

SOUTH BAY QUARTERLY DATA | Q2 2025

Period	Asset Value	Vacancy Rate	Market Asking Rent/Unit	Annual Rent Growth	Inventory Units	Under Constr Units	Under Constr % of Inventory	12 Mo Absorp Units	Market Sale Price/ Unit	12 Mo Sales Vol	12 Mo Sales Vol Growth	Market Cap Rate
2025 Q2 QTD	\$16,139,859,275	2.9%	\$2,014	1.2%	51,215	771	1.5%	321	\$310,313	\$311,775,974	32.7%	5.0%
2025 Q1	\$16,057,784,312	3.1%	\$2,004	1.3%	51,215	650	1.3%	287	\$308,731	\$296,707,897	29.4%	5.0%
2024 Q4	\$15,954,935,155	3.0%	\$1,997	1.6%	51,097	768	1.5%	158	\$306,753	\$305,073,283	9.9%	5.0%
2024 Q3	\$15,984,809,360	3.1%	\$1,989	1.1%	50,993	852	1.7%	59	\$307,324	\$283,023,214	-3.1%	4.9%
2024 Q2	\$15,771,379,583	3.0%	\$1,990	1.7%	50,993	579	1.1%	52	\$303,214	\$235,424,093	-13.5%	4.9%
2024 Q1	\$15,697,827,222	3.2%	\$1,979	1.9%	50,993	579	1.1%	12	\$301,797	\$229,211,843	-59.1%	4.9%



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Your Apartment Investment Specialist