

MARKET TRENDS

LOS ANGELES MULTIFAMILY

↑ VACANCY ↓ UNEMPLOYMENT
↑ RENTAL RATES ↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 4Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
The Chadwick	Koreatown	687	\$135,000,000	\$196,507	Kennedy Wilson, et al.	LeFrank
El Centro Apts & Bungalows	Hollywood	507	\$161,216,780	\$317,982	Madison Int'l Realty, et a.	DLJ RE Capital Partners
Hills at Hacienda Heights	Hacienda La Puente	350	\$107,000,000	\$305,714	Red Stone Equity Partners	MG Properties
Stella	Del Rey	244	\$141,377,980	\$579,418	Carmel Partners	Nuveen
Eleve Apts	Downtown Glendale	208	\$76,000,000	\$365,385	Pacific Urban Investors	Equity Residential

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 4Q 2025

Property	Address	Submarket	Units	Owner	Delivery
Enlightenment Plaza	316 N Juanita Ave	East Hollywood	387	Pacific West Communities	October 2025
Trestle	225 W Duarte Rd	Monrovia	296	JPI/TDI	November 2025
700 Broadway	700 Broadway	Downtown Santa Monica	280	Vons Companies	November 2025
Cypress View Apts	2269 E 99th Pl	Watts	119	BRIDGE Housing	December 2025
Somi	988 S Manhattan Pl	Koreatown	118	Jamison Services	November 2025

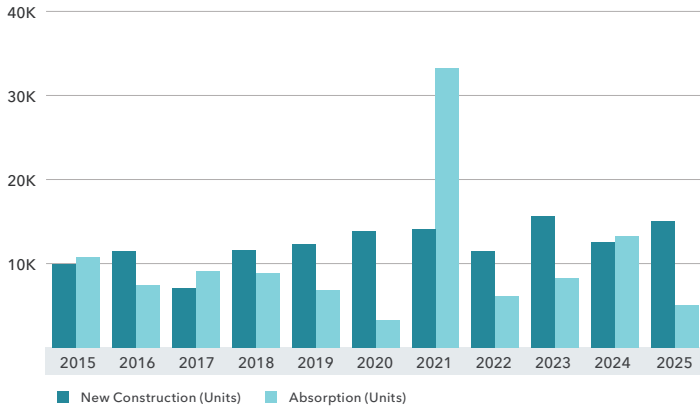
MARKET BREAKDOWN

	4Q25	3Q25	4Q24	YOY Change
Vacancy Rate	5.6%	5.4%	4.8%	80 bps
Average Asking Rents/Unit/Mo	\$2,270	\$2,284	\$2,269	0.0%
Under Construction (SF)	25,367	26,294	32,104	-21%
Average Sales Price/Unit	\$278,384	\$303,532	\$288,154	-3%
Average Cap Rate	5.6%	5.4%	5.2%	40 bps
	4Q25	2025	2024	YOY Change
Construction Deliveries (SF)	2,669	15,095	12,752	18%
Net Absorption (SF)	-129	5,057	13,275	-61.9%

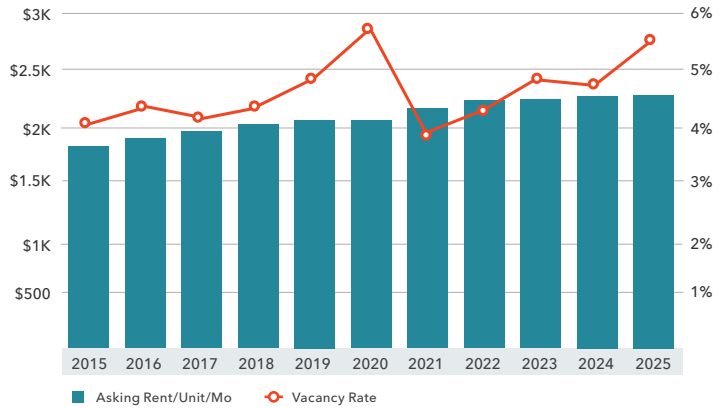
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,683
1 Bedroom	\$2,061
2 Bedroom	\$2,617
3 Bedroom	\$3,114

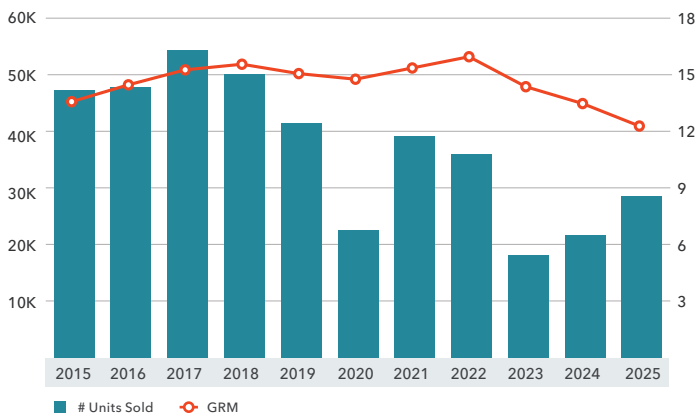
NEW CONSTRUCTION & ABSORPTION



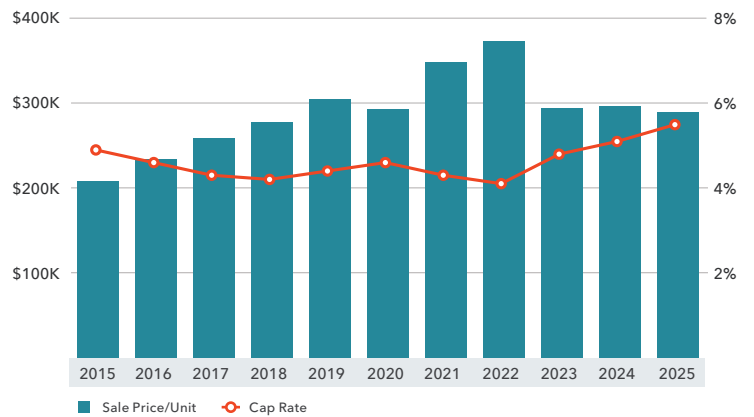
AVERAGE ASKING RENT/UNIT & VACANCY RATE



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 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	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>54M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,700+</i> AVERAGE ANNUAL ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS