Kidder Mathews

2Q 2026

MARKET TRENDS

LOS ANGELES *MULTIFAMILY*

↑ VACANCY	↔ UNEMPLOYMENT
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Upland Village Green	Rancho Cucamonga	186	$48,500,000	$260,753	Watkins Commercial Properties	G.H. Palmer Associates
Kendall Brook Apts	Cajon	113	$17,200,000	$152,212	Spring Property Group	Sheila B. Young
Solana Apartments	Fontana	24	$8,600,000	$358,333	Summitview Capital	Awad & Associates
278 North 11th Ave	Rancho Cucamonga	8	$4,075,000	$509,375	278 N 11th, LLC	Eleventh278, LLC
Palm Desert Garden Apts	Palma Village Groves	25	$3,850,000	$154,000	Nasir Khan	Gary Kirkpatrick

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Expected Delivery
5035 Coliseum	5035 Coliseum St	Crenshaw	800	Magnum Real Estate	2Q 2027
Alexan West End	600 W Broadway	Downtown Long Beach	750	Trammell Crow Residential	4Q 2026
1055 West 7th St	1055 W 7th St	City West	686	Jamison Properties	2Q 2027
Carmel Bundy	2201-2319 S Bundy Dr	West Los Angeles	621	Carmel Partners	3Q 2027
Peak Plaza Apts	9750 Airport Blvd	Los Angeles Intl. Airport	572	Uptown LAX, LLC	3Q 2026

SIGNIFICANT COMPLETED CONSTRUCTION 2Q 2026

Property	Address	Submarket	Units	Owner	Delivery
Habitat Residences	3401 S La Cienega Blvd	Baldwin Hills	260	Lendlease Corp.	May 2026
First Street North Residences	232 Judge John Aiso St	Little Tokyo	248	LTSC Community Development Corp.	May 2026
The Monroe	127 W Pomona St	Monrovia	232	Adept Development	Apr 2026

MARKET BREAKDOWN

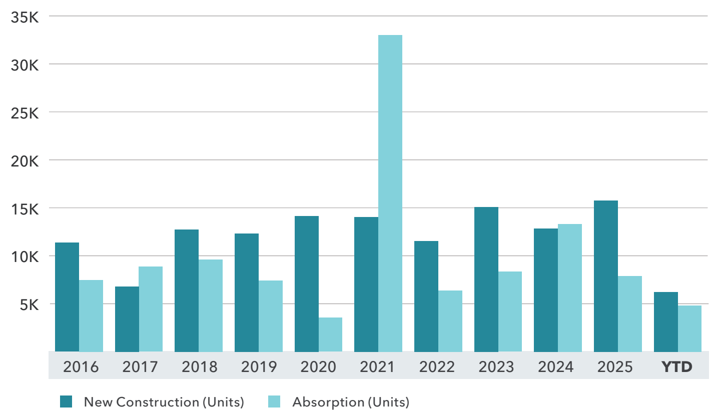
	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	5.5%	5.5%	5.0%	**50 bps**
Average Asking Rents/Unit/Mo	$2,310	$2,304	$2,306	**0.17%**
Under Construction (Units)	25,636	27,131	30,285	**-15.35%**
Average Sales Price/Unit	$280,591	$280,934	$271,557	**3.33%**
Average Cap Rate	5.8%	5.8%	5.5%	**30 bps**

	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (Units)	2,376	6,205	6,807	**-8.84%**
Net Absorption (Units)	2,411	4,809	4,728	**1.71%**

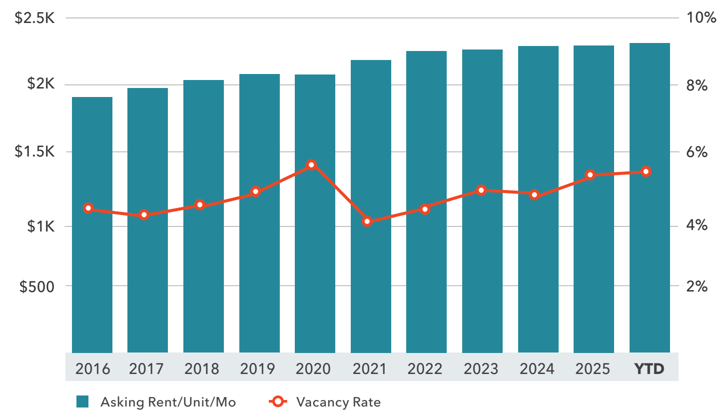
AVERAGE RENT

Unit Size	Monthly Rent
Studio	$1,700
1 Bedroom	$2,087
2 Bedroom	$2,669
3 Bedroom	$3,230

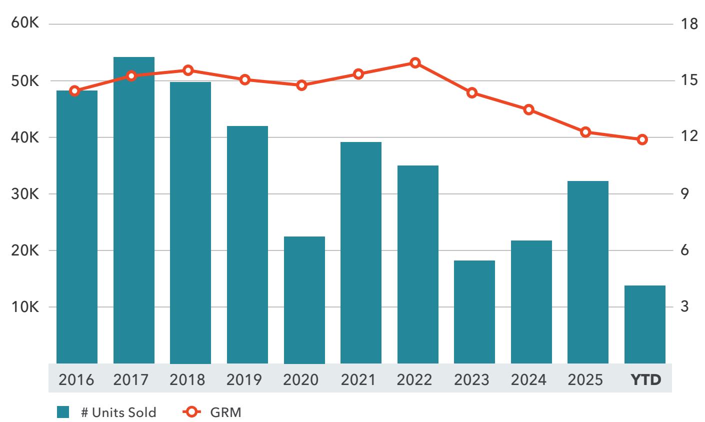
NEW CONSTRUCTION & ABSORPTION



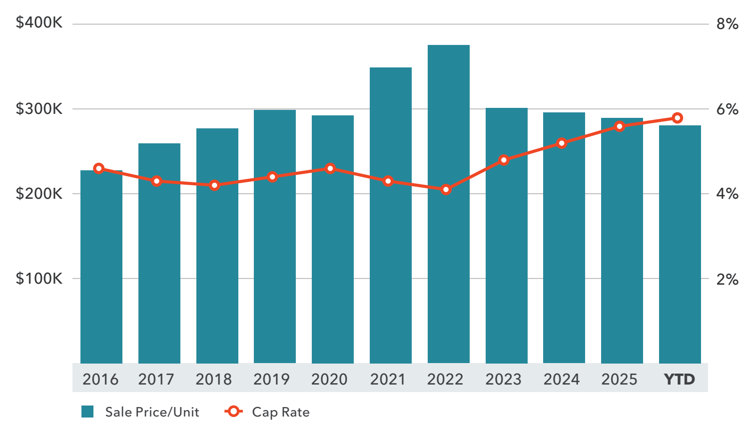
AVERAGE ASKING RENT/UNIT & VACANCY RATE



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.

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 Nº 01001040

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