

SACRAMENTO, CA

2024 MARKET AT A GLANCE

OCCUPANCY RATE
(Q4 2024)

94.3%



DOWN 10 BPS YOY

EFFECTIVE RENT
(Q4 2024)

\$2,014



UP 3.2% YOY

RENT SHARE OF WALLET
(Q4 2024)

24.6%



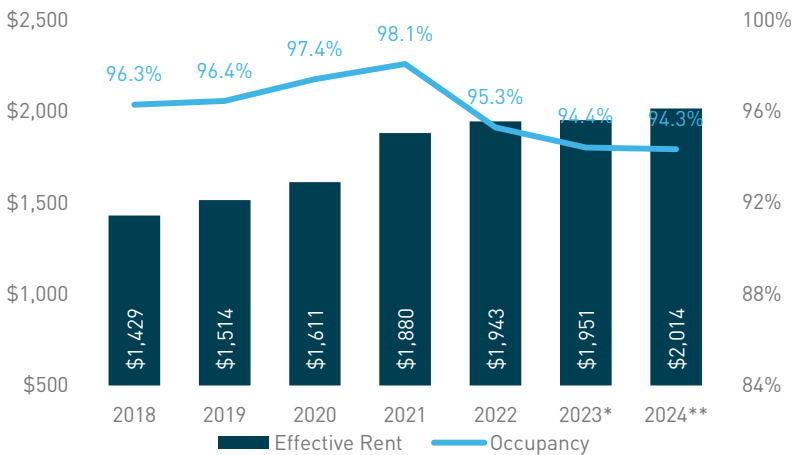
UP 10 BPS YOY

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2023 are projected values. 2024 figures are forecast projections.

| 2024 FORECAST

APARTMENT TRENDS

Effective Rent & Occupancy

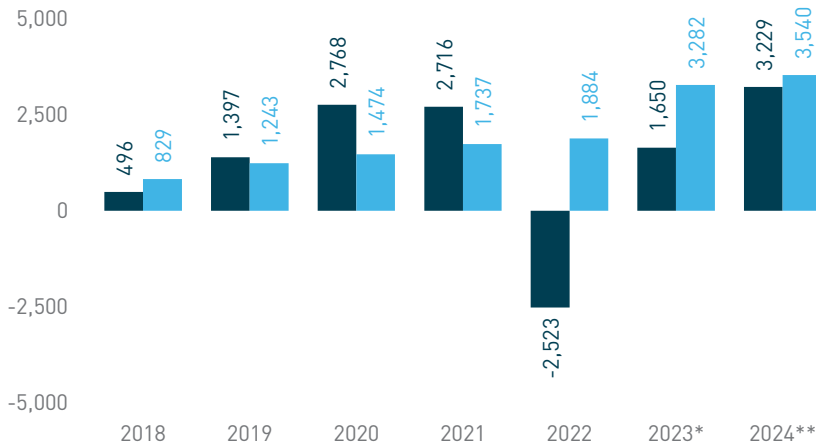


Sources: RealPage; CoStar Group; Yardi Systems

*Projected **Forecast

Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.

