Yardi Matrix

MULTIFAMILY REPORT

Sacramento's Spring Bump

July 2026

Asking Rent Growth Turns Positive

Affordable Units Lead Supply

April Sales Boost Volume

SACRAMENTO MULTIFAMILY

Yardi Matrix

Leasing Season Thaws Area Fundamentals

Sacramento multifamily fundamentals displayed a spring pickup, primarily in asking rents, but year-over-year performance remained in the red. Average advertised asking rents rose 0.4%, on a trailing three-month basis through May, to $1,961, but declined 0.5% year-over-year. Meanwhile, the U.S. average rose 0.2%, to $1,767. Sacramento's occupancy rate in stabilized assets slid 40 basis points year-over-year, to 94.8% as of April.

Sacramento job gains improved to 0.7% through February, outperforming the U.S. rate, which slid 0.1%. Area unemployment fell to 4.5% as of April, below California's 5.3% but above the 4.3% national average. The metro added 10,300 net jobs in the 12 months ending in February, with education and health services accounting for most of the upside. Losses in government and mining, logging and construction limited broader momentum. The health-care and innovation focus was reinforced by the February topping out of UC Davis Health's $3.7 billion California Tower and the April launch of the Aggie Venture Accelerator at Aggie Square.

Developers completed 816 units in 2026 through May, with 5,385 units underway and the active pipeline split between fully affordable and Lifestyle properties. Multifamily investment reached $250 million this year through May, while the average price per unit fell 19.0% year-to-date, to $183,711. Nationally, the average price per unit declined 7.6%, to $185,821.

Market Analysis | July 2026

Contacts

Jeff Adler
Vice President & General Manager of Yardi Matrix
Jeff.Adler@Yardi.com
(303) 615-3676

Ron Brock, Jr.
Industry Principal, Matrix
JR.Brock@Yardi.com
(480) 663-1149 x14006

Doug Ressler
Media Contact
Doug.Ressler@Yardi.com
(480) 695-3365

Author

Anca Gagiuc
Senior Associate Editor

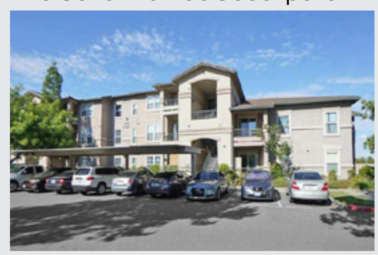
On the cover: Photo by StephenLeonardi/iStockphoto.com

Recent Sacramento Transactions

Creek at 2645

City: Sacramento, Calif.
Buyer: ArtHaus Partners
Purchase Price: $77 MM
Price per Unit: $207,880

The Savannah at Southport

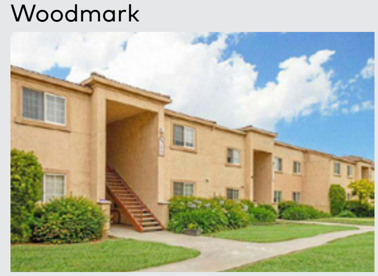


City: West Sacramento, Calif.
Buyer: Pacific Housing
Purchase Price: $51 MM
Price per Unit: $222,149

Aria & Luma Davis

City: Davis, Calif.
Buyer: Interstate Equities Corp.
Purchase Price: $33 MM
Price per Unit: $334,400

Woodmark



City: Woodland, Calif.
Buyer: BLDG Partners
Purchase Price: $24 MM
Price per Unit: $138,439

