Kidder Mathews

3Q 2025

MARKET TRENDS

SACRAMENTO *MULTIFAMILY*

↑ VACANCY

↑ UNEMPLOYMENT

↑ RENTAL RATES

↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 3Q 2025

Property	Submarket	Units	Sale Price	$/Unit	Buyer	Seller
ReNew Arden	Outer Arden-Arcade	152	$18,875,000	$124,178	FPA Multifamily	Howe Manor
The Regency Apts	Parkway-South Sacramento	130	$1,300,000	$10,000	Dmitry Piterman	Jonathan Hill
Rancho Cordova	Outer Rancho Cordova	95	$12,950,000	$136,316	Post Investment Group, et al.	WNC Co, et al.
MarCo at the Cannery	Outlying Yolo County	72	$29,000,000	$402,778	Sharon Landis, et al	Leeland Enterprises

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Delivery Date
Grove at Woodlake	520 Media Pl	North Sacramento	269	Undisclosed	4Q 2025
The Crawford	1130 Harvey Rd	Lincoln	265	USA Properties	2Q 2027
Gibson Drive Apts	572 Gibson Dr	Harding	261	Shea Properties	1Q 2026
Pierside Apts	997 Riverfront St	The Bridge District	260	Fulcrum Property	4Q 2026
Monarch	805 R St	Southside Park	241	CADA	2Q 2027

SIGNIFICANT COMPLETED CONSTRUCTION 3Q 2025

Property	Address	Submarket	Units	Owner	Delivery Date
Ona	3421 N Freeway Blvd	Natomas Crossing	303	Hines, et al.	July 2025
Pardes Apts	8310 Poppy Ridge Rd	Outer Sacramento County	236	CRP Affordable Housing	August 2025
Terracina at Winding Creek - North	3440 Westbrook Blvd	Lincoln	120	USA Properties	August 2025
Cirby Creek Senior Apts	1650 Huntington Dr	Sierra Gardens	76	Virginia Health Services	July 2025
Cottages at Laguna	8570 Center Pky	Valley Hi/North Laguna	62	Thinas Borge	September 2025

MARKET BREAKDOWN

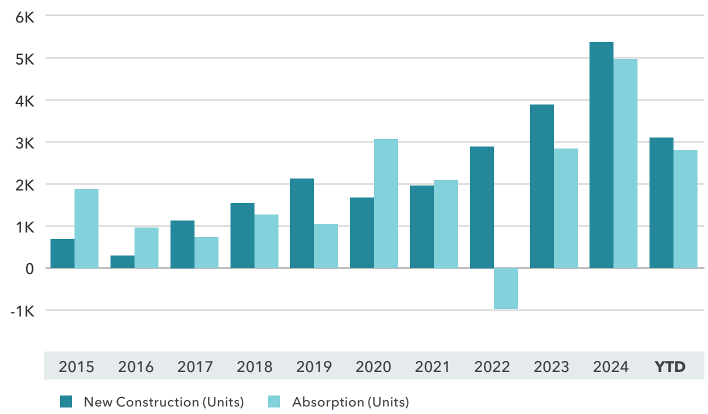
	3Q25	2Q25	3Q24	YOY Change
Vacancy Rate	6.3%	6.3%	6.1%	**20 bps**
Average Asking Rents	$1,782	$1,788	$1,771	**1%**
Under Construction (SF)	3,551	4,348	6,435	**-45%**
Average Sales Price/Unit	$157,942	$225,225	$196,331	**-20%**
Average Cap Rate	5.5%	5.7%	5.9%	**-40 bps**

	3Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	797	3,099	3,965	**-22%**
Net Absorption (SF)	835	2,803	3,886	**-28%**

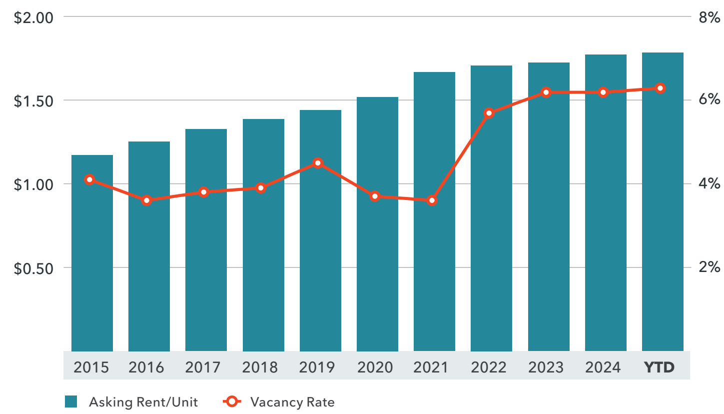
AVERAGE RENT

Unit Size	Monthly Rent
Studio	$1,648
1 Bedroom	$1,596
2 Bedroom	$1,866
3 Bedroom	$2,179

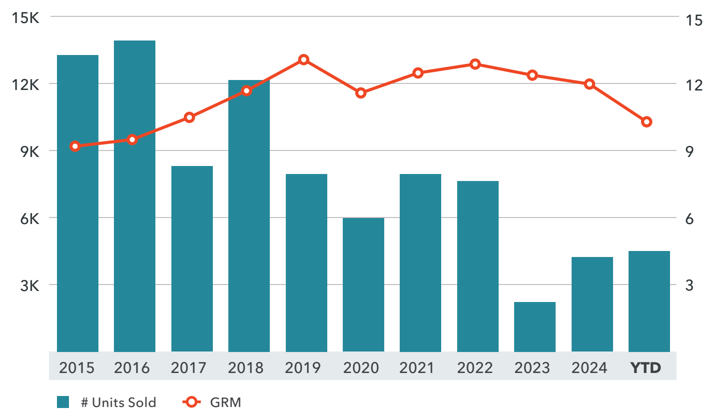
NEW CONSTRUCTION & ABSORPTION



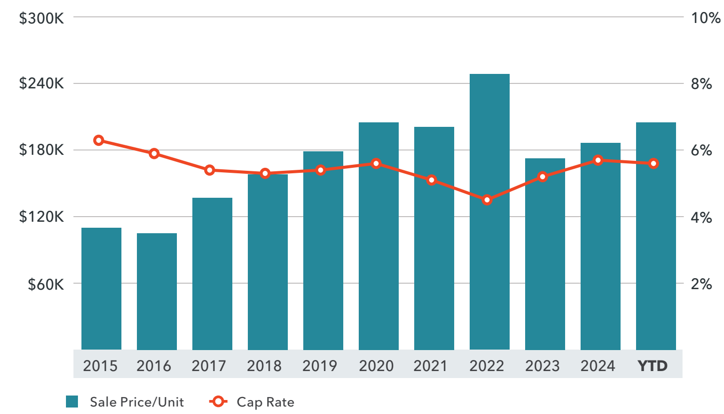
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar

Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

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

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