# Supply pullback fuels occupancy gains in the Inland Empire Multifamily Market

| ▲ 96.0% | ▲ 1,048 | ▼ 28 | ▲ $2,353 |
|---|---|---|---|
| Occupancy Rate | Net Absorption (Units) | Completed Units | Avg. Rent Per Unit Per Month |

Note: Arrows indicate change from previous quarter.
Source: CBRE Econometric Advisors, Q2 2026.

## MARKET HIGHLIGHTS

– The Inland Empire multifamily market recorded an occupancy rate of 96.0% in Q2 2026, a 50-basis point increase quarter-over-quarter and the highest level recorded since Q1 2025, driven by the absorption of recently delivered 2010+ communities as new supply began to stabilize.

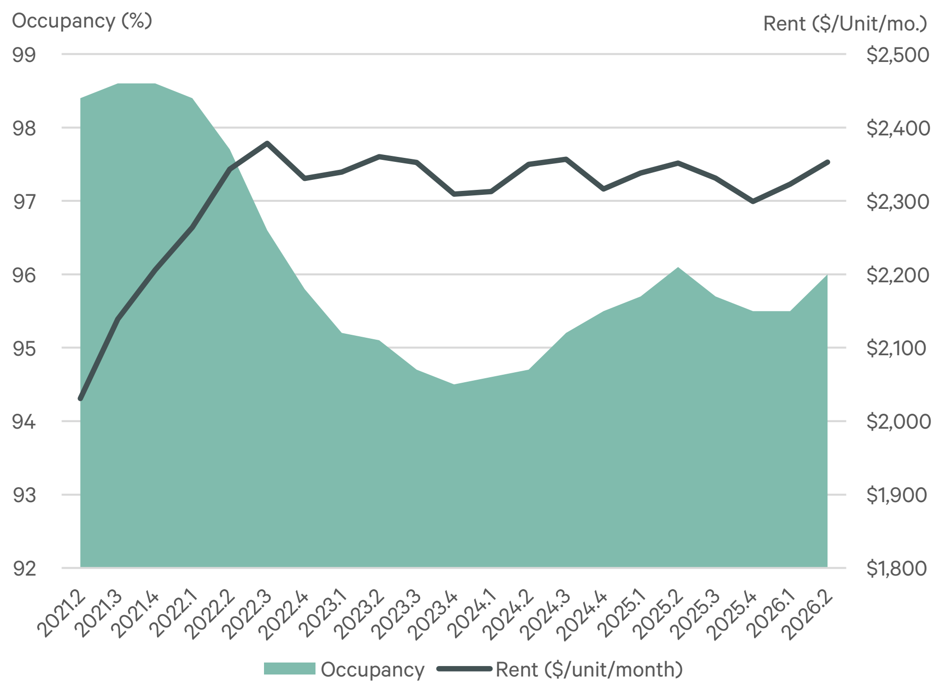
– Net absorption totaled 1,048 units in Q2 2026, building on the positive 132 units recorded in Q1 2026, as strong population growth and cooling construction activity supported a more favorable supply-demand balance across the region.

– Construction deliveries slowed significantly to 28 units in Q2 2026, down from 260 units in Q1 2026, as the development pipeline continued to cool following more than 5,000 units delivered over the past year.

– The overall average rent per unit increased 1.3% quarter-over-quarter to $2,350 in Q2 2026, with rent growth concentrated in older assets where affordability-driven demand remained resilient.

– Multifamily investment sales totaled $82.0 million in Q2 2026, down from $108.7 million in Q1 2026, with transaction activity entirely concentrated in pre-1990 vintage assets as investors targeted older product at more accessible price points.

FIGURE 1: Occupancy and Average Rent Per Unit Per Month




Source: CBRE Econometric Advisors, Q2 2026.

# Market Overview

FIGURE 2: Market Statistics by Submarket

| Market | Inventory (Units) | Rent Per Unit Per Month | Completions (Units) | Completions Last 12 mos | Net Absorption (Units) | Net Absorption Last 12 mos | Vacancy Rate (%) |
|---|---|---|---|---|---|---|---|
| Total Market | 190,216 | $2,353 | 28 | 2,031 | 1,048 | 1,677 | 4.0 |
| Coachella Valley | 28,131 | $2,068 | 0 | 403 | 7 | 87 | 6.3 |
| Corona | 9,272 | $2,442 | 0 | 50 | 5 | 11 | 3.8 |
| Fontana/Rialto/Colton | 16,849 | $2,040 | 0 | 262 | 102 | 174 | 3.6 |
| Hemet/Perris/Lake Elsinore | 11,032 | $2,207 | 0 | 0 | 90 | (130) | 4.4 |
| Ontario/Chino | 21,279 | $2,663 | 0 | 210 | 76 | 119 | 3.9 |
| Rancho Cucamonga/Upland | 18,419 | $2,555 | 0 | 0 | 26 | (5) | 3.6 |
| Redlands | 12,280 | $2,328 | 0 | 48 | 151 | (77) | 3.3 |
| Riverside | 18,451 | $2,358 | 16 | 626 | 119 | 482 | 5.0 |
| San Bernardino | 16,516 | $1,989 | 0 | 0 | 242 | 322 | 2.8 |
| Temecula/Murrieta | 10,397 | $2,355 | 12 | 336 | 135 | 382 | 4.3 |
| University City/Moreno Valley | 15,464 | $2,234 | 0 | 96 | 112 | 278 | 3.5 |
| Victorville/Outer San Bernardino | 12,126 | $1,843 | 0 | 0 | 7 | (107) | 4.2 |

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 3: Market Statistics by Building Vintage

| Year Built | Avg Rent | % Rent Growth (Y-o-Y) | Occupancy Rate (%) | Occupancy Change (Y-o-Y) |
|---|---|---|---|---|
| Built 1960s | $1,959 | 6.3% | 95.3 | -0.7% |
| Built 1970s | $2,065 | 2.9% | 96.3 | 0.1% |
| Built 1980s | $2,162 | 1.5% | 96.4 | 0.1% |
| Built 1990s | $2,292 | -0.8% | 96 | -0.2% |
| Built 2000s | $2,512 | 1.7% | 96.3 | 0.0% |
| Built 2010s | $2,684 | 1.0% | 96.1 | 0.2% |

Source: CBRE Econometric Advisors, Q2 2026.