RENT TRENDS

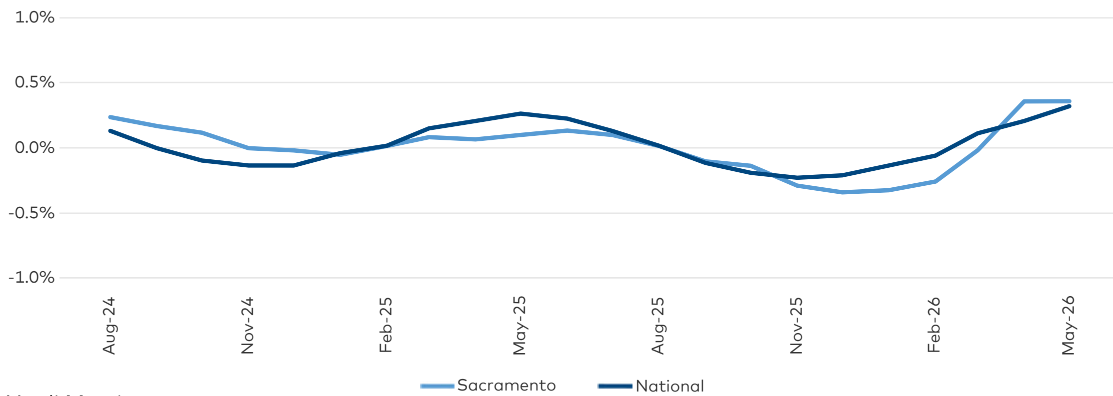
- Sacramento average advertised asking rents marked a 0.4% increase, on a trailing three-month (T3) through May, to $1,961, slightly ahead of the 0.3% U.S. gain to $1,767. The improvement marked a sharp spring pickup from the 0.3% decline in February. Yet asking rents remained down 0.5% year-over-year, behind the 0.2% U.S. increase.

- Momentum was stronger in Lifestyle properties, where advertised asking rents rose 0.5% on a T3 basis, to $2,273 in May, after bottoming out at -0.5% through December. Working-class Renter-by-Necessity rents increased 0.3% to $1,772 through May. This came after the segment's -0.3% trough in January, marking a broader spring improvement across the market.

- Sacramento's occupancy rate in stabilized assets slid 40 basis points year-over-year, to 94.8% in April, but stood above the 94.1% U.S. rate. Both Lifestyle and RBN area occupancy dipped 40 basis points, to 95.2% and 94.6%, respectively.

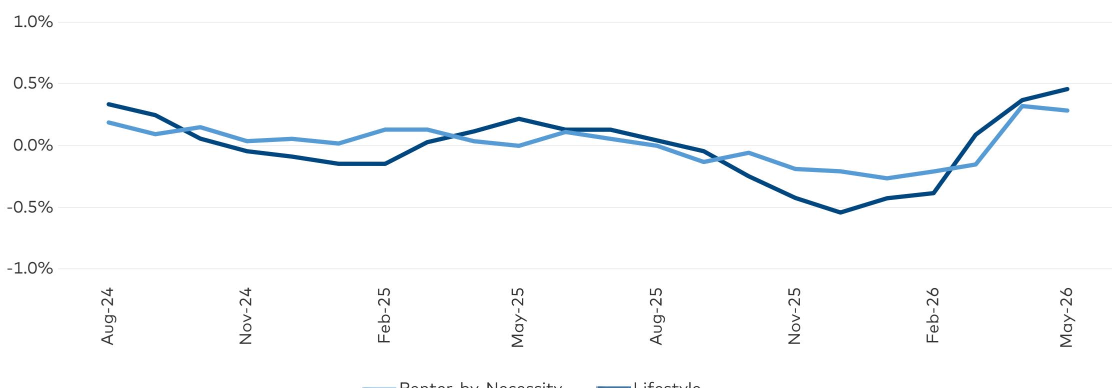
- Rent movement remained uneven across Sacramento, with 18 of the 48 submarkets tracked by Yardi Matrix posting yearly gains. Bellview/Howe Edison led (4.4% to $1,707), followed by Greater Folsom/El Dorado Hills/Shingle Springs (4.3% to $2,369) and Parkway/South Sacramento (2.8% to $1,562). Meanwhile, seven submarkets registered contractions larger than 3.0%, including the Central Business District (-3.4% to $2,122). Greater Davis (-3.7% to $2,632) and Central Davis (-0.2% to $2,445) remained the priciest submarkets.

