

## MARKET TRENDS

# ORANGE COUNTY MULTIFAMILY



### SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Park Vista	North Anaheim	394	\$108,000,000	\$274,112	BLDG Partners	Apartment Inv. and Mgmt. Co.
2512 England St (2 Properties)	Garfield	21	\$8,750,000	\$416,667	The Robert & Grace Chiu Rev. Living Trust	Dunbar R.E. Mgmt.
520 E Walnut St	Eastside	16	\$5,850,000	\$365,625	Tien Nguyen	Andersen Family Rev. Trust
615-617 Victoria St	Westside Costa Mesa	12	\$5,000,000	\$416,667	Brian K. Williams	IRA Capital, LLC

### SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Expected Delivery
Colonnade at The Marketplace	13702 Jamboree Rd	Lower Peters Canyon	1,261	3Q25
Pacifica Place Apartment Homes	88 Pacifica	Irvine Spectrum	1,100	2Q26
Volar	2192-2302 Martin Rd	Irvine Business Complex	876	3Q25
A Town	Katella & Market	Platinum Triangle	508	4Q25
Brea Mall Sears Redevelopment	1065 Brea Mall	Brea-Olinda	380	2Q25

### SIGNIFICANT COMPLETED CONSTRUCTION

Property	Address	Submarket	Units	Delivery Date
Cloud House	12345 Beach Blvd	Stanton	321	January 2025

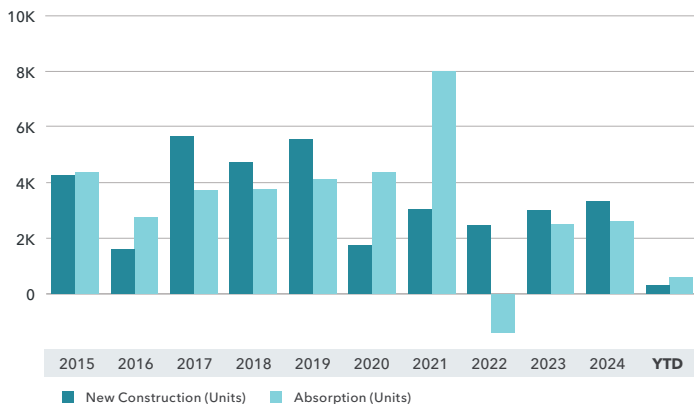
### MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	3.8%	3.9%	3.9%	-10 bps
Under Construction	5,812	6,133	7,670	-24.22%
Average Asking Rents	\$2,653	\$2,635	\$2,596	2.20%
New Construction	321	86	626	-48.72%
Average Sales Price/Unit	\$327,402	\$382,076	\$354,459	-7.63%
Total Net Absorption	600	813	285	110.53%

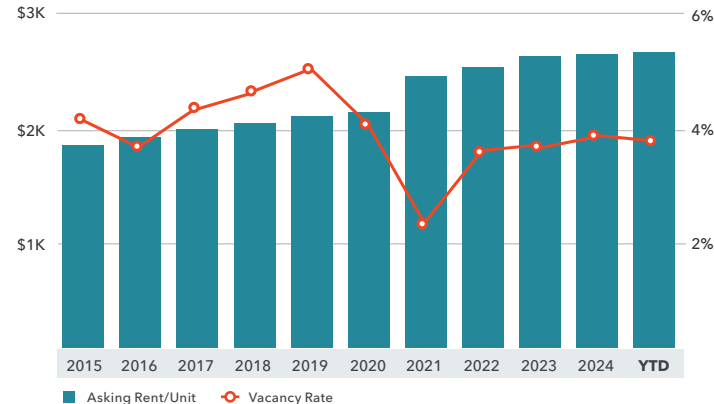
### AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$2,072
1 Bedroom	\$2,391
2 Bedroom	\$2,862
3 Bedroom	\$3,252

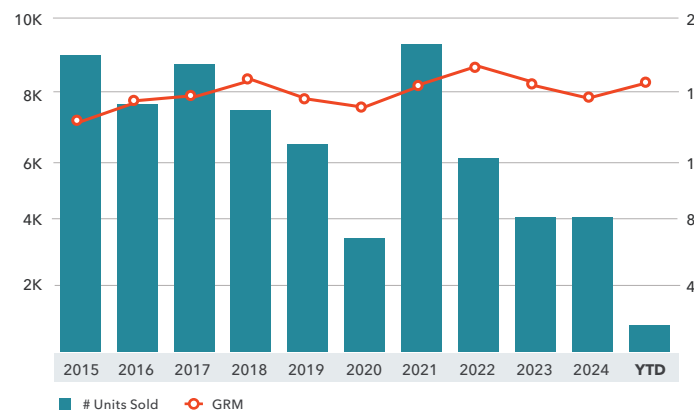
## NEW CONSTRUCTION & ABSORPTION



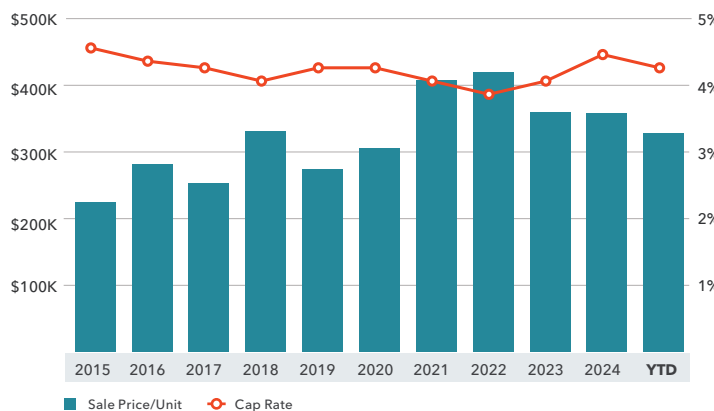
## AVERAGE ASKING RENT/UNIT & VACANCY RATE



## UNITS SOLD & GROSS RENT MULTIPLIER



## AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar



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The information in this report was composed by the Kidder Mathews Research Group.

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### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE TRANSACTION VOLUME

**26.2M**

ANNUAL SALES SF

**36.7M**

ANNUAL LEASING SF

### ASSET SERVICES

**58M SF**

MANAGEMENT PORTFOLIO SIZE

**850+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS

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