ORANGE COUNTY, CA

2025 MARKET AT A GLANCE

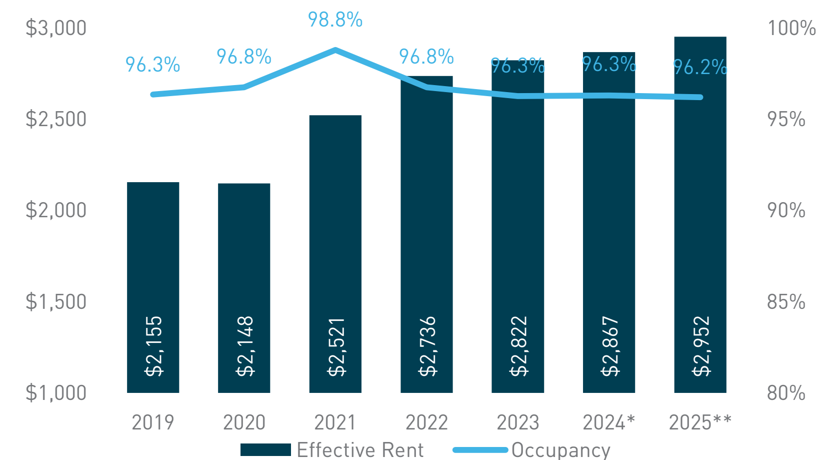
OCCUPANCY RATE (Q4 2025)	EFFECTIVE RENT (Q4 2025)	RENT SHARE OF WALLET (Q4 2025)
96.2%	$2,952	31.3%
DOWN 10 BPS YOY	UP 3.0% YOY	UP 10 BPS YOY

Apartment Demand and Development to Be Focused on Irvine

Strategic apartment development is expected to be met with healthy leasing. Over the next four quarters, 4,934 apartment units are scheduled for completion, a 1.8% annual inventory expansion. A significant share of new inventory will come online in Irvine, due to its prominence as the market's central business district and retail hub. Nine apartment communities are under construction, which will add approximately 5,100 units to Irvine by year-end 2026. Multifamily developers are looking to fill the housing demand created by over 141,500 employees based in Irvine. Many apartments will be built on shopping mall sites, with investors planning an influx of 12,000 housing units at 12 mall locations across the county. Highlighting the growing trend is the redevelopment of Irvine Company's 79-acre lot in the Irvine Marketplace and Simon Property Group's plan to transform Brea Mall's former Sears building. The most recent deliveries will facilitate leasing activity as annual net absorption is forecast to be highest in the Irvine area. Irvine submarkets will combine to represent about 47% of the 4,474 net units absorbed countywide. Job growth in Orange County will buttress demand as employers expand payrolls by a net 15,200 personnel, a 0.9% annual gain. With advancing payrolls and household incomes predicted to rise 2.9%, average rent is anticipated to finish 2025 at $2,952 per month, ascending 3.0% annually compared to 1.6% last year. The occupancy rate will dip 10 basis points to 96.2% amid the modest supply-demand imbalance.

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 2024 are projected values. 2025 figures are forecast projections.

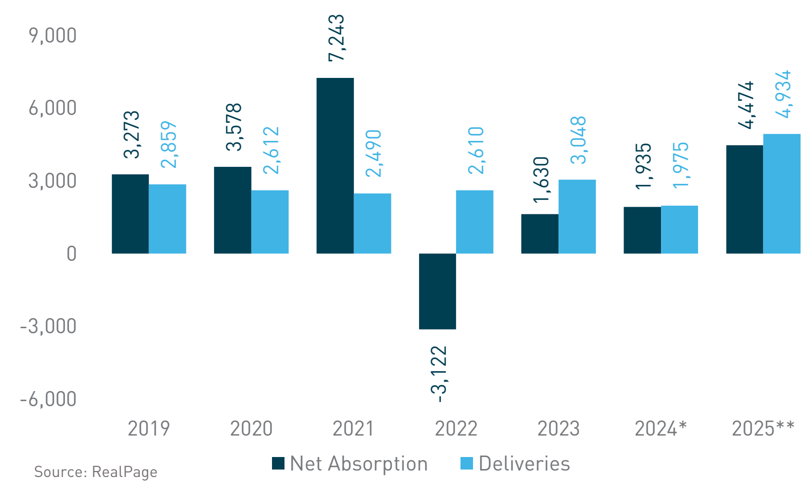
APARTMENT TRENDS



Source: RealPage

*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.