Sacramento vs. National Rent Growth (Trailing 3 Months)



Source: Yardi Matrix

Sacramento Rent Growth by Asset Class (Trailing 3 Months)



Source: Yardi Matrix

ECONOMIC SNAPSHOT

- Sacramento job growth improved to 0.7% through February, up 10 basis points from January but well below the 1.4% pace recorded 12 months prior. The metro still surpassed the U.S., which slid 0.1%. Sacramento unemployment was down to 4.5% as of April, from 5.2% in January, according to BLS data. That was below California's 5.3% but above the 4.3% U.S. average.

- Sacramento added 10,300 net jobs in the 12 months ending in February, with gains concentrated in education and health services. The sector added 10,700 jobs, accounting for roughly two-thirds of positions created across expanding sectors. Meanwhile, leisure and hospitality, alongside trade, transportation and utilities, added 3,700 positions combined. Gains were partly offset by the combined loss of 5,600 jobs across three sectors, with the steepest cuts in government (-2,700 jobs) and mining, logging and construction (-2,400).

- UC Davis Health's $3.7 billion California Tower topped out in February, advancing a 1 million-square-foot expansion that will add roughly 334 inpatient beds by 2030. At Aggie Square, UC Davis launched the Aggie Venture Accelerator in April, adding a life-science startup platform with a $250,000 investment package for select companies. Meanwhile, at the Railyards, infrastructure work is underway for the 20,000-seat Republic Stadium.

Sacramento Employment Share by Sector

		Current Employment	
Code	Employment Sector	(000)	% Share
65	Education and Health Services	221.4	20.1%
70	Leisure and Hospitality	111.2	10.1%
40	Trade, Transportation and Utilities	166.3	15.1%
80	Other Services	38.9	3.5%
60	Professional and Business Services	134.3	12.2%
30	Manufacturing	38.8	3.5%
55	Financial Activities	45.5	4.1%
50	Information	8.4	0.8%
15	Mining, Logging and Construction	70.7	6.4%
90	Government	265.4	24.1%

Sources: Yardi Matrix, Bureau of Labor Statistics

Population

- Sacramento's population increased 3.1% between July 2020 and July 2025, in line with the U.S. pace and bucking California's 0.4% contraction. Among major California markets, Sacramento trailed only the Inland Empire's 3.5% gain, according to recent Census estimates.

Sacramento vs. National Population

	2019	2020	2021	2022
National	324,697,795	326,569,308	329,725,481	331,097,593
Sacramento Metro	2,315,980	2,338,866	2,379,368	2,394,673

Source: U.S. Census

SUPPLY

- Developers completed 816 units, or 0.6% of stock, in Sacramento in 2026 through May, slightly below the 0.7% U.S. rate. New additions were split between fully affordable properties (62.9%) and Lifestyle units (37.1%), with no RBN properties delivered. This comes on the heels of the 5,442-unit decade peak recorded in 2025, a somewhat surprising ramp-up for an otherwise historically low-supply market.

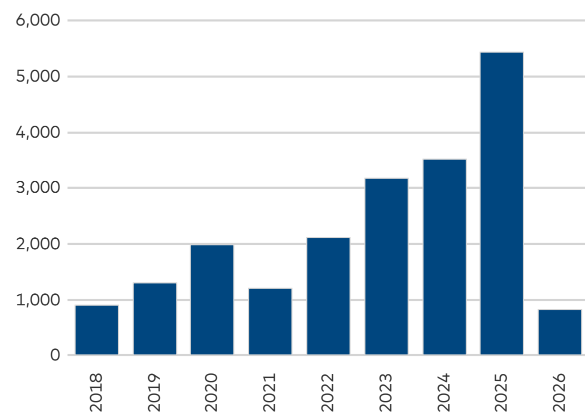
- Development maintained its accelerated pace, with 5,385 units underway as of May and another 39,000 units in the planning and permitting phases. The under-construction pipeline didn't include any RBN apartments, with units split between fully affordable (61.7%) and Lifestyle (38.3%).

