Kidder Mathews

3Q 2025

MARKET TRENDS

LOS ANGELES *MULTIFAMILY*

↑ VACANCY	↓ UNEMPLOYMENT
↑ RENTAL RATES	↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 3Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Kitt at Warner Center	Woodland Hills	522	$179,881,000	$344,600	Waterton	AMLI Residential
Fusion Encore	Hollywood	218	$73,900,000	$338,991	The Lighthouse Group	NY Life Investments
Villa del Mar Apts & Marina	Marina Del Rey	198	$62,000,000	$313,131	VDM Partners	Far West Mgmt Corp.
Oak Park (2 Properties)	Monrovia	156	$37,650,000	$241,346	Post Investment Group	Goldrich Kest
Fountain View Apts	Los Feliz	122	$33,750,000	$276,639	Wilshire Capital Partners	Joseph Dorebek

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Expected Delivery
5035 Coliseum	5035 Coliseum St	Crenshaw	800	Magnum Real Estate Group	2Q 2027
Alexan West End	600 W Broadway	Downtown Long Beach	750	Trammell Crow Residential	4Q 2026
5419 W Sunset Blvd	5420 W Sunset Blvd	Little Armenia	735	American Commercial Equities	1Q 2026
1054 W 7th St	1055 W 7th St	City West	691	Jamison Properties	2Q 2026
Bundy Drive Apts	2201-2319 S Bundy Dr	West Los Angeles	621	Carmel Partners	3Q 2027

SIGNIFICANT COMPLETED CONSTRUCTION 3Q 2025

Property	Address	Submarket	Units	Owner	Delivery
Olympic + Hill	230 W Olympic Blvd	South Park	685	Omni Group	July 2025
Intro	800 N Front St	Chandler Park	573	LaTerra Development	August 2025
Wylden Apts	2910 N San Fernando Rd	East LA	370	Fairfield Residential	August 2025
Desert Meadows	2935 W Lancaster Blvd	Outlying LA County	324	Guardian Capital	September 2025
600 San Pedro	600 S San Pedro St	Seafood District	302	Related California	August 2025

MARKET BREAKDOWN

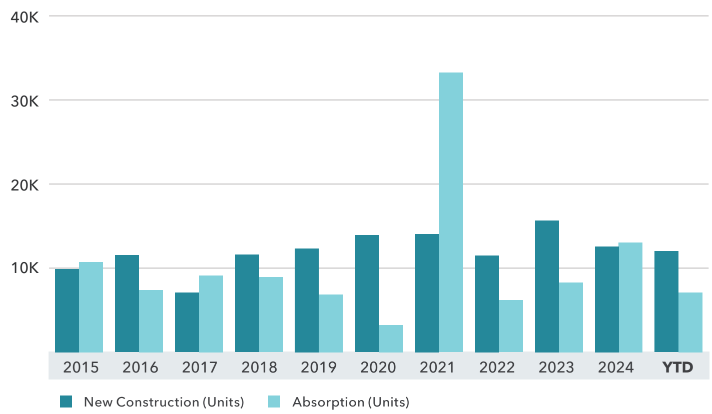
	3Q25	2Q25	3Q24	YOY Change
Vacancy Rate	5.2%	5.0%	4.9%	**30 bps**
Average Asking Rents	$2,282	$2,286	$2,269	**0.6%**
Under Construction (SF)	25,884	28,584	32,767	**-21%**
Average Sales Price/Unit	$271,992	$272,578	$303,790	**-10%**
Average Cap Rate	5.4%	5.5%	5.4%	**0 bps**

	3Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	5,254	11,993	9,616	**25%**
Net Absorption (SF)	2,159	7,081	9,950	**-28.8%**

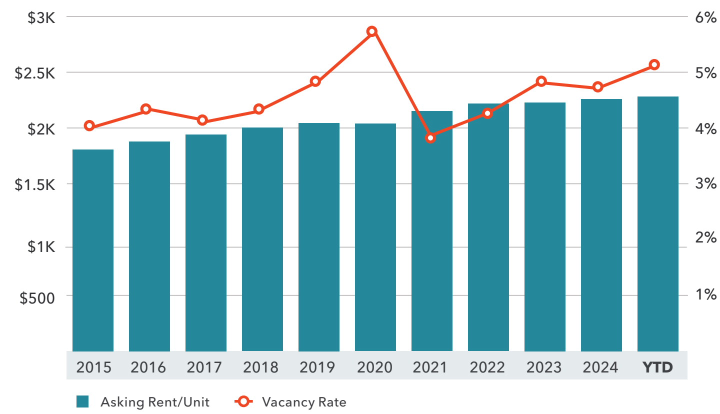
AVERAGE RENT

Unit Size	Monthly Rent
Studio	$1,687
1 Bedroom	$2,069
2 Bedroom	$2,632
3 Bedroom	$3,137

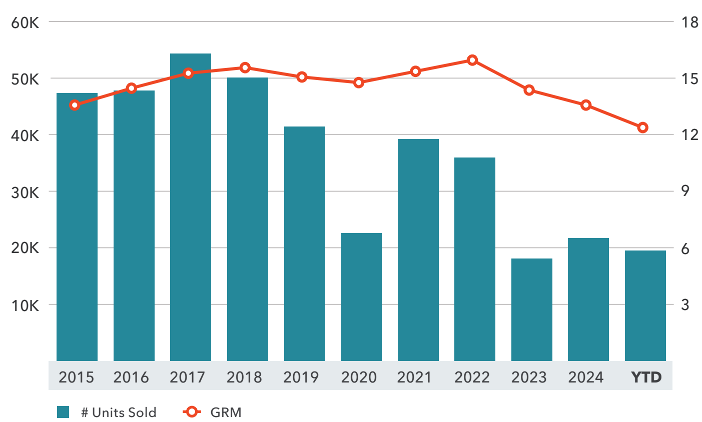
NEW CONSTRUCTION & ABSORPTION



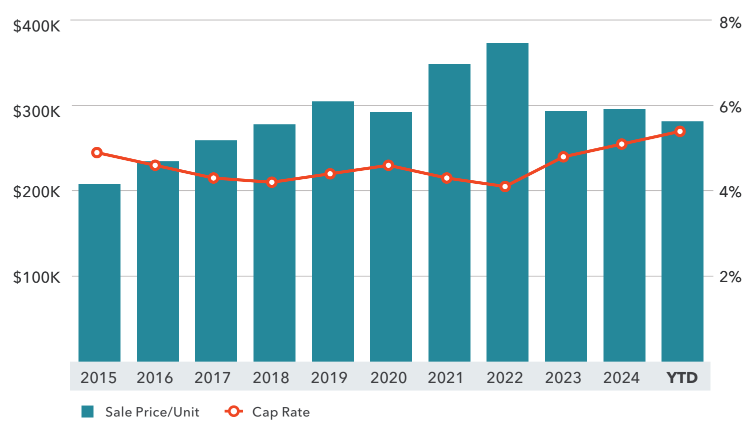
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar

Kidder Mathews

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 19 offices in Washington, Oregon, California, 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.

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COMMERCIAL BROKERAGE	*$9B* AVERAGE ANNUAL TRANSACTION VOLUME	*26.2M* ANNUAL SALES SF	*36.7M* ANNUAL LEASING SF
ASSET SERVICES	*53M SF* MANAGEMENT PORTFOLIO SIZE	*800+* ASSETS UNDER MANAGEMENT	*250+* CLIENTS SERVED
VALUATION ADVISORY	*2,400+* AVERAGE ANNUAL ASSIGNMENTS	*39* TOTAL APPRAISERS	*24* WITH MAI DESIGNATIONS