

## MARKET TRENDS

# LOS ANGELES

## MULTIFAMILY



VACANCY



UNEMPLOYMENT



RENTAL  
RATES



CONSTRUCTION  
DELIVERIES

Year-Over-Year Change

### SIGNIFICANT SALE TRANSACTIONS 3Q 2026

| Property                      | Submarket      | Units | Sale Price    | Price/Unit | Buyer                        | Seller                       |
|-------------------------------|----------------|-------|---------------|------------|------------------------------|------------------------------|
| 5550 Wilshire at Miracle Mile | Miracle Mile   | 163   | \$114,000,000 | \$699,387  | Decron Properties            | GID Investment Advisors, LLC |
| Domain WeHo                   | West Hollywood | 166   | \$81,300,000  | \$489,759  | CIM Group, LP                | DWS Group                    |
| Belle on Bev                  | Westlake North | 243   | \$76,045,000  | \$312,942  | PCCP   Cityview              | Cityview                     |
| The Preston Miracle Mile      | Miracle Mile   | 169   | \$70,490,000  | \$417,101  | Pacific Urban Investors, LLC | Sares-Regis Group            |
| Terramonte Apartment Homes    | Claremont      | 138   | \$36,700,000  | \$265,942  | Sack Capital Partners        | Positive Investments         |

### SIGNIFICANT UNDER CONSTRUCTION

| Property               | Address              | Submarket                 | Units | Owner                     | Expected Delivery |
|------------------------|----------------------|---------------------------|-------|---------------------------|-------------------|
| 5035 Coliseum          | 5035 Coliseum St     | Crenshaw                  | 800   | Magnum Real Estate Group  | 2Q 2027           |
| 1055 West Seventh      | 1055 W 7th St        | City West                 | 686   | Jamison Properties        | 2Q 2027           |
| Maris                  | 2201-2319 S Bundy Dr | West Los Angeles          | 621   | Carmel Partners           | 3Q 2027           |
| Alexan West End        | 600 W Broadway       | Downtown Long Beach       | 600   | Trammell Crow Residential | 1Q 2027           |
| 9750 Airport Blvd Apts | 9750 Airport Blvd    | Los Angeles Int'l Airport | 572   | Uptown LAX LLC            | 4Q 2026           |

### SIGNIFICANT COMPLETED CONSTRUCTION 3Q 2026

| Property            | Address           | Submarket      | Units | Owner                                     | Delivery Date |
|---------------------|-------------------|----------------|-------|-------------------------------------------|---------------|
| Pioneer Village     | 515 Pioneer Dr    | Vineyard       | 340   | Housing Authority of the City of Glendale | August 2026   |
| Marlowe Sand Canyon | 16400 Landing Ln  | Canyon Country | 323   | Greystar Real Estate Partners             | July 2026     |
| The Daphne          | 355 S Ogden Dr    | Miracle Mile   | 311   | Regency Centers Corp.                     | August 2026   |
| Vale at the Alcove  | 21300 Oxnard St   | Warner Center  | 301   | Meta Housing Corporation                  | July 2026     |
| Grayson             | 695 S Vermont Ave | Koreatown      | 255   | Jamison Properties                        | July 2026     |

