Kidder Mathews

2Q 2026

MARKET TRENDS

BAY AREA *MULTIFAMILY*

↓ VACANCY	↓ UNEMPLOYMENT
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Meridian at Midtown Apts	Buena Vista	218	$105,250,000	$482,798	Holland Partner Group	Essex Property Trust
Almaden Terrace	Almaden-Clare Felice	262	$87,700,000	$334,733	Bedford Affordable Housing Fdn.	R. Ralph & Co.
Grosvenor Atrium	Pacific Heights	80	$35,300,000	$441,250	The Carlyle Group	Grosvenor Properties Ltd.
Bollinger Crest Apts	Outer Danville/San Ramon	65	$31,250,000	$480,769	Pacific Urban Investors, LLC	Claremont Companies, LLC
Saratoga Gardens Condos	Anderson West	77	$28,850,000	$374,675	Pacific Urban Investors, LLC	Great Flag Investment

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Expected Delivery Date
Coyote Creek Village	681 County Highway G4	Outer North San Jose	1140	City of San Jose	3Q 2027
El Paseo de Saratoga	1777 Saratoga Ave	Castro	772	Sand Hill Property Company	2Q 2029
Lake Merritt Bart	8th & Oak St	Chinatown	557	Strada Investment Group	4Q 2028
7 South Linden	7 S Linden Ave	Lindenville	543	Essex Property Trust	4Q 2026
The Colton	1401 Broadway St	Staumbaugh Heller	520	The Sobrato Organization	3Q 2026

SIGNIFICANT COMPLETED CONSTRUCTION 2Q 2026

Property	Address	Submarket	Units	Owner	Delivery
Lark Landing	200 Folsom St	Transbay	184	City of San Francisco	April 2026
2550 Irving	2550 Irving St	Central Sunset	90	Tenderloin Neighborhood Development Corp.	June 2026
Timber Senior Housing	37660 Timber St	Newark	79	Eden Housing	May 2026
Casa Roseland	665 Sebastopol Rd	Southwest Santa Rosa	75	MP Roseland Village, LLC	June 2026
Eucalyptus Grove	1875 California Dr	Ingold-Milldale	69	Castellan Real Estate Partners	May 2026

MARKET BREAKDOWN

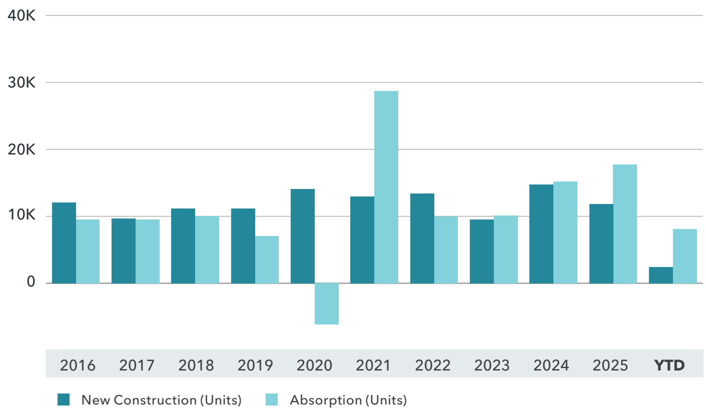
	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	4.0%	4.4%	5.1%	**-110 bps**
Average Asking Rents/Unit/Mo	$2,843	$2,755	$2,688	**5.77%**
Under Construction (Units)	18,460	16,840	12,829	**43.89%**
Average Sales Price (Unit)	$313,445	$379,554	$349,618	**-10.35%**
Average Cap Rate	5.7%	5.8%	5.8%	**-10 bps**

	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (Units)	632	2,400	8,223	**-70.81%**
Net Absorption (Units)	3,705	8,094	10,503	**-22.94%**

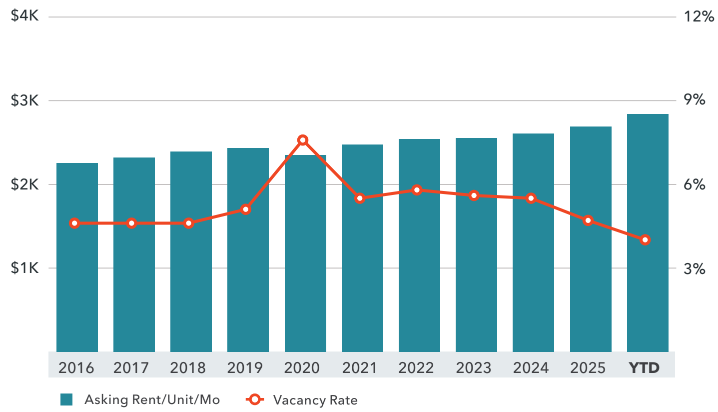
AVERAGE RENT

Unit Size	Monthly Rent
Studio	$2,216
1 Bedroom	$2,592
2 Bedroom	$3,198
3 Bedroom	$3,457

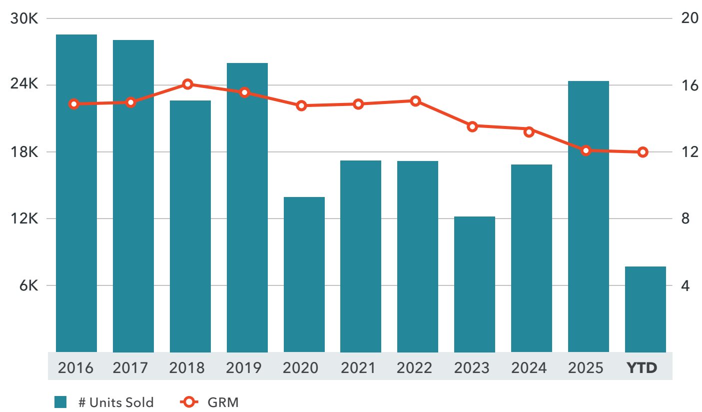
NEW CONSTRUCTION & ABSORPTION



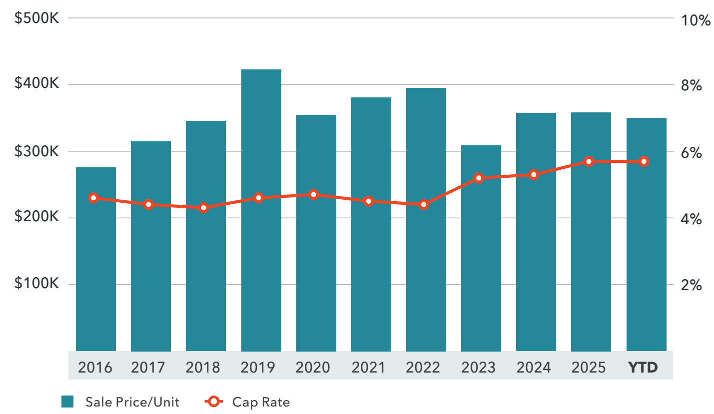
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar

Kidder Mathews

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