



MULTIFAMILY REPORT

Sacramento's Balancing Act

December 2025

Transactions Pick Up

Occupancy Steady, Above 95%

Employment Market Below US

SACRAMENTO MULTIFAMILY



Rents Slide Amid Supply Surge

Sacramento's average advertised asking rent was down 0.2%, on a trailing three-month basis through October, to \$1,959, mirroring national trends. Meanwhile, even as supply accelerated beyond the market's regular pace, occupancy in stabilized assets remained flat year-over-year, at 95.3%, and above the 94.7% U.S. rate.

Sacramento employment gains continued to soften, at 0.6% through August, and 20 basis points below the U.S. average. Education and health services led growth, adding 10,600 net positions, but the metro lost a combined 12,900 jobs across seven other sectors. The area's unemployment rate stood at 5.4% as of August, 110 basis points above the national figure, according to preliminary data from the Bureau of Labor Statistics. Sacramento's economy could get a boost from the development of the mixed-use Cordova City Center. The \$1 billion project is set to break ground next year, with completion slated for 2027.

Developers delivered 4,662 units through October, representing 3.2% of stock. That marked the strongest development pace for Sacramento in at least a decade. Meanwhile, investment accelerated: A total of \$583 million in assets traded in 2025 through October, already some \$120 million more than 2024's entire volume.

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Recent Sacramento Transactions

The Falls at Arden



City: Sacramento, Calif.
Buyer: Jackson Square Properties
Purchase Price: \$55 MM
Price per Unit: \$200,735

ReNew Arden



City: Sacramento, Calif.
Buyer: FPA Multifamily
Purchase Price: \$19 MM
Price per Unit: \$124,178

Pointe Townhomes



City: Sacramento, Calif.
Buyer: Cahill Realty
Purchase Price: \$12 MM
Price per Unit: \$190,625

River Cove



City: Sacramento, Calif.
Buyer: Cahill Realty
Purchase Price: \$11 MM
Price per Unit: \$185,000