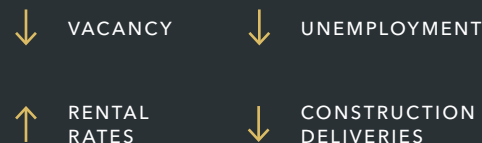


MARKET TRENDS

SACRAMENTO MULTIFAMILY



Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	Units	Sale Price	\$/Unit	Buyer	Seller
Talavera	Broadstone	293	\$102,500,000	\$349,829	Sentinel Real Estate Corp	USA Properties Fund
The Creek at 2645	South Natomas	368	\$76,108,000	\$206,815	ArtHaus Partners	Bridge Inv. Group Holdings, LLC
Sierra Village Apts	North Highlands	186	\$25,775,000	\$138,575	TriWest Development	Oracle Properties Development
Mulberry Estates	Parkway-South Sacramento	138	\$13,000,000	\$94,203	Investment Mgmt. Group	Michael Kasolas & Company
Park Place	Pocket-Greenhaven	72	\$10,900,000	\$151,389	Manroop Purewal	Jeffrey H Lee

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Expected Delivery
Marlowe Natomas	120 N Promenade Cir	Natomas Crossing	378	Greystar Real Estate Partners	4Q 2027
Birchway Elk Grove	10020 Big Horn Blvd	Outer Sacramento County	276	Greystar Real Estate Partners	4Q 2026
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
Monarch	805 R St	Southside Park	241	Capitol Area Dev. Authority	2Q 2027

SIGNIFICANT COMPLETED CONSTRUCTION 3Q 2026

Property	Address	Submarket	Units	Owner	Delivery Date
The Sequoia	911 K St	Capitol Park	89	The John Stewart Company	July 2026
El Dorado Haven	6500 Pleasant Valley Rd	El Dorado County	65	Mercy Housing	August 2026
Harrington Grove	791 Harrington Way	Outer Folsom/Orangevale/Fair Oaks	52	Folsom Pacific Associates	August 2026
Camellia Village	623 16th St	Boulevard Park	42	Bay Area Community Services	July 2026

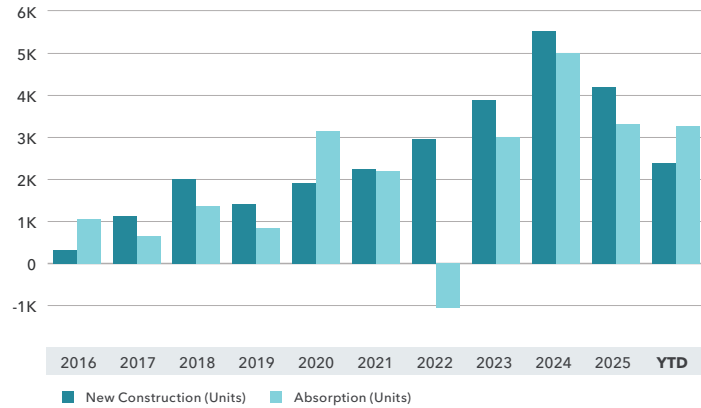
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	6.1%	6.5%	6.5%	-40 bps
Average Asking Rents/Unit	\$1,807	\$1,806	\$1,792	0.8%
Under Construction (Units)	3,431	3,301	5,185	-33.8%
Average Sales Price/Unit	\$238,878	\$197,493	\$157,987	51.2%
Average Cap Rate	6.7%	6.3%	5.5%	120 bps
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (Units)	248	2,394	3,503	-31.7%
Net Absorption (Units)	1,023	3,269	3,354	-2.5%

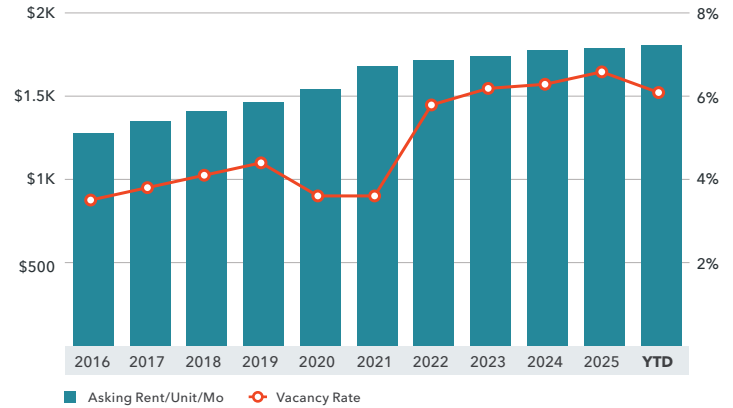
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,653
1 Bedroom	\$1,617
2 Bedroom	\$1,899
3 Bedroom	\$2,212

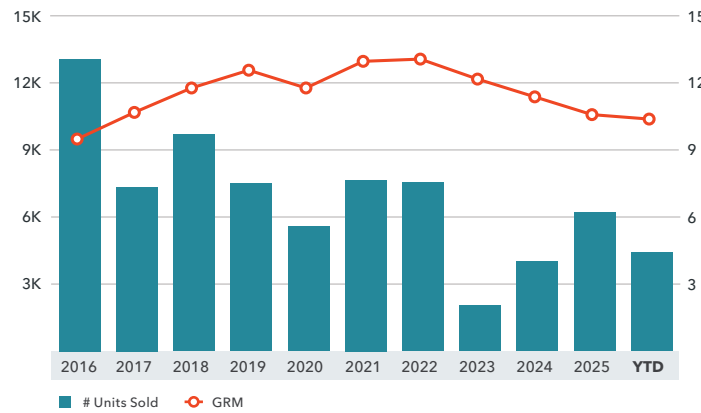
NEW CONSTRUCTION & ABSORPTION



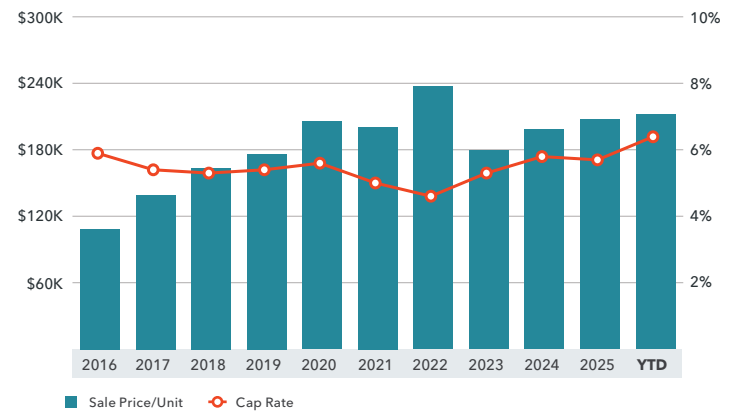
AVERAGE ASKING RENT/UNIT & VACANCY RATE



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 20 offices in Washington, Oregon, California, Nevada, Arizona, and Texas. 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.

GARY BARAGONA
Vice President of Research
415.229.8925
gary.baragona@kidder.com

DAVID NELSON
Regional President, Brokerage
Northern California & Nevada
775.301.1300
david.nelson@kidder.com
LIC N° 01716942

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

ASSET SERVICES

55M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,700+

AVERAGE ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS