

MARKET TRENDS

SACRAMENTO MULTIFAMILY



SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	Units	Sale Price	\$/Unit	Buyer	Seller
The Strand Apts	Broderick	408	\$126,000,000	\$308,824	The Bascom Grp Oaktree Cap. Mgmt., L.P.	MBK Real Estate Co.
The Lofts	Gateway West	165	\$52,500,000	\$318,182	Jackson Square Prop.	Reliant Grp Rainbow Housing Corp.
Park Hills Pl	Pocket-Greenhaven	90	\$10,725,000	\$119,167	Manroop Purewal	Gloria Gonzalez Trust
Auburn Palms	Outlying Placer County	50	\$10,000,000	\$200,000	Redwood Housing	Primrose Real Estate
The Grove	Outer Folsom	50	\$7,850,000	\$157,000	Ernesto F Aldover	Bill Prasad & Kusum Kanji

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Delivery Date
The A.J.	251 6th St	Southern Pacific/Richards	345	USA Properties Fund, Inc.	2Q25
Ona	3421 N Freeway Blvd	Natomas Crossing	303	Tricap Residential Group	2Q25
Terracina at Westpark	3440 Westbrook Blvd	Lincoln	284	Anthem United Creekview Developments, LP	1Q26
Grove at Woodlake	1891 Royal Oaks Dr	North Sacramento	269	Undisclosed	2Q25
Gibson Drive Aptss	572 Gibson Dr	Harding	261	Undisclosed	1Q26

SIGNIFICANT COMPLETED CONSTRUCTION 1Q 2025

Property	Address	Submarket	Units	Owner	Delivery Date
MOSA Apts.	10149 Bruceville Rd	Outer Sacramento County	387	Poppy Grove III, Lp	January 2025
Greenhaus Apts.	1720 Research Park Dr	Interland/Univ Research Park	160	Fulcrum Capital Corporation	March 2025
Anindell	115 Healthy Way	Outer Folsom/Orangevale/Fair Oaks	153	Blue Mountain Enterprises	January 2025
Stone Creek Village Apts.	3390 Zinfandel Dr	Villages Of Zinfandel	151	Elliott Homes	January 2025
The Zivar Apts.	135 Vernon St	Enwood	15	Undisclosed	January 2025

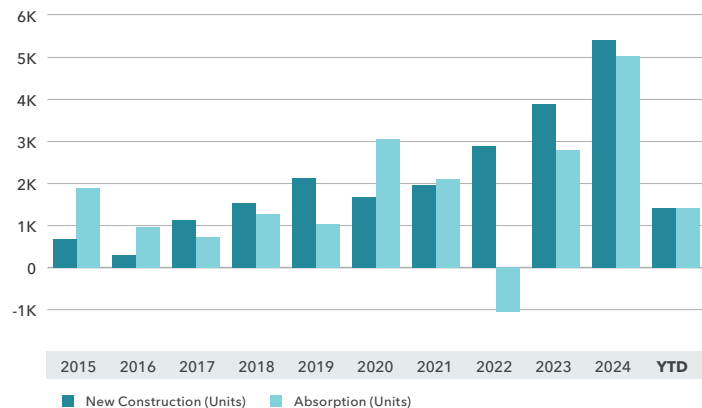
MARKET BREAKDOWN

	1Q24	4Q24	1Q24	YOY Change
Under Construction	3,902	4,531	8,053	-51.5%
Vacancy Rate	6.1%	6.2%	6.1%	0 bps
Average Asking Rents	\$1,767	\$1,767	\$1,745	1.3%
Average Price/Unit	\$209,213	\$162,878	\$165,579	26.3%
Average Cap Rates	6.0%	6.0%	5.9%	10 bps
	1Q24	4Q24	1Q24	YOY Change
Construction Deliveries	871	1,471	841	3.6%
Net Absorption	1,023	1,206	947	8.0%

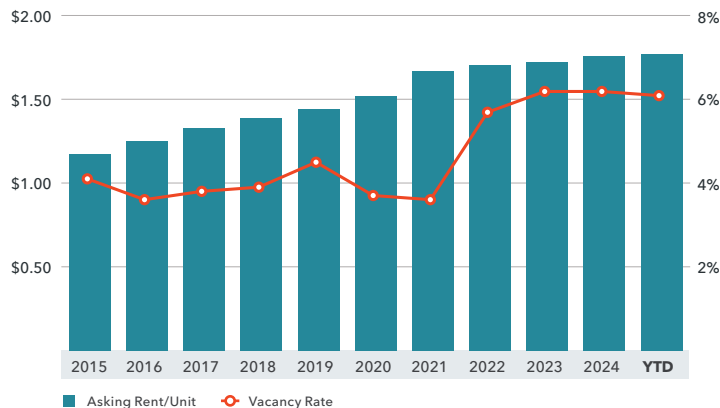
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,618
1 Bedroom	\$1,583
2 Bedroom	\$1,857
3 Bedroom	\$2,159

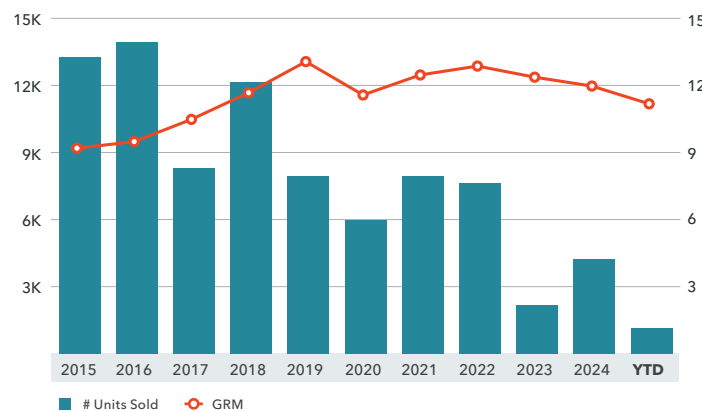
NEW CONSTRUCTION & ABSORPTION



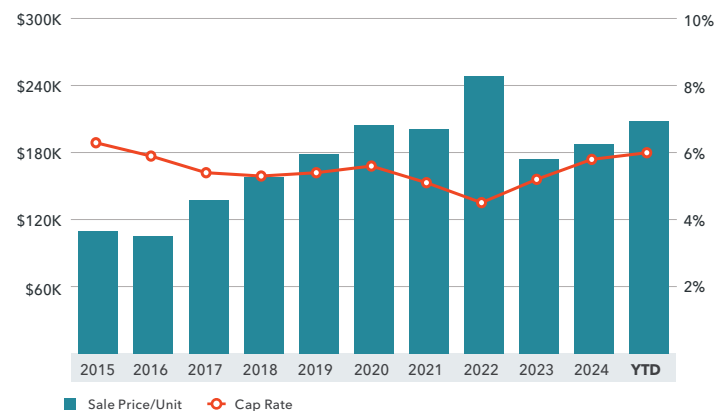
AVERAGE ASKING RENT/UNIT & VACANCY RATE



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

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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