- In 2026 through May, 782 units across six properties broke ground in the area, a slight uptick from the 706 units across four properties that kicked off during the same time frame in 2025.

- Construction activity was spread across 17 of the 48 submarkets tracked by Yardi Matrix, led by Laguna West (838 units), Outlying Placer County (666) and Rocklin/Roseville (643), placing the largest share of the pipeline in suburban nodes north and south of the city. Meanwhile, Natomas, North Sacramento and North West Sacramento added 1,096 units in northern and west-side infill pockets near the urban core.

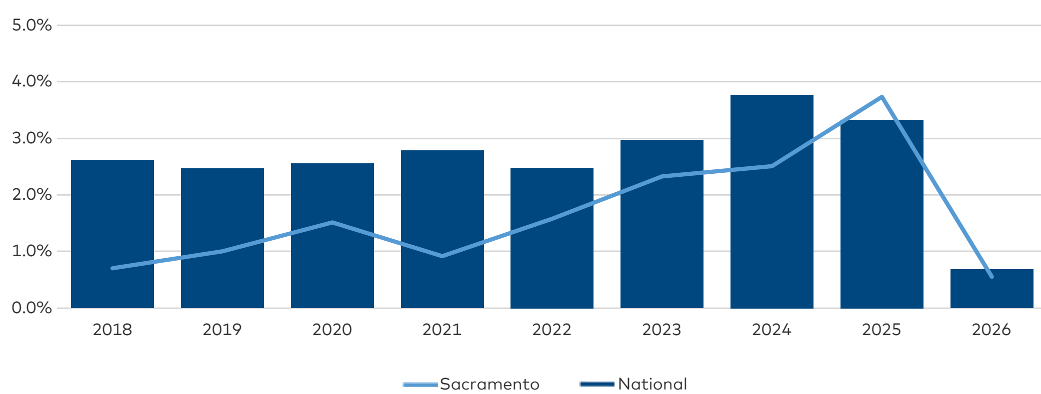
- Recent deliveries include Terracina at Winding Creek, a 284-unit, fully affordable property in the Outlying Placer County submarket, owned by USA Properties Fund. Meanwhile, the largest project underway is also fully affordable: the 356-unit Crescent in Roseville. It is owned by Shea Properties and Pacific Housing and slated for completion this fall.

Sacramento Completions (as of May 2026)



Source: Yardi Matrix

Sacramento vs. National Completions as a Percentage of Total Stock (as of May 2026)

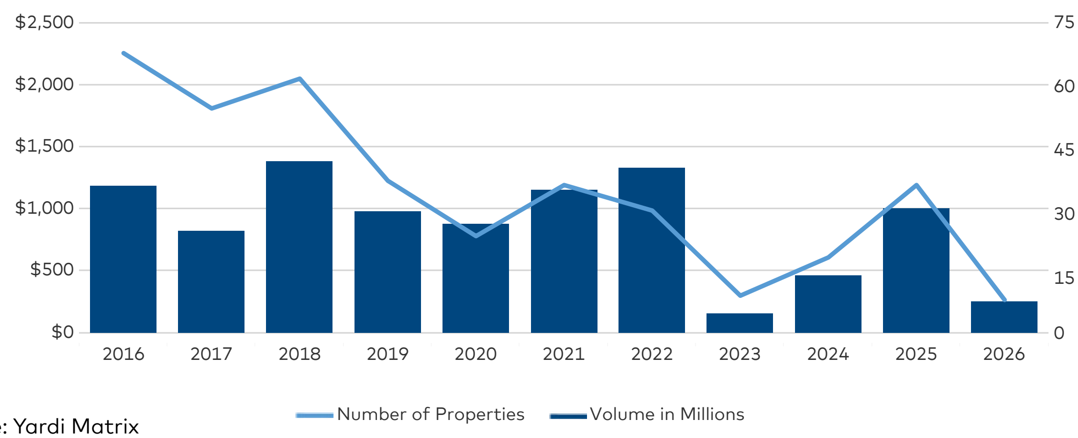


Source: Yardi Matrix

TRANSACTIONS

- Investment activity reached $250 million in 2026 through May, more than half of which came from assets sold in April. In 2025, Sacramento's transaction volume surpassed $1 billion, with nearly half of deals closing in the final quarter. That put 2025's volume just above the metro's $934 million yearly average in the past 10 years.
- Sacramento's average price per unit fell 19.0% year-to-date to $183,711 as of May, with the sales mix tilting heavily toward RBN assets. The segment accounted for eight of the 10 transactions closed through May. Meanwhile, the U.S. per-unit price decreased 7.6%, to $185,821.
- Notable sales through May include the deal between buyer ArtHaus Partners and seller Bridge Investment Group for Creek at 2645, a 368-unit Lifestyle community in North Sacramento. The property sold for $76.5 million, or $207,880 per unit.

Sacramento Sales Volume and Number of Properties Sold (as of May 2026)



Source: Yardi Matrix

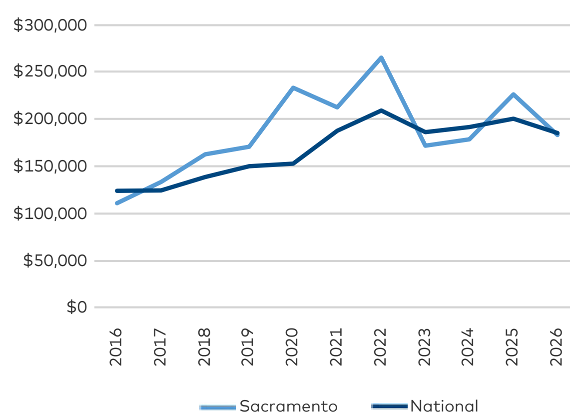
Top Submarkets for Transaction Volume[1]

Submarket	Volume ($MM)
Encina/Ethan/Woodside	108
Broadway Corridor	106
East Greenhaven/South Land Park	90
Rocklin/Roseville	85
Natomas	83
North Sacramento	81
Greater Davis	62

