

MARKET TRENDS

ORANGE COUNTY MULTIFAMILY



SIGNIFICANT SALE TRANSACTIONS 3Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Doria Apts	Woodbury	134	\$23,217,000	\$173,261	Brookfield Residential	The Irvine Co.
Garden Walk Apts	Garden Grove	36	\$12,774,650	\$354,851	TN Investments Properties	Cole Legacy Partners
Meadow Grove	Garden Grove	33	\$12,914,000	\$391,333	SWAMI International	Joyce Luithe Trust
Glencrest Apts	North Anaheim	31	\$7,600,000	\$245,161	Castle Rock Accountants	Peggy Otis
E 17th Place Apts	Downtown Costa Mesa	22	\$9,566,590	\$434,845	Dunbar Real Estate	Harold Baerg

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Expected Delivery
Colonnade at The Marketplace	3000 Marketplace Dr	Lower Peters Canyon	1,261	4Q 2025
Pacifica Place Apt Homes	88 Pacifica	Irvine Spectrum	1,100	2Q 2026
Volar	2192-2302 Martin Rd	Irvine Business Complex	876	4Q 2025
A Town	Katella & Market	Platinum Triangle	508	4Q 2025

SIGNIFICANT COMPLETED CONSTRUCTION

Property	Address	Submarket	Units	Delivery Date
West Village by Trumark	400 W Central Ave	Brea-Olinda	86	July 2025
22711 Oakcrest Cir	22711 Oakcrest Cir	Anaheim Hills	70	September 2025

MARKET BREAKDOWN

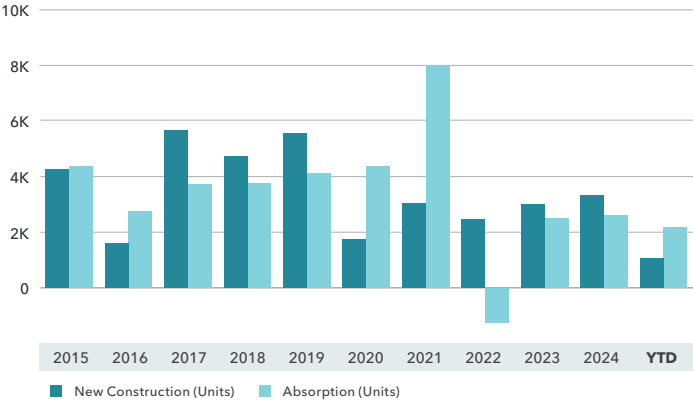
	3Q25	2Q25	3Q24	YOY Change
Vacancy Rate	3.6%	3.7%	4.2%	-60 bps
Average Asking Rents	\$2,700	\$2,685	\$2,659	2%
Under Construction (SF)	6,552	6,629	6,609	-1%
Average Sales Price/Unit	\$343,046	\$362,199	\$324,339	6%
Average Cap Rate	4.4%	4.7%	4.5%	-10 bps

	3Q25	2025 YTD	2024 YYD	YOY Change
New Construction (SF)	156	1,064	3,229	-67%
Total Net Absorption (SF)	632	2,181	1,874	16%

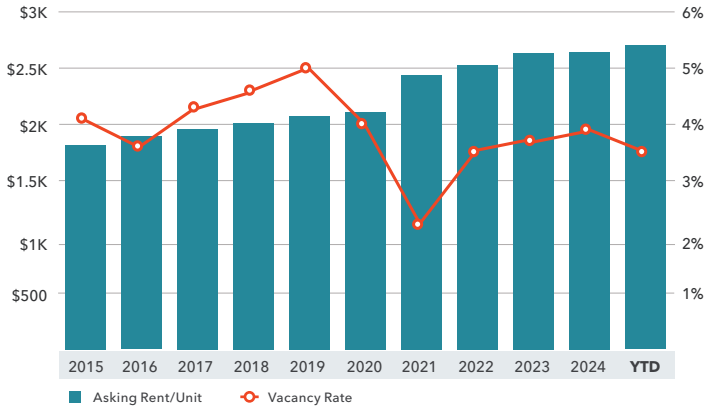
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$2,099
1 Bedroom	\$2,428
2 Bedroom	\$2,934
3 Bedroom	\$3,435

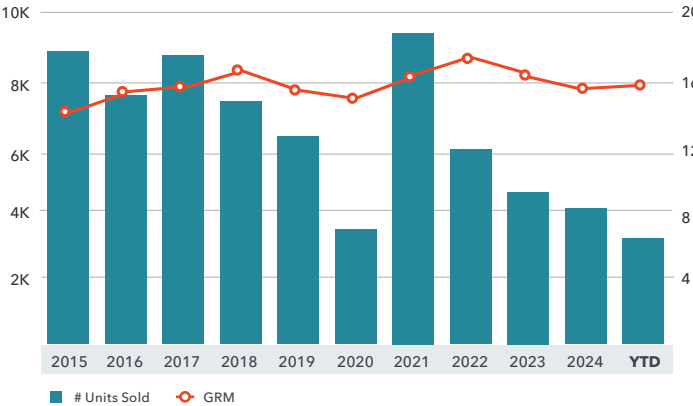
NEW CONSTRUCTION & ABSORPTION



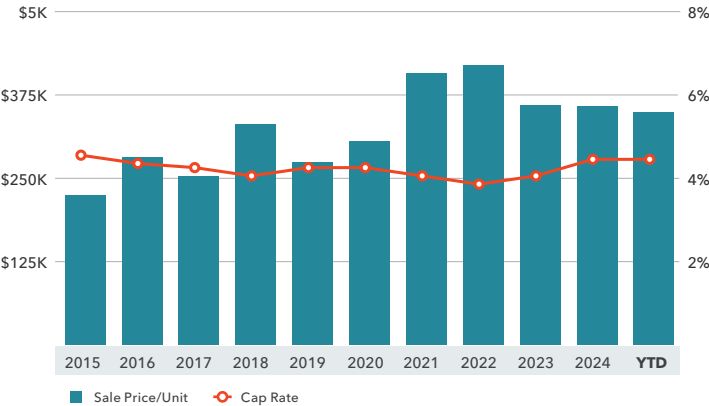
AVERAGE ASKING RENT/UNIT & VACANCY RATE



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

\$9B
AVERAGE ANNUAL
TRANSACTION VOLUME

26.2M
ANNUAL
SALES SF

36.7M
ANNUAL
LEASING SF

ASSET
SERVICES

53M SF
MANAGEMENT
PORTFOLIO SIZE

800+
ASSETS UNDER
MANAGEMENT

250+
CLIENTS
SERVED

VALUATION
ADVISORY

2,400+
AVERAGE
ASSIGNMENTS

39
TOTAL
APPRAISERS

24
WITH MAI
DESIGNATIONS