

SOUTH BAY QUARTERLY DATA | Q2 2024

Period	Sales Volume	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
2024 Q2 EST	-	3.4%	\$1,960	1.6%	50,367	-	-	(137)	\$296,527	-	-	5.0%
2024 Q2 QTD	\$27,425,750	3.3%	\$1,957	1.7%	50,367	393	0.8%	(101)	\$300,119	\$189,221,788	-45.0%	4.9%
2024 Q1	\$28,851,500	3.3%	\$1,949	2.0%	50,367	393	0.8%	(78)	\$298,458	\$185,274,538	-67.0%	4.9%
2023 Q4	\$57,713,843	3.2%	\$1,938	2.0%	50,367	393	0.8%	48	\$298,719	\$278,067,038	-57.0%	4.9%
2023 Q3	\$67,860,695	3.2%	\$1,942	2.6%	50,367	393	0.8%	49	\$304,765	\$292,543,195	-64.8%	4.8%
2023 Q2	\$30,848,500	3.1%	\$1,929	2.8%	50,362	133	0.3%	6	\$310,530	\$272,033,000	-67.5%	4.7%
2023 Q1	\$121,644,000	3.1%	\$1,911	3.9%	50,362	133	0.3%	(33)	\$322,261	\$560,738,000	-36.9%	4.5%



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Your Apartment Investment Specialist