

## MARKET TRENDS

# SACRAMENTO MULTIFAMILY

↑ VACANCY      ↑ UNEMPLOYMENT  
 ↑ RENTAL RATES      ↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

### SIGNIFICANT SALE TRANSACTIONS 1Q 2026

Property	Submarket	Units	Sale Price	\$/Unit	Buyer	Seller
Savannah at Southport	Southport	228	\$50,650,000	\$222,149	Pacific Housing Inc.	Alliant Capital
2477 Sycamore Ln (2 Prop)	Senda Nueva	141	\$42,800,000	\$303,546	Interstate Equities Corp.	Kare Fox
Cottage Bay Apts	Outer Arden-Arcade	100	\$16,000,000	\$160,000	Karisa Ventures LLC	Welton Steve
Placer Village Apts	El Dorado County	76	\$11,100,000	\$146,053	HVN Development	Highridge Costa Housing

### SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Delivery Date
The Crawford	1130 Harvey Rd	Lincoln	265	USA Properties Fund	2Q 2027
Pierside Apts	999 Riverfront St	The Bridge District	260	Fulcrum Property	4Q 2026
Birchway Elk Grove	8253 Triplefin Way	Outer Sacramento County	246	Tamara Broadbent	3Q 2026
Monarch	805 R St	Southside Park	241	Capitol Area Development	2Q 2027
Estia Roseville	Baseline Rd	Lincoln	209	Zilber Ltd.	2Q 2026

### SIGNIFICANT COMPLETED CONSTRUCTION 1Q 2026

Property	Address	Submarket	Units	Owner	Delivery Date
Grove at Woodlake	570 Media Pl	North Sacramento	269	EQT Group	February 2026
Crescent Apts	572 Gibson Dr	Harding	261	Shea Properties	January 2026
Garden at Bella Breeze	1000 Dresden Drive Dr	Lincoln	189	Century Communities of California	January 2026
Terracina at Winding Creek - South	1040 Lower Bank Dr	Lincoln	116	USA Properties Fund	February 2026
KIND South	7141 Woodbine Ave	Woodbine	108	PI Housing Solutions	February 2026

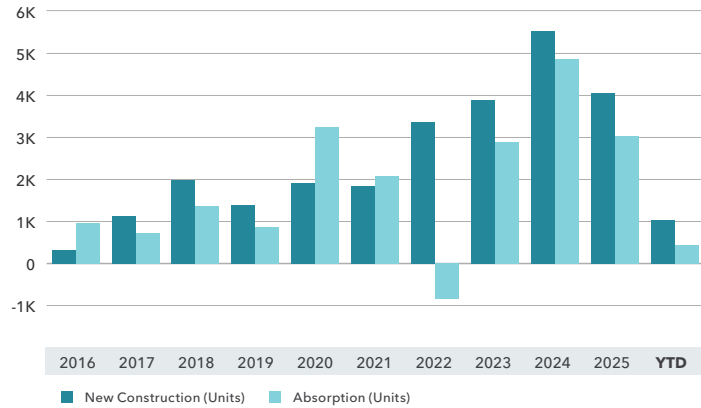
### MARKET BREAKDOWN

	1Q26	4Q25	1Q25	YOY Change
Vacancy Rate	7.0%	6.7%	6.4%	<b>60 bps</b>
Average Asking Rents/Unit	\$1,787	\$1,779	\$1,783	<b>0.2%</b>
Under Construction (SF)	2,866	3,906	5,955	<b>-52%</b>
Average Sales Price/Unit	\$199,820	\$229,417	\$208,004	<b>-4%</b>
Average Cap Rate	6.4%	6.1%	5.6%	<b>80 bps</b>
	1Q26	4Q25	1Q25	YOY Change
Construction Deliveries (SF)	1,040	705	895	<b>16%</b>
Net Absorption (SF)	442	413	610	<b>-28%</b>

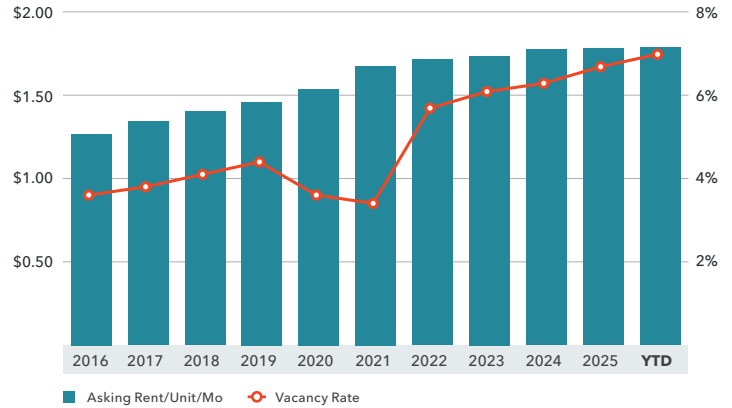
### AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,618
1 Bedroom	\$1,600
2 Bedroom	\$1,877
3 Bedroom	\$2,193

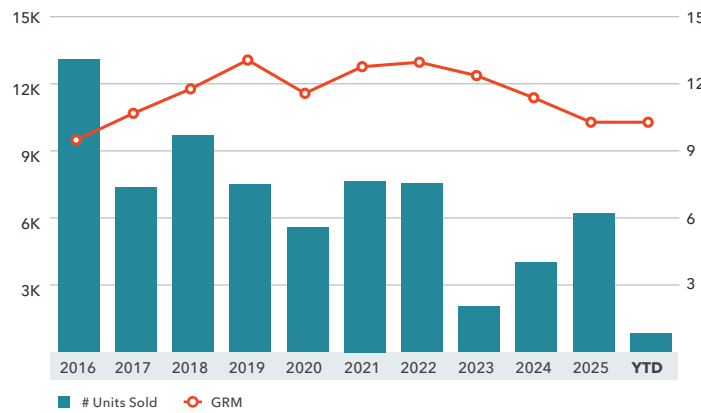
NEW CONSTRUCTION & ABSORPTION



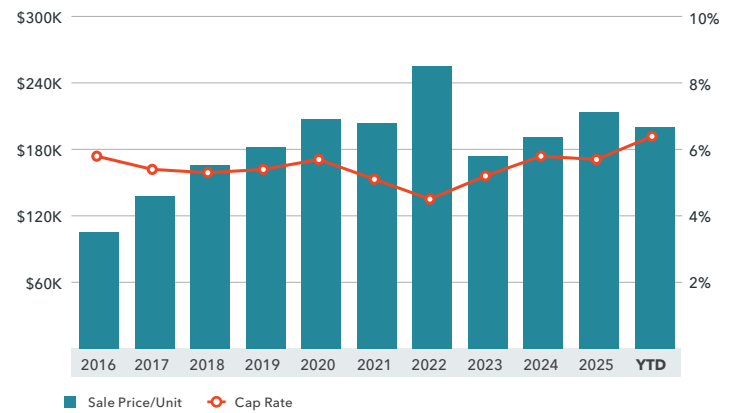
AVERAGE ASKING RENT/UNIT & VACANCY RATE



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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<b>COMMERCIAL BROKERAGE</b>	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
<b>ASSET SERVICES</b>	<i>55M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
<b>VALUATION ADVISORY</b>	<i>2,700+</i> AVERAGE ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS