SACRAMENTO, CA

2025 MARKET AT A GLANCE

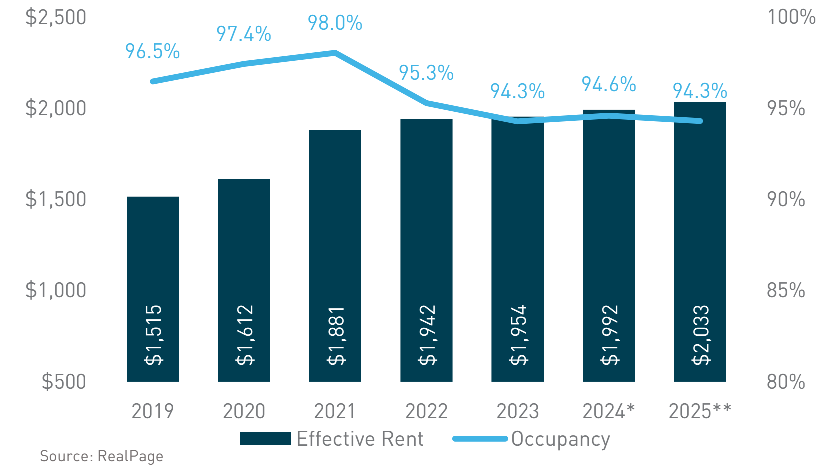
OCCUPANCY RATE
(Q4 2025)
94.3%
DOWN 30 BPS YOY

EFFECTIVE RENT
(Q4 2025)
$2,033
UP 2.1% YOY

RENT SHARE OF WALLET
(Q4 2025)
25.6%
DOWN 20 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 2024 are projected values. 2025 figures are forecast projections.

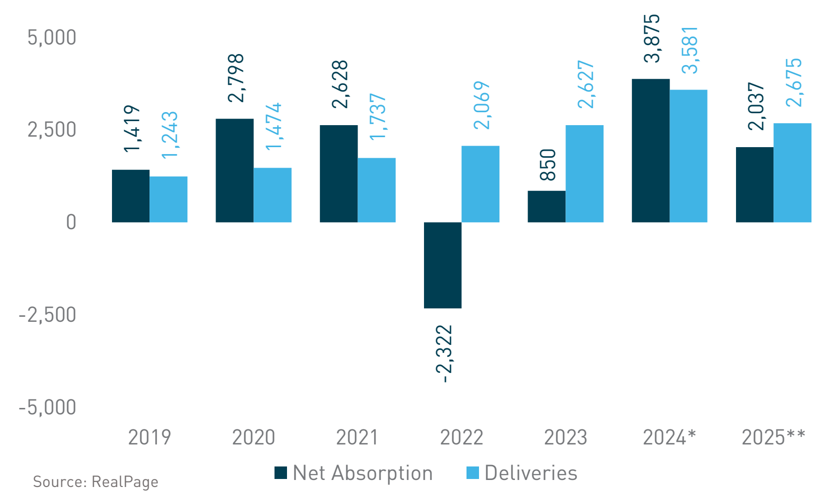
APARTMENT TRENDS



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

SACRAMENTO, CA

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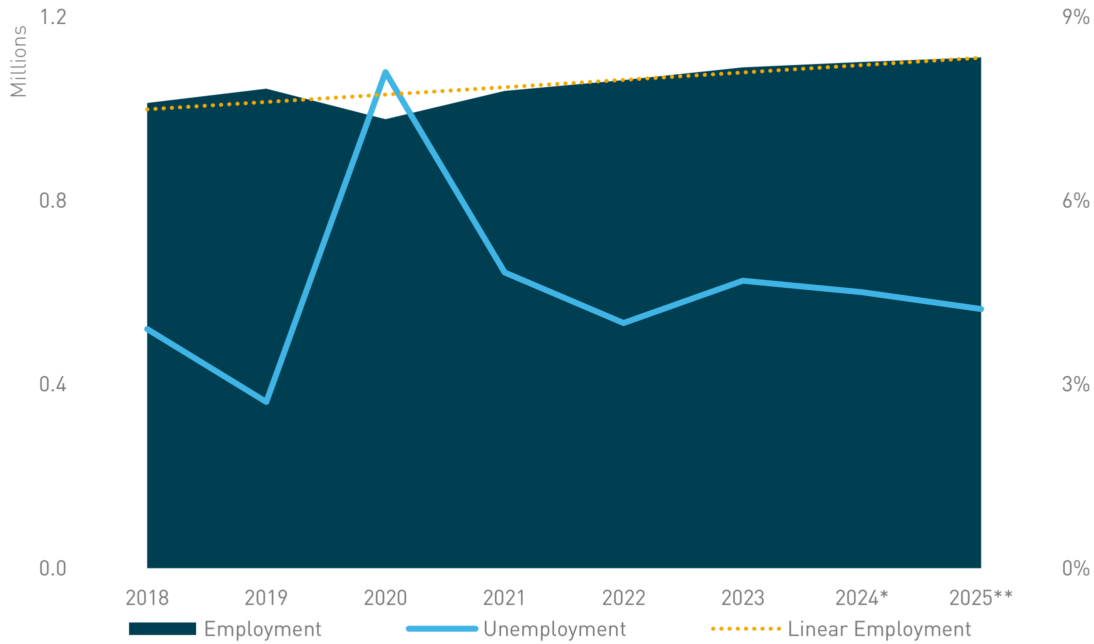
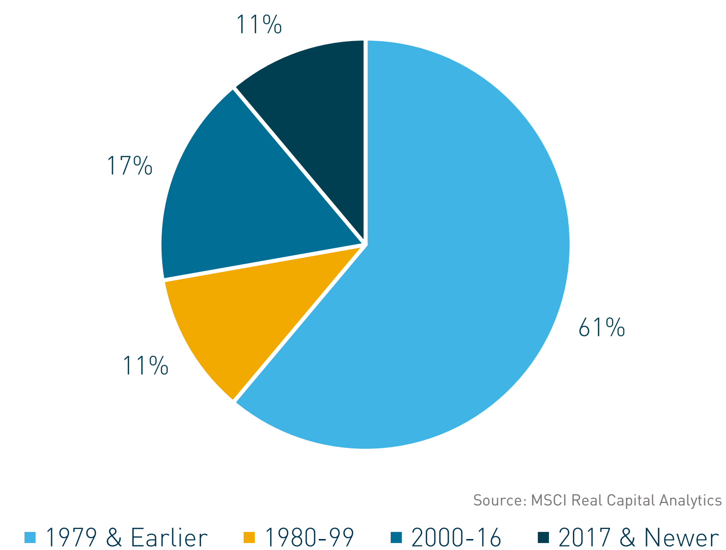
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: MSCI Real Capital Analytics

*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.)
1,112,300	4.2%	$95,132	$224,244	5.3%
UP 0.9% YOY	DOWN 30 BPS YOY	UP 2.7% YOY	UP 4.9% YOY	UP 40 BPS YOY