Source: Yardi Matrix

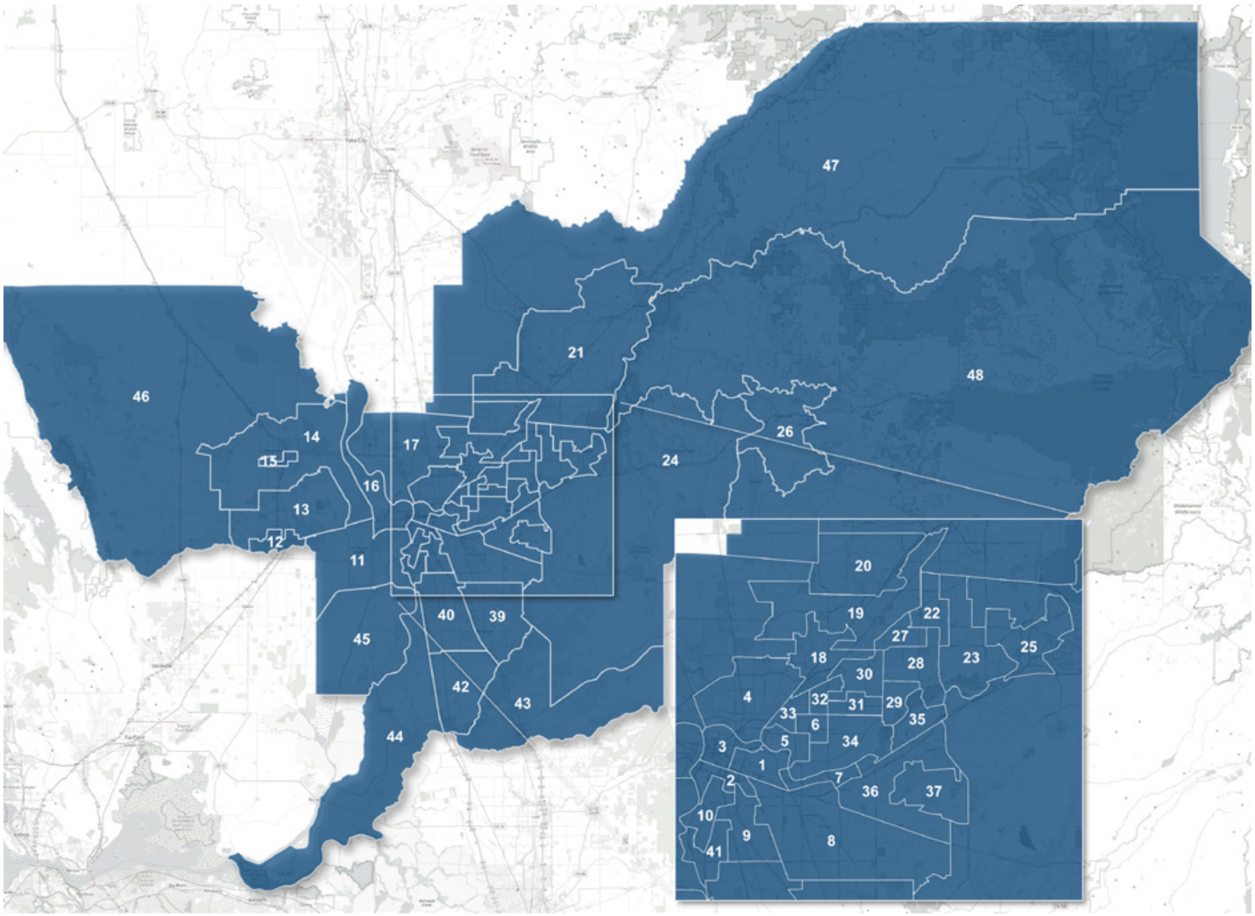
[1] From June 2025 to May 2026

Sacramento vs. National Sales Price per Unit



Source: Yardi Matrix

SACRAMENTO SUBMARKETS



Area No.	Submarket
1	Midtown
2	Broadway Corridor
3	Central Business District
4	North Sacramento
5	Encina/Ethan/Woodside
6	Arden Gardens/Arden Terrace
7	La Riviera
8	Florin/Southeast Sacramento
9	Parkway/South Sacramento
10	Land Park
11	Pocket/West Greenhaven
12	Central Davis
13	Greater Davis
14	North Woodland
15	South Woodland
16	North West Sacramento

Area No.	Submarket
17	Natomas
18	North Highlands
19	Foothills Farms/West Citrus Heights
20	Antelope
21	Rocklin/Roseville
22	Central Citrus Heights
23	Fair Oaks
24	Greater Folsom/El Dorado Hills
25	Central Folsom/South Orangeval
26	Placerville
27	Southwest Citrus Heights
28	Northeast Carmichael/West Fair Oaks
29	Southeast Carmichael
30	West Carmichael
31	Arcade Village/Mission
32	Mira Loma/Marconi

Area No.	Submarket
33	Bellview/Howe Edison
34	Arden Manor/Sierra Oaks Vista
35	North Rancho Cordova
36	South Rancho Cordova/Rosemont
37	Mather Airport
39	Elk Grove
40	Laguna Wes
41	East Greenhaven/South Land Park
42	Franklin/Laguna
43	Galt
44	Outlying Sacramento County
45	South Yolo County
46	Western Yolo County
47	Outlying Placer County
48	Outlying El Dorado County

DEFINITIONS

Lifestyle households (renters by choice) have wealth sufficient to own but have chosen to rent. Discretionary households, most typically a retired couple or single professional, have chosen the flexibility associated with renting over the obligations of ownership.

