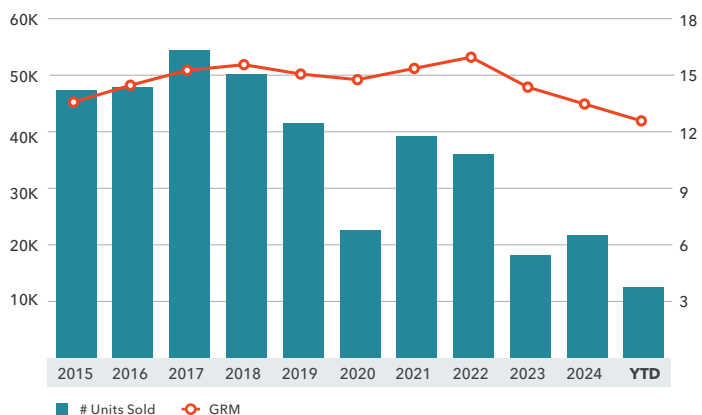
NEW CONSTRUCTION & ABSORPTION



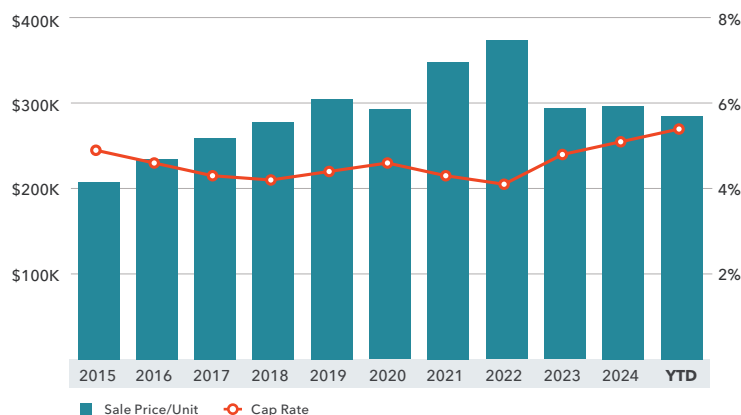
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar



Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

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

GARY BARAGONA
Vice President of Research
415.229.8925
gary.baragona@kidder.com

DARREN TAPPEN
Regional President, Brokerage
213.421.1400
darren.tappen@kidder.com
LIC N° SA510719000

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 ANNUAL ASSIGNMENTS

39

TOTAL APPRAISERS

24

WITH MAI DESIGNATIONS

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

[KIDDER.COM](https://www.kidder.com)