Absorption & Deliveries



Sources: RealPage;
CoStar Group; Yardi Systems

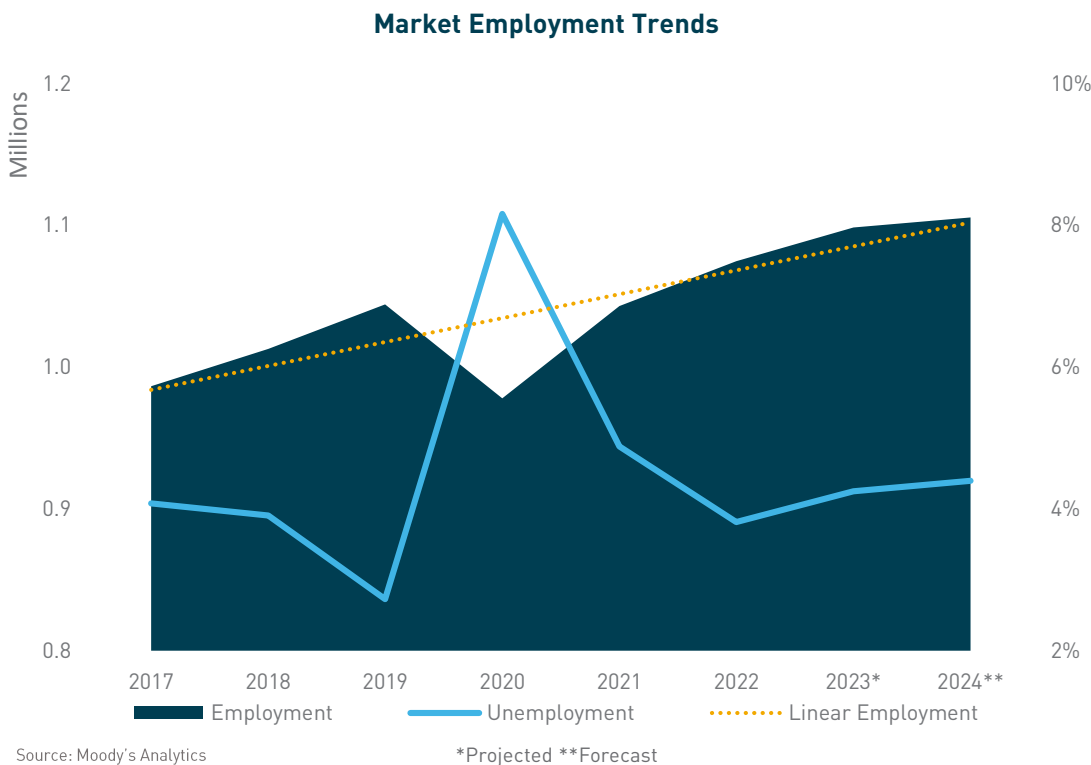
■ Net Absorption ■ Deliveries

*Projected **Forecast

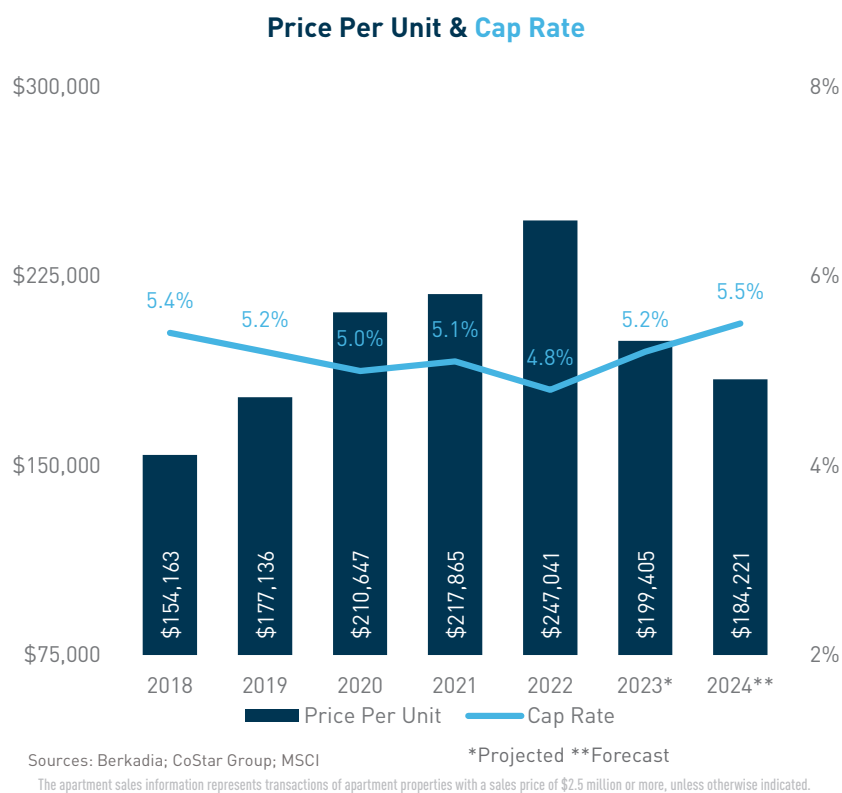
SACRAMENTO, CA



EMPLOYMENT TRENDS



SALES TRENDS



EMPLOYMENT
(DEC. 2024)

1,105,500



UP 0.6% YOY

UNEMPLOYMENT
(DEC. 2024)

4.4%



UP 20 BPS YOY

MEDIAN HOUSEHOLD INCOME
(DEC. 2024 SAAR)

\$98,057



UP 2.7% YOY

PRICE PER UNIT
(2024 AVG.)

\$184,221



DOWN 7.6% YOY

CAP RATE
(2024 AVG.)

5.5%



UP 30 BPS YOY