Renter-by-Necessity households span a range. In descending order, household types can be:

- *A young-professional*, double-income-no-kids household with substantial income but without wealth needed to acquire a home or condominium;
- *Students,* who also span a range of income capability, extending from affluent to barely getting by;
- *Lower-middle-income ("gray-collar") households,* composed of office workers, policemen, firemen, technical workers, teachers, etc.;
- *Blue-collar households,* which barely meet rent demands each month and likely pay a disproportionate share of their income toward rent;
- *Subsidized households*, which pay a percentage of household income in rent, with the balance of rent paid through a governmental agency subsidy. Subsidized households, while typically low income, extend to middle-income households in some high-cost markets, such as New York City;
- *Military households*, subject to frequency of relocation.

These differences can weigh heavily in determining a property's ability to attract specific renter market segments. The five-star resort serves a very different market than the down-and-outer motel. Apartments are distinguished similarly, but distinctions are often not clearly definitive without investigation. The Yardi® Matrix Context rating eliminates that requirement, designating property market positions as:

Market Position	Improvements Ratings
Discretionary	A+ / A
High Mid-Range	A- / B+
Low Mid-Range	B / B-
Workforce	C+ / C / C- / D

The value in application of the Yardi® Matrix Context rating is that standardized data provides consistency; information is more meaningful because there is less uncertainty. The user can move faster and more efficiently, with more accurate end results.

The Yardi® Matrix Context rating is not intended as a final word concerning a property's status—either improvements or location. Rather, the result provides reasonable consistency for comparing one property with another through reference to a consistently applied standard.

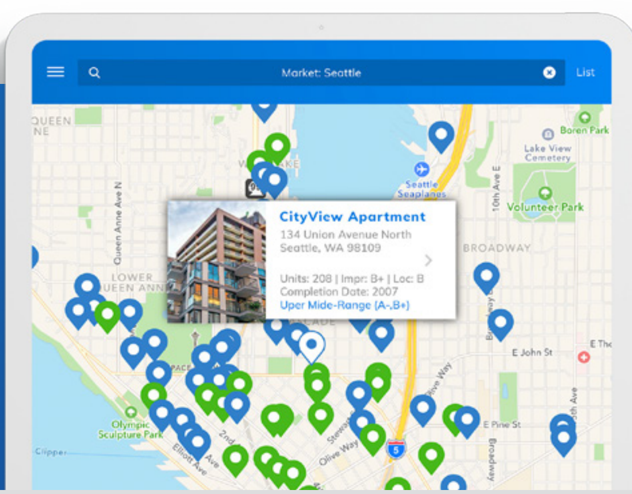
To learn more about Yardi® Matrix and subscribing, please visit www.yardimatrix.com or call Ron Brock, Jr., at 480-663-1149 x14006.

Yardi® Matrix

Power your business with the industry's leading data provider

MULTIFAMILY KEY FEATURES

- Pierce the LLC every time with true ownership and contact details
- Leverage improvement and location ratings, unit mix, occupancy and manager info
- Gain complete new supply pipeline information from concept to completion
- Find acquisition prospects based on in-place loans, maturity dates, lenders and originators
- Access aggregated and anonymized residential revenue and expense comps



Yardi Matrix Multifamily provides accurate data on nearly **23.5 million units,** covering over **92% of the U.S. population.**

YARDI

(800) 866-1144
Learn more at yardimatrix.com/**multifamily**

Contact us

DISCLAIMER

Although every effort is made to ensure the accuracy, timeliness and completeness of the information provided in this publication, the information is provided "AS IS" and Yardi Matrix does not guarantee, warrant, represent or undertake that the information provided is correct, accurate, current or complete. Yardi Matrix is not liable for any loss, claim, or demand arising directly or indirectly from any use or reliance upon the information contained herein.