

SOUTH BAY QUARTERLY DATA | Q1 2026

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
2026 Q1 QTD	\$44,734,999	\$230,011,240	-23.8%	\$306,917	5.1%	1.1%	\$2,068	4.0%	51,638	1,439	2.8%	(80)
2025 Q4	\$67,744,000	\$250,112,355	-19.4%	\$309,367	5.1%	1.1%	\$2,061	3.6%	51,373	1,704	3.3%	(73)
2025 Q3	\$66,224,241	\$263,041,355	-8.4%	\$316,789	5.0%	1.5%	\$2,061	3.3%	51,278	1,799	3.5%	40
2025 Q2	\$51,308,000	\$311,864,235	30.1%	\$318,076	5.0%	1.2%	\$2,054	3.2%	51,278	774	1.5%	103
2025 Q1	\$64,836,114	\$301,871,985	31.7%	\$316,775	5.0%	1.3%	\$2,045	3.2%	51,268	663	1.3%	169



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