

SOUTH BAY QUARTERLY DATA | Q2 2026

Period	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 Q2	\$245,604,740	-21.6%	\$302,550	5.2%	1.4%	\$2,098	3.7%	51,701	1,139	2.2%	88
2026 Q1	\$231,281,240	-23.7%	\$302,146	5.2%	1.3%	\$2,086	3.8%	51,701	1,139	2.2%	61
2025 Q4	\$250,112,355	-19.7%	\$304,676	5.1%	1.2%	\$2,076	3.5%	51,436	1,404	2.7%	16
2025 Q3	\$263,041,355	-8.8%	\$312,794	5.1%	1.5%	\$2,076	3.4%	51,341	1,499	2.9%	44
2025 Q2	\$313,099,235	30.6%	\$314,786	5.0%	1.2%	\$2,069	3.2%	51,341	774	1.5%	111



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