

MARKET TRENDS | **SACRAMENTO**

MULTIFAMILY

**1ST QUARTER
2021**

▼ VACANCY | ▲ UNEMPLOYMENT | ▲ RENTAL RATE | ▼ CONSTRUCTION DELIVERIES

TOP TRANSACTIONS FOR 1Q 2021

Property	Submarket	# of Units	Sale Price	Price /Unit	Buyer	Seller
Apex on the River	La Riviera	144	\$31,000,000	\$215,278	Horizon Realty Advisors	Ridge Capital Investors, LLC
McClellan Court Apartments	North Highlands	143	\$18,500,000	\$129,371	Nagamani & Bindiganavale Nataraj	Value Partners
Shiloh Arms Apartments	South Oak Park	106	\$15,100,000	\$142,453	The Orbach Group, LLC	Vitus Group
Newman Court Apartments	East Sacramento	24	\$4,300,000	\$179,167	DMB Investments, LLC	Joseph Ramos
Oakhill Townehouse	North Highlands	11	\$3,600,000	\$327,273	Laad Family Trust / David & Erin DeLoney	LaRue Schock & Carolyn Schock

TOP UNDER CONSTRUCTION

Property	Address	Submarket	# of Units	Owner	Delivery Date
The Eisley	1567 Bartlett Ln	North Sacramento	737	DeBartolo Holdings	April 2022
Sacramento Commons	7th Street	Capitol Park	436	Weidner Property Management, LLC	March 2022
The Strand Apartments	Lighthouse Dr & Douglas St	Broderick	408	MBK Rental Living, LLC	April 2021
The A.J.	703 N 7th St	Southern Pacific/Richards	345	Larry Kelley	December 2022
The West	805 S River Rd	The Bridge District	286	CA Ventures, LLC	February 2023

TOP COMPLETED CONSTRUCTION FOR 1Q 2021

Property	Address	Submarket	# of Units	Owner	Delivery Date
Sutter Triangle	533 53rd St	East Sacramento	11	Nickleth Thakur	March 2021

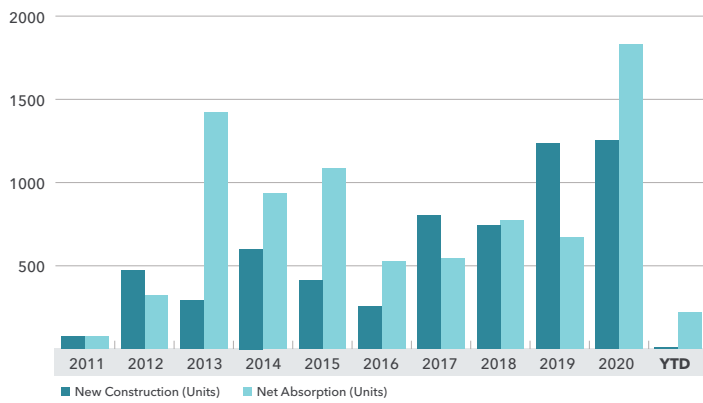
Market Breakdown

	1Q 2021	4Q 2020	1Q 2020	Annual % Change
New Construction	11	352	542	-97.97%
Under Construction	3,536	3,189	2,396	47.58%
Vacancy Rate	3.7%	3.9%	4.8%	-22.92%
Average Asking Rents	\$1,497	\$1,472	\$1,408	6.32%
Average Sales Price (Unit)	\$149,869	\$289,538	\$219,828	-31.82%
Cap Rates	5.5%	5.9%	5.2%	5.77%
Net Absorption	220	511	255	N/A

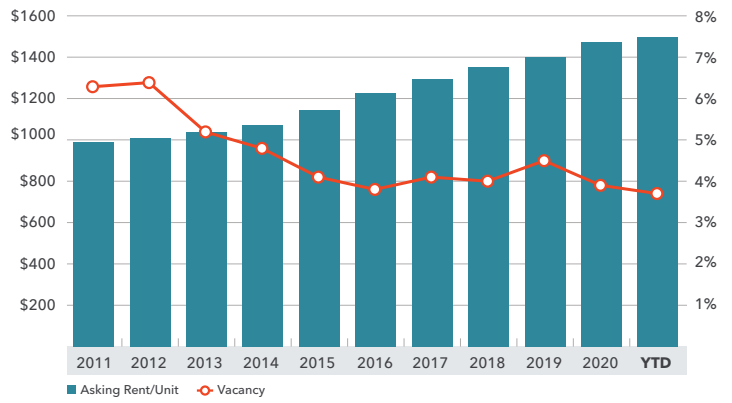
Average Rent

Unit Size	Monthly Rent
Studio	\$1,313
1 Bedroom	\$1,315
2 Bedroom	\$1,590
3 Bedroom	\$1,801

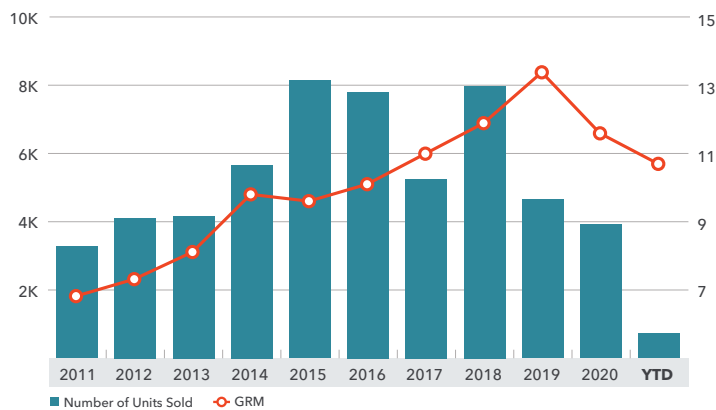
NEW CONSTRUCTION & NET ABSORPTION



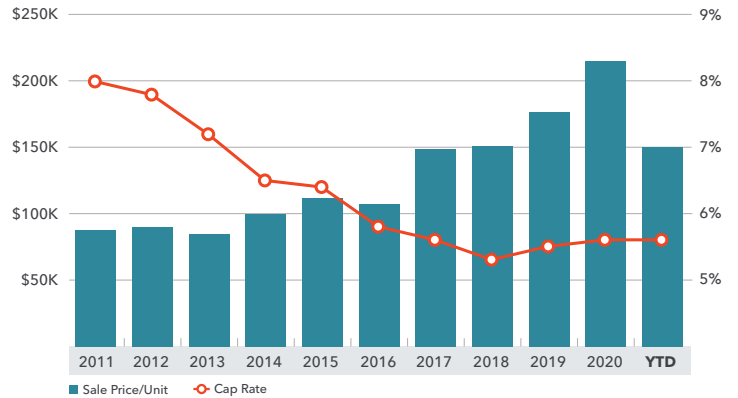
AVERAGE ASKING RENT/UNIT & VACANCY RATE



NUMBER OF UNITS SOLD & GRM



AVERAGE SALE PRICE/UNIT & CAP RATES



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

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COMMERCIAL BROKERAGE

23M	ANNUAL SALES \$F	470+	NO. OF BROKERS
\$8B	ANNUAL TRANSACTION VOLUME	42M	ANNUAL LEASING \$F

VALUATION ADVISORY

1,800+	APPRAISALS ANNUALLY	39/20	TOTAL NO. APPRAISERS/MAI'S
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PROPERTY MANAGEMENT

70M+	MANAGEMENT PORTFOLIO \$F	\$12B+	IN ASSETS UNDER MANAGEMENT
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