

## MARKET TRENDS

# ORANGE COUNTY MULTIFAMILY

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

### SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Citron Apartments	The Colony	314	\$144,000,000	\$458,599	MG Properties	Anton Development Co.
Vista Del Sol Apartments	Garden Grove	52	\$16,409,000	\$315,558	Stratford Capital, LLC	Dean Rein
Imperial Apartments	Santa Ana Triangle	51	\$15,000,000	\$294,118	NNC Apartment Ventures	Clausen Enterprises
7430 Crescent Ave	Buena Park	28	\$10,200,000	\$364,143	Pinecreek Investments Co	Kristina Moore

### SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Expected Delivery
Colonnade at The Marketplace	3000 Marketplace Dr	Lower Peters Canyon	1,261	4Q25
Pacifica Place Apartment Homes	88 Pacifica	Irvine Spectrum	1,100	2Q26
Volar	2192-2302 Martin Rd	Irvine Business Complex	876	3Q25
A Town	Katella & Market	Platinum Triangle	508	4Q25
Brea Mall Sears Redevelopment	1065 Brea Mall	Brea-Olinda	380	3Q25

### SIGNIFICANT COMPLETED CONSTRUCTION

Property	Address	Submarket	Units	Delivery Date
Enzo	3100 Martin	Irvine Business Complex	287	May 2025
Aurum	2055 Main St	Irvine Business Complex	178	June 2025

### MARKET BREAKDOWN

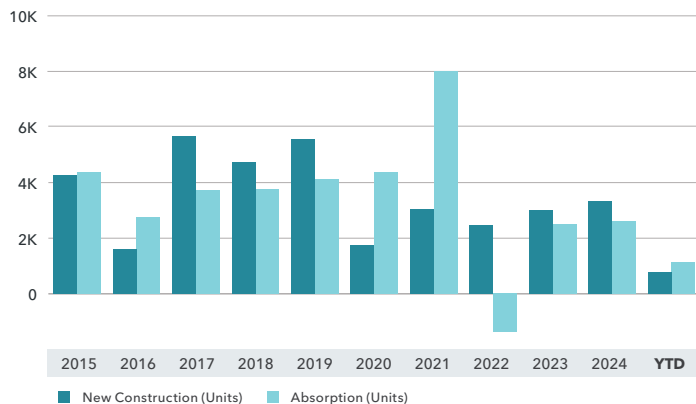
	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	3.8%	3.9%	3.8%	0 bps
Average Asking Rents	\$2,667	\$2,650	\$2,627	2%
Under Construction	5,918	5,794	8,563	-31%
Average Sales Price/Unit	\$364,500	\$331,562	\$341,052	7%
Average Cap Rate	4.7%	4.4%	4.7%	0 bps

	2Q25	2025 YTD	2024 YYD	YOY Change
New Construction	465	786	2,603	-70%
Total Net Absorption	662	1,148	762	51%

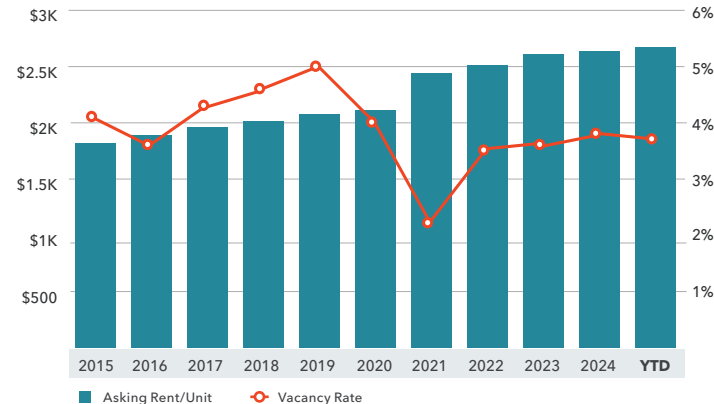
### AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$2,086
1 Bedroom	\$2,410
2 Bedroom	\$2,904
3 Bedroom	\$3,282

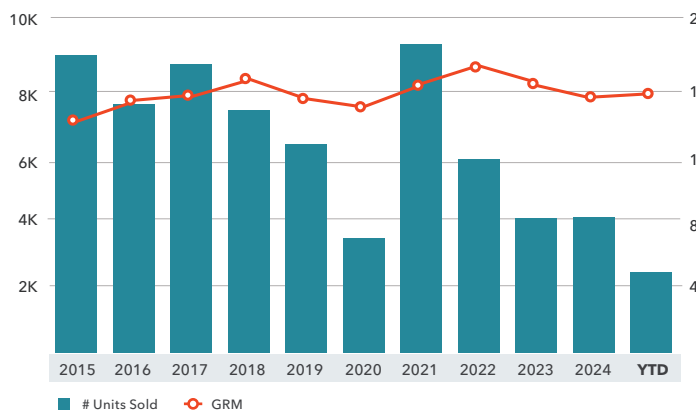
## NEW CONSTRUCTION & ABSORPTION



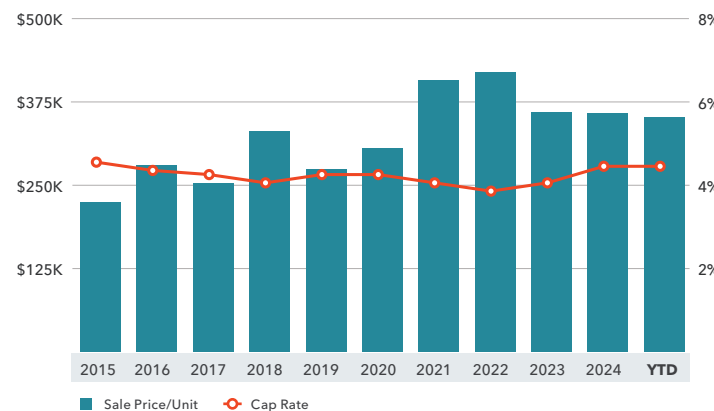
## AVERAGE ASKING RENT/UNIT & VACANCY RATE



## 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.

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

**DARREN TAPPEN**  
Regional President, Brokerage  
949.557.5000  
darren.tappen@kidder.com  
LIC N° SA510719000

### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE ANNUAL TRANSACTION VOLUME

**26.2M**

ANNUAL SALES SF

**36.7M**

ANNUAL LEASING SF

### ASSET SERVICES

**58M SF**

MANAGEMENT PORTFOLIO SIZE

**850+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS

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