Source: RealPage

*Projected **Forecast

ORANGE COUNTY, CA

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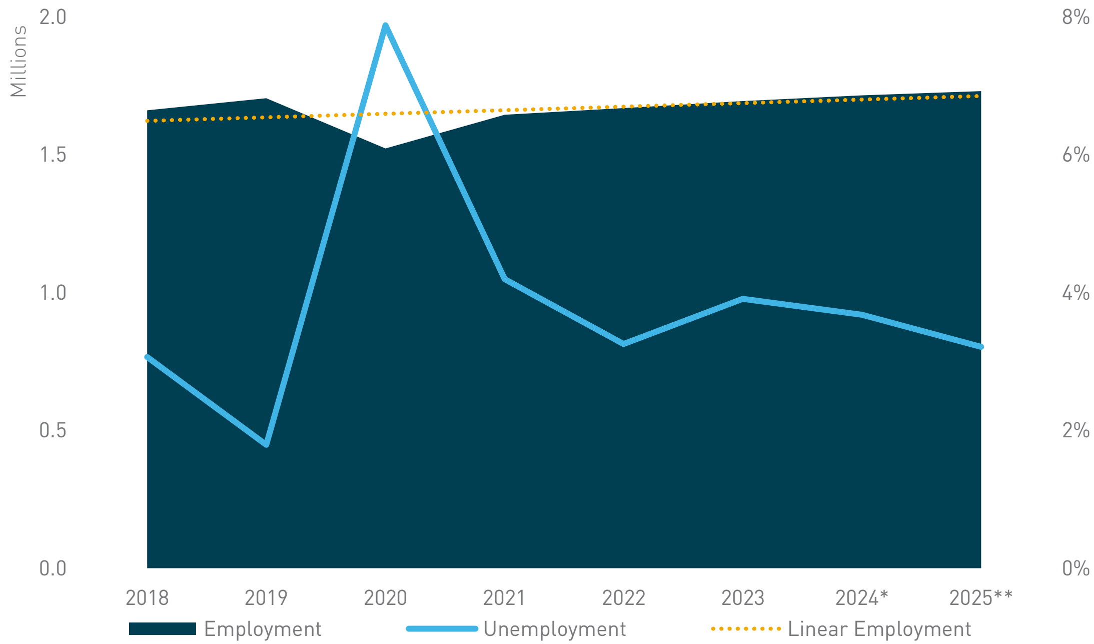
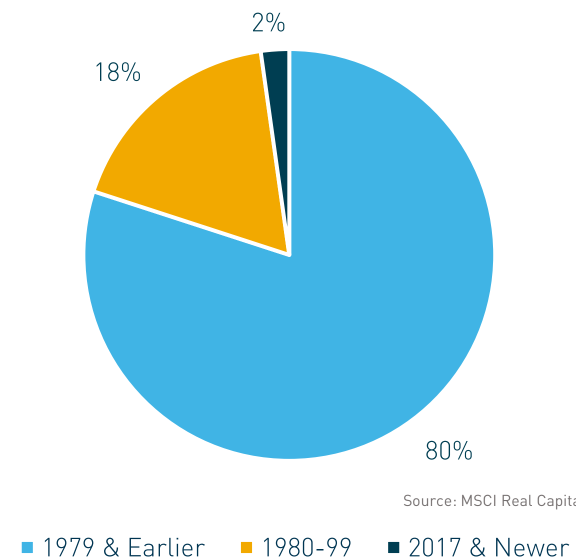
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: MSCI Real Capital Analytics

1979 & Earlier | 1980-99 | 2017 & Newer

*YTD through Oct.

The apartment sales information represents transactions of apartment properties with a sales price of $2.5 million or more, unless otherwise indicated.

EMPLOYMENT (DEC. 2025)	UNEMPLOYMENT (DEC. 2025)	MEDIAN HOUSEHOLD INCOME (DEC. 2025 SAAR)	PRICE PER UNIT (2024 AVG.)	CAP RATE (2024 AVG.)
1,731,300	3.2%	$113,281	$336,772	5.0%
UP 0.9% YOY	DOWN 50 BPS YOY	UP 2.9% YOY	DOWN 15.2% YOY	UP 90 BPS YOY