



MULTIFAMILY REPORT

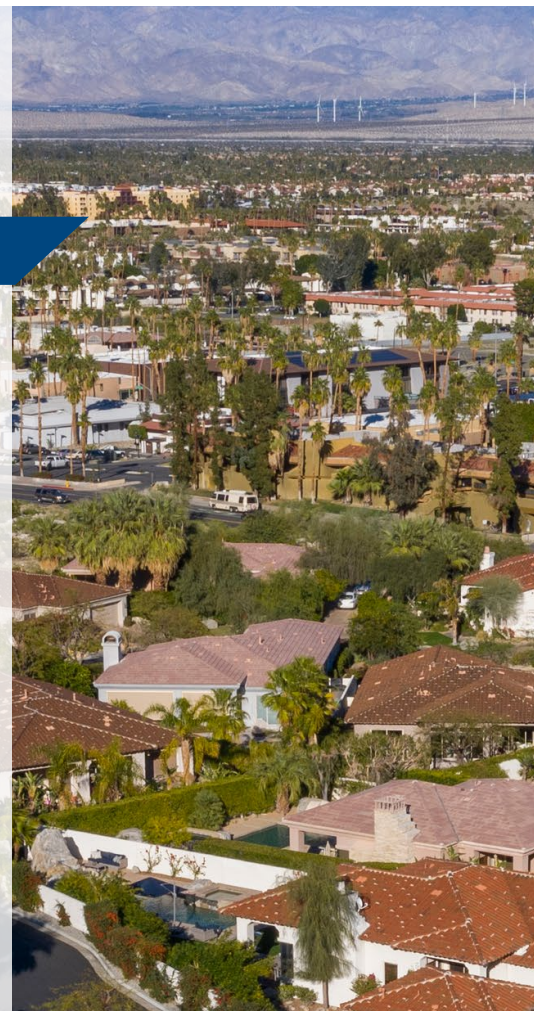
Inland Empire Rentals Stall

March 2024

Sales Volume Hits Decade Low

Rent Growth Momentum Halts

Occupancy Slides, Still Above US



INLAND EMPIRE MULTIFAMILY



Area Still SoCal's Affordability Hub

The Inland Empire, traditionally Southern California's most affordable major area, has seen its growth stunted as the overall multifamily market slowed down in 2023. Rent growth on a year-over-year basis was tepid, at 0.4% as of January, while the average plateaued on a trailing three-month basis. Despite that, rents actually fared better than the national rate, which saw its fourth consecutive month of -0.2% movement. Occupancy in the metro was down 110 basis points year-over-year, to 94.7%, still 10 basis points higher than the U.S. rate.

Anchored by a strong, albeit slowing, industrial sector, the metro added 30,000 jobs in the 12 months ending in November. The employment growth rate was 1.3%, trailing the U.S. by 90 basis points. Despite recording a 0.6% contraction, the trade, transportation and utilities sector is still the area's economic cornerstone, accounting for more than a quarter of all nonfarm employment in the two counties. Short- and medium-term prospects remain positive, with an industrial pipeline of more than 10 million square feet and infrastructure projects such as the Ontario Airport Tunnel poised to keep the sector going.

Notoriously slow to add inventory, the Inland Empire had 7,228 units underway as of January, with another 39,000 in the prospective and planning phases. On the sales front, the market had its slowest year in more than a decade, with \$422 million in assets trading.

Market Analysis | March 2024

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Recent Inland Empire Transactions

The Hills of Corona



City: Corona, Calif.
Buyer: Afton Properties
Purchase Price: \$71 MM
Price per Unit: \$287,500

Sunnymead



City: Moreno Valley, Calif.
Buyer: Positive Investments
Purchase Price: \$25 MM
Price per Unit: \$208,750

Orchard Villas



City: Coachella, Calif.
Buyer: Positive Investments
Purchase Price: \$17 MM
Price per Unit: \$107,792

Northport



City: Victorville, Calif.
Buyer: Housing Authority of the
County of San Bernardino
Purchase Price: \$9 MM
Price per Unit: \$141,667