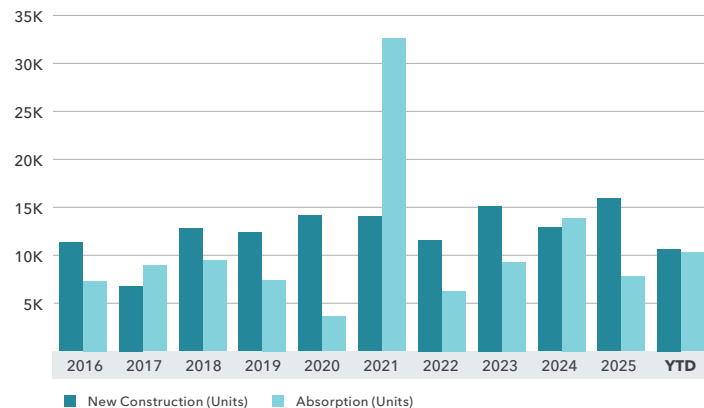
### MARKET BREAKDOWN

|                                 | 3Q26      | 2Q26      | 3Q25      | YOY Change |
|---------------------------------|-----------|-----------|-----------|------------|
| Vacancy Rate                    | 5.4%      | 5.5%      | 5.2%      | 20 bps     |
| Average Asking Rents/Unit/Mo    | \$2,323   | \$2,317   | \$2,310   | 0.6%       |
| Under Construction (Units)      | 24,325    | 26,064    | 27,324    | -11.0%     |
| Average Sales Price/Unit        | \$281,576 | \$283,201 | \$303,283 | -7.2%      |
| Average Cap Rate                | 5.9%      | 5.8%      | 5.5%      | 40 bps     |
|                                 | 3Q26      | 2026 YTD  | 2025 YTD  | YOY Change |
| Construction Deliveries (Units) | 4,136     | 10,643    | 13,038    | -18.4%     |
| Net Absorption (Units)          | 4,528     | 10,303    | 13,354    | -22.8%     |

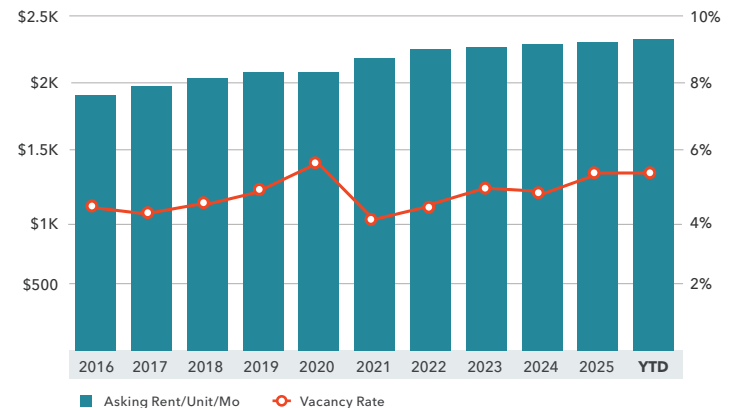
### AVERAGE RENT

| Unit Size | Monthly Rent |
|-----------|--------------|
| Studio    | \$1,707      |
| 1 Bedroom | \$2,102      |
| 2 Bedroom | \$2,680      |
| 3 Bedroom | \$3,255      |

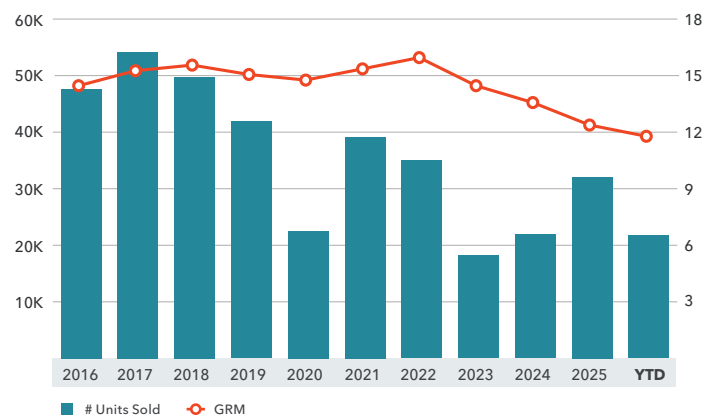
## NEW CONSTRUCTION & ABSORPTION



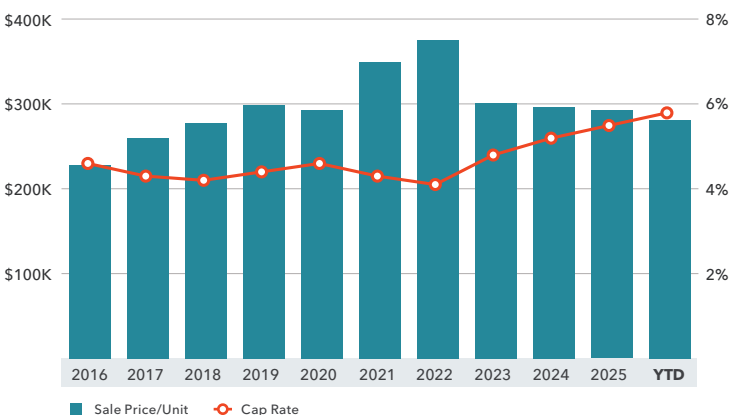
## AVERAGE ASKING RENT/UNIT & VACANCY RATE



## UNITS SOLD & GROSS RENT MULTIPLIER



## AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar



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

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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, Nevada, Arizona, and Texas. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE ANNUAL TRANSACTION VOLUME

**32.4M**

ANNUAL SALES SF

**32.5M**

ANNUAL LEASING SF

### ASSET SERVICES

**55M+ 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