

MARKET TRENDS

SACRAMENTO MULTIFAMILY

↑ VACANCY ↓ UNEMPLOYMENT
 ↑ RENTAL RATES ↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	Units	Sale Price	\$/Unit	Buyer	Seller
MOSA Apts	Outer Sacramento County	387	\$83,600,000	\$216,021	Hudson Valley Property Grp.	UrbanCore Dev.
Copper Creek Apts	Outer Carmichael/Citrus Heights	268	\$54,650,000	\$203,918	Step Up Housing	Bridge Partners
Revel Folsom Apts	Outer Folsom/Orangevale/Fair Oaks	166	\$53,723,000	\$431,510	Ventas	The Wolff Co.
16 Powerhouse	Midtown Sacramento	73	\$34,500,000	\$472,603	Oakmont Properties	Demmon Partners

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Delivery Date
The Crawford	1130 Harvey Rd	Lincoln	265	USA Properties Fund	2Q 2027
Pierside Apartments	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
Riviera West	4201 Santucci Blvd	Lincoln	192	Ten South Management Co.	3Q 2026

SIGNIFICANT COMPLETED CONSTRUCTION 2Q 2026

Property	Address	Submarket	Units	Owner	Expected Delivery
Estia Roseville	6350 Baseline Rd	Lincoln	209	Zilber Residential Group	April 2026
Amara	3811 E Commerce Way	Natomas Crossing	202	A.G. Spanos Properties	April 2026
Terracina at Wildhawk	9756 Gerber Rd	Outer Sacramento County	145	USA Properties Fund	June 2026
Rivo	2231 Oxford St	North Sacramento	124	BRIDGE Housing Corporation	June 2026
San Juan One	5300 Young St	Parkway-South Sacramento	113	Sacramento Housing Agency	June 2026

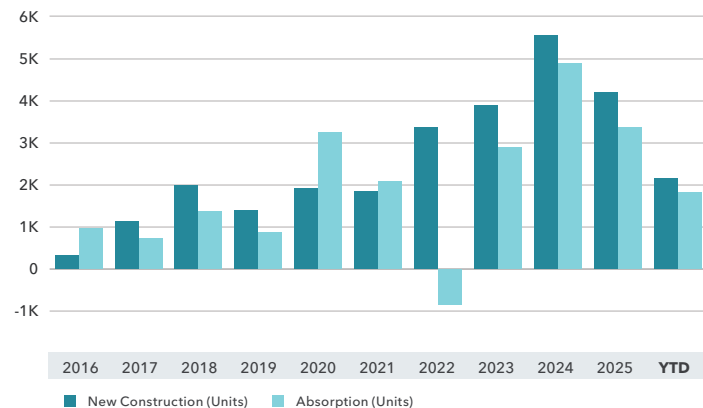
MARKET BREAKDOWN

	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	6.7%	6.8%	6.5%	20 bps
Average Asking Rents/Unit	\$1,806	\$1,798	\$1,798	0.44%
Under Construction (Units)	2,751	3,756	5,859	-53.05%
Average Sales Price/Unit	\$209,806	\$199,758	\$227,907	-7.94%
Average Cap Rate	6.0%	6.1%	5.7%	30 bps
	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (Units)	1,005	2,158	2,504	-13.82%
Net Absorption (Units)	1,113	1,822	2,080	-12.40%

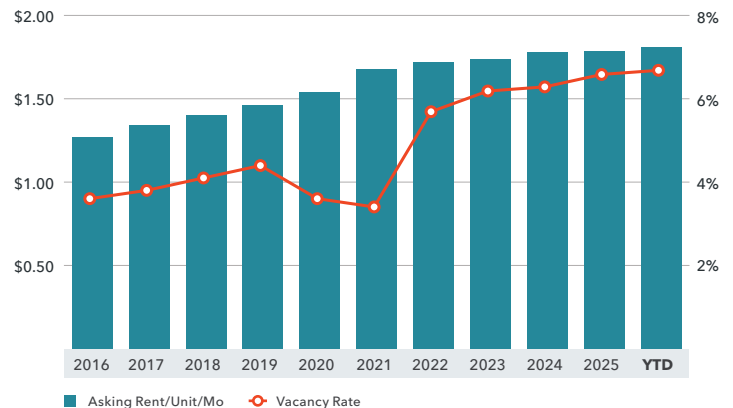
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,659
1 Bedroom	\$1,620
2 Bedroom	\$1,895
3 Bedroom	\$2,211

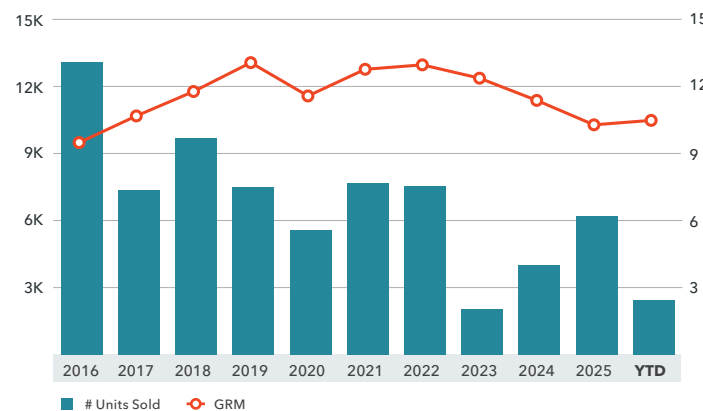
NEW CONSTRUCTION & ABSORPTION



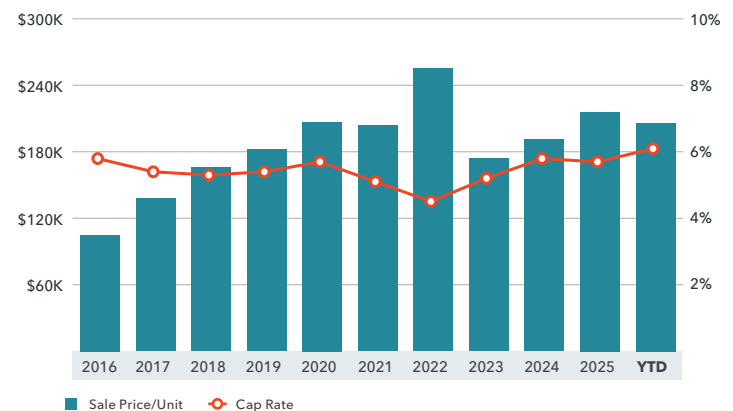
AVERAGE ASKING RENT/UNIT & VACANCY RATE



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

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

ASSET SERVICES

54M SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,700+

AVERAGE ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS