

MARKET TRENDS

LOS ANGELES MULTIFAMILY



SIGNIFICANT SALE TRANSACTIONS 1Q 2026

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Esperanza at Duarte Station	Duarte	344	\$141,000,000	\$409,884	Holland Residential	MBK Real Estate Co.
Haven	Culver-West	97	\$66,736,000	\$688,000	TruAmerica Multifamily	Cityview
Marine Bay Apts	Gardena	81	\$13,550,000	\$167,284	Matthew White et al.	Beach Front Property
7524 S Hoover St	South Central LA	79	\$26,500,000	\$335,443	Belay Investment Group	Black Impact Community Fund

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Expected Delivery
5035 Coliseum	5035 Coliseum St	Crenshaw	800	Magnum Real Estate	2Q27
Alexan West End	600 W Broadway	Downtown Long Beach	750	Trammell Crow Residential	4Q26
1055 W 7th St	1055 W 7th St	City West	686	Jamison Properties	2Q27
Bundy Drive Apts	2201-2319 S Bundy Dr	West Los Angeles	621	Carmel Partners	3Q27

SIGNIFICANT COMPLETED CONSTRUCTION 1Q 2026

Property	Address	Submarket	Units	Owner	Delivery
The Parkline	1457 N Main St	Chinatown	376	Magnum Real Estate Group	March 2026
Apollo South Bay	12888 Crenshaw Blvd	Hawthorne	265	Stockbridge Capital Group	January 2026
WilWest Residences	3807 Wilshire Blvd	Koreatown	237	Jamison Properties	January 2026
Crenshaw Lofts	4611 Crenshaw Blvd	Park Mesa Heights	186	SoLa Impact	March 2026
Miles at Highland	1410 N Highland Ave	Hollywood	180	Elk Development	February 2026

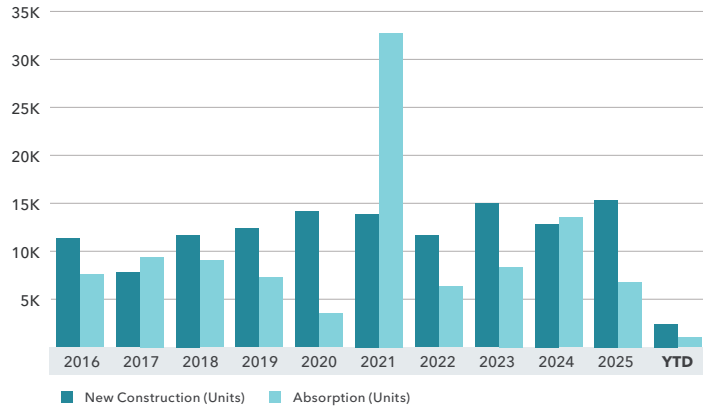
MARKET BREAKDOWN

	1Q26	4Q25	1Q25	YOY Change
Vacancy Rate	5.6%	5.5%	4.8%	80 bps
Average Asking Rents/Unit/Mo	\$2,292	\$2,286	\$2,292	0%
Under Construction (SF)	26,044	25,708	30,245	-14%
Average Sales Price/Unit	\$282,900	\$284,028	\$306,427	-8%
Average Cap Rate	5.7%	5.7%	5.4%	30 bps
	1Q26	4Q25	1Q25	YOY Change
Construction Deliveries (SF)	2,402	2,767	3,586	-23%
Net Absorption (SF)	989	615	3,666	-83%

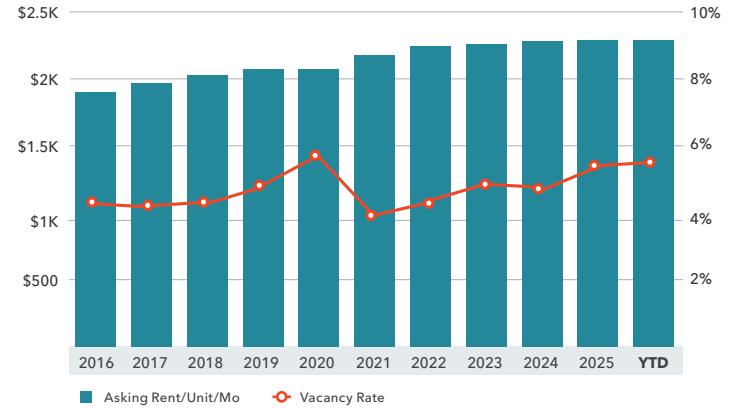
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,691
1 Bedroom	\$2,074
2 Bedroom	\$2,643
3 Bedroom	\$3,186

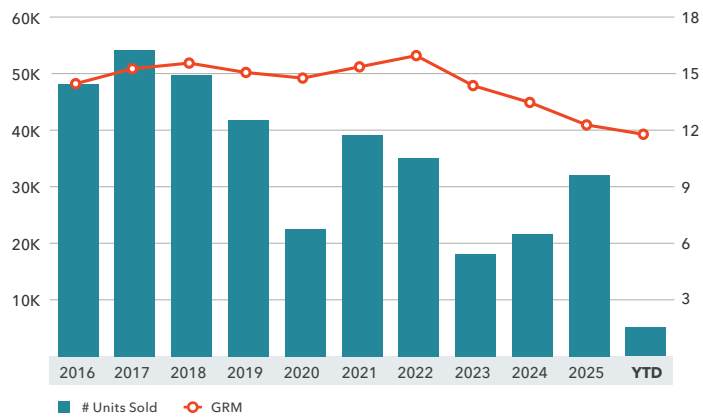
NEW CONSTRUCTION & ABSORPTION



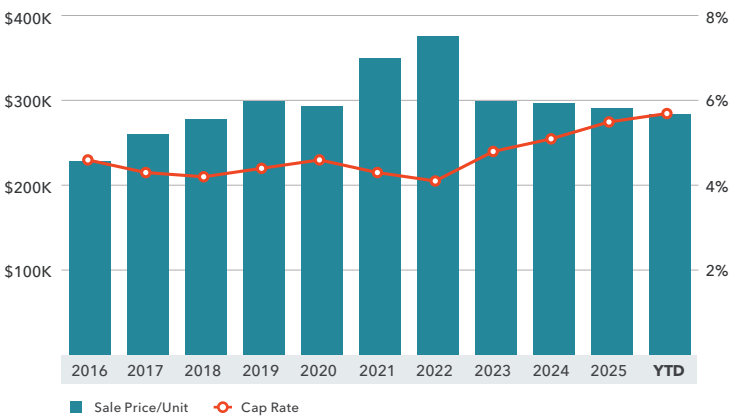
AVERAGE ASKING RENT/UNIT & VACANCY RATE



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.

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

DARREN TAPPEN
Regional President, Brokerage
Greater LA, SoCal & Arizona
213.421.1400
darren.tappen@kidder.com

Designated Broker
Eric Paulsen | LIC N° 01001040

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>55M 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