

SOUTH BAY QUARTERLY DATA | Q4 2025

Period	Sales Volume	12 Mo Sales Vol	12 Mo Sales Vol Growth	Market Sale Price/Unit	Market Cap Rate	Annual Rent Growth	Market Asking Rent/Unit	Vacancy Rate	Inventory Units	Under Constr Units	Under Constr % of Inventory	12 Mo Absorp Units
2025 Q4 QTD	\$50,940,500	\$235,758,855	-29.2%	\$310,643	5.0%	1.0%	\$2,035	3.8%	51,228	1,404	2.7%	(189)
2025 Q3	\$66,224,241	\$263,041,355	-8.4%	\$314,312	5.0%	1.5%	\$2,038	3.4%	51,133	1,499	2.9%	22
2025 Q2	\$51,308,000	\$311,864,235	30.1%	\$315,433	5.0%	1.2%	\$2,031	3.2%	51,133	774	1.5%	129
2025 Q1	\$64,836,114	\$301,871,985	31.7%	\$313,845	5.0%	1.4%	\$2,023	3.2%	51,123	663	1.3%	176
2024 Q4	\$80,673,000	\$310,237,371	11.7%	\$312,477	5.0%	1.7%	\$2,016	3.0%	51,005	781	1.5%	118
2024 Q3	\$115,047,121	\$287,278,214	-1.7%	\$313,606	4.9%	1.2%	\$2,008	3.0%	50,895	871	1.7%	57
2024 Q2	\$41,315,750	\$239,679,093	-11.9%	\$309,842	4.9%	1.7%	\$2,008	3.0%	50,895	585	1.1%	64
2024 Q1	\$73,201,500	\$229,211,843	-59.1%	\$309,241	4.9%	1.9%	\$1,996	3.1%	50,895	585	1.1%	44



KEVIN KAWAOKA
EXECUTIVE VICE PRESIDENT

310.806.6119

kkawaoka@naicapital.com

Your Apartment Investment Specialist

Cal DRE #01733613