

MARKET TRENDS

ORANGE COUNTY *MULTIFAMILY*

↑ VACANCY	↑ UNEMPLOYMENT
↑ RENTAL RATES	↑ CONSTRUCTION DELIVERIES
Year-Over-Year Change	

SIGNIFICANT SALE TRANSACTIONS 4Q 2024

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Horizon Apartment Homes	Santa Ana	406	\$129,200,000	\$318,227	Bridge Investment Group Ethos Real Estate	The Bascom Group
Westmount Apartments	La Habra City	45	\$15,600,000	\$346,667	L'Abri Management, Inc	MPMS, Inc
Loft Apartments	Westside Costa Mesa	25	\$11,650,000	\$466,000	Priyal Dholakiya	Westport Properties, Inc
Aria	South Anaheim	34	\$10,971,000	\$322,676	Rudy K & Annette J Kramer	Jeffrey T Hanson

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Expected Delivery
Colonnade at The Marketplace	13702 Jamboree Rd	Lower Peters Canyon	1261	3Q25
88 Pacifica	88 Pacifica	Irvine Spectrum	1100	4Q25
Volar	2192-2302 Martin Rd	Irvine Business Complex	876	2Q25
Brea Mall Sears Redevelopment	1065 Brea Mall	Brea-Olinda	380	2Q25
The Pistoia	2581 Kelvin Ave	Irvine Business Complex	371	2Q25

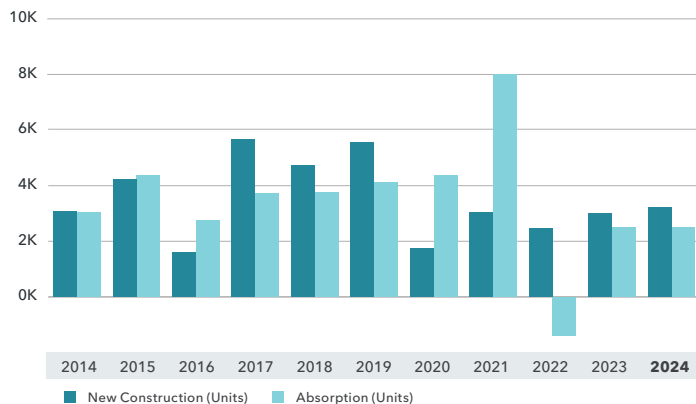
MARKET BREAKDOWN

	4Q24	3Q24	4Q23	YOY Change
Vacancy Rate	3.9%	4.2%	3.7%	20bps
Under Construction	5,448	5,430	6,079	-10.38%
Average Asking Rents	\$2,624	\$2,643	\$2,620	0.15%
	4Q24	2024	2023	YOY Change
New Construction	0	3,229	3,002	7.56%
Average Sales Price/Unit	\$335,143	\$336,714	\$359,136	-6.24%
Total Net Absorption	630	2,510	2,502	0.32%

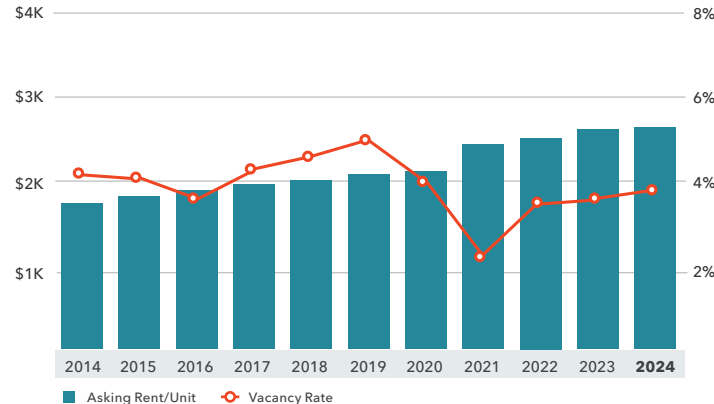
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$2,065
1 Bedroom	\$2,370
2 Bedroom	\$2,860
3 Bedroom	\$3,240

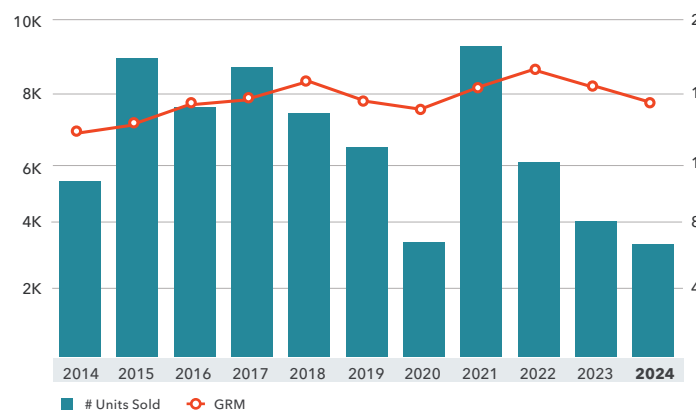
NEW CONSTRUCTION & ABSORPTION



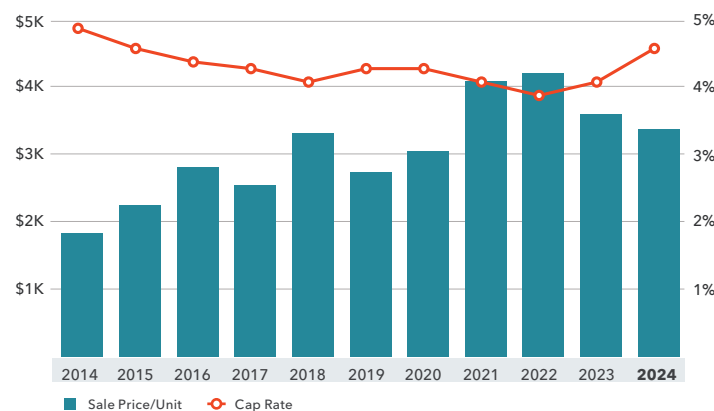
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar



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

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COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

31.7M

ANNUAL SALES SF

42.4M

ANNUAL LEASING SF

ASSET SERVICES

57M SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

260+

CLIENTS SERVED

VALUATION ADVISORY

2,600+

3-YEAR AVERAGE ASSIGNMENTS

43

TOTAL APPRAISERS

27

WITH MAI DESIGNATIONS

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