



MULTIFAMILY REPORT

San Jose Maintains Course

March 2026

Investment Hits Decade Peak in '25

Rents Tick Down in Winter, Solid YoY

Affordable Projects Push Pipeline Forward

SAN JOSE MULTIFAMILY



Investment Thrives, Rents Decelerate

The San Jose multifamily market entered 2026 with mixed performance, but the metro continues to benefit from solid long-term fundamentals. Advertised asking rents ticked down 0.1%, on a trailing three-month basis through January, to \$3,297, marking an improvement over the last two months of 2025. Silicon Valley occupancy in stabilized assets remained solid, at 96.5% as of December 2025, two full percentage points above the national average.

The metro's employment market remained on a downward trend, with the growth rate at -0.2% through September, lagging the nation by 100 basis points. Unemployment stood at 4.0% as of December, 40 basis points below the U.S. figure, according to preliminary data from the Bureau of Labor Statistics. In the 12 months ending in September 2025, San Jose recorded a net loss of 1,500 jobs, with professional and business services marking the steepest decline (-8,200). Gains were led by education and health services (7,100) and leisure and hospitality (1,800). Following the San Jose Sharks' lease extension through the 2050-51 NHL season, the city approved a half a billion renovation of the team's main arena, the SAP Center.

Developers added 3,861 units to San Jose's inventory in 2025, in line with the decade's historical performance. Meanwhile, investment totaled \$2 billion in 2025, making it the best-performing year of the past decade.

Market Analysis | March 2026

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Recent San Jose Transactions

Sofia



City: Santa Clara, Calif.
Buyer: Acacia Capital
Purchase Price: \$183 MM
Price per Unit: \$637,631

Catalyst Mountain View



City: Mountain View, Calif.
Buyer: Interstate Equities Corp.
Purchase Price: \$87 MM
Price per Unit: \$580,000

Sofi Sunnyvale



City: Sunnyvale, Calif.
Buyer: PGIM Real Estate
Purchase Price: \$77 MM
Price per Unit: \$376,961

The Maddox Sunnyvale



City: Sunnyvale, Calif.
Buyer: Interstate Equities Corp.
Purchase Price: \$77 MM
Price per Unit: \$417,663