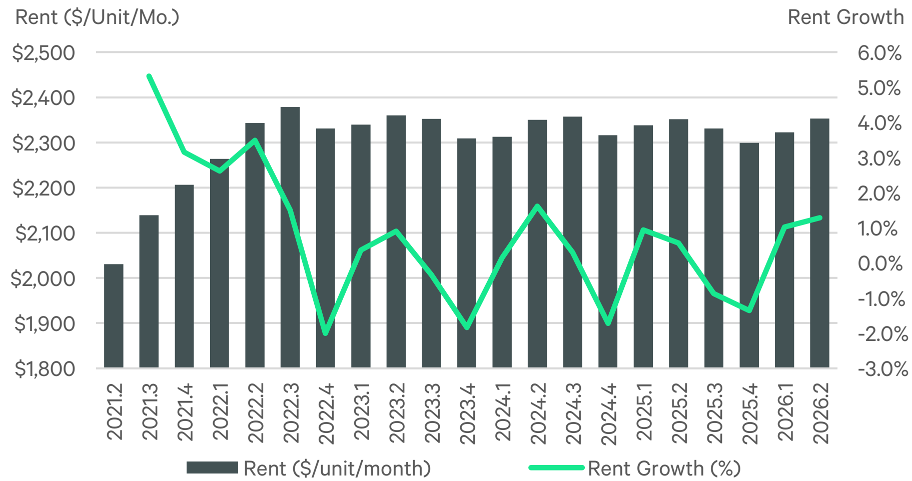
FIGURE 4: Market Statistics by Unit Type

| Unit Type | Avg. Rent | % Rent Growth (Y-o-Y) |
|---|---|---|
| Studio | $1,828 | 7.2% |
| 1 Bedroom | $2,066 | 2.9% |
| 2 Bedroom | $2,446 | 2.4% |
| 3 Bedroom | $3,109 | 4.1% |

Source: CBRE Econometric Advisors, Q2 2026.

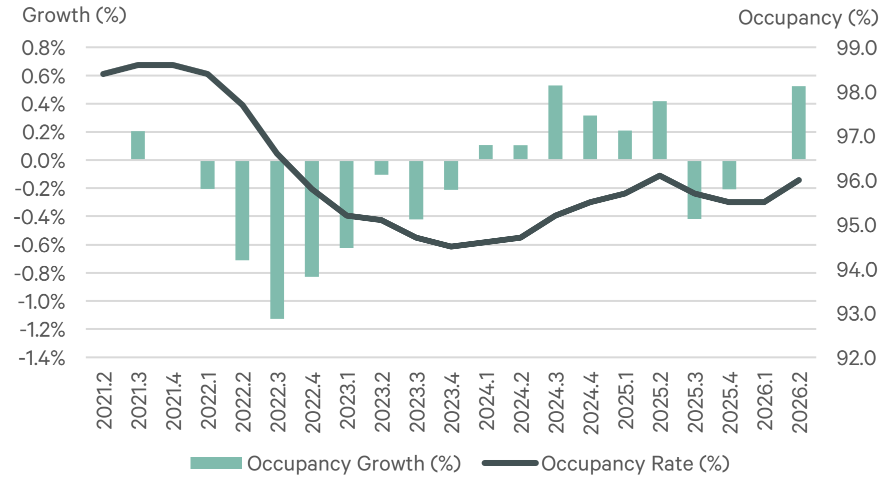
# Average Rents and Occupancy

FIGURE 5: Rent Change Q-o-Q and Average Rent Trend



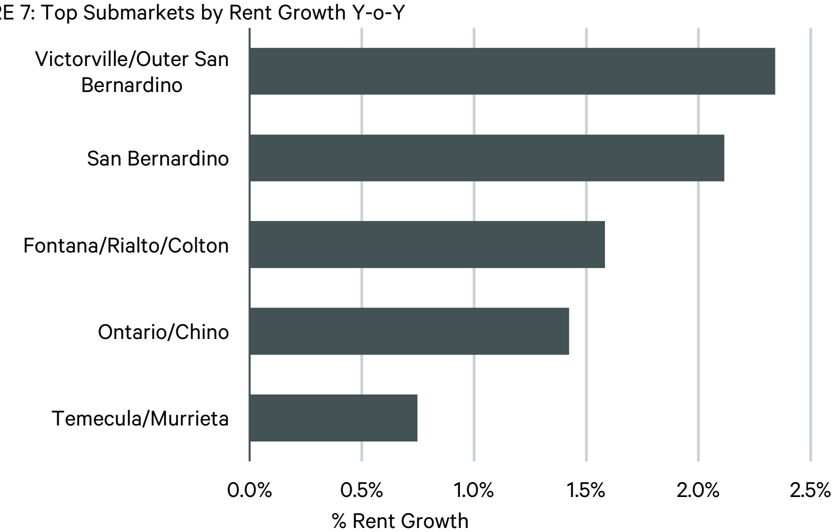

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 6: Occupancy Change Q-o-Q and Occupancy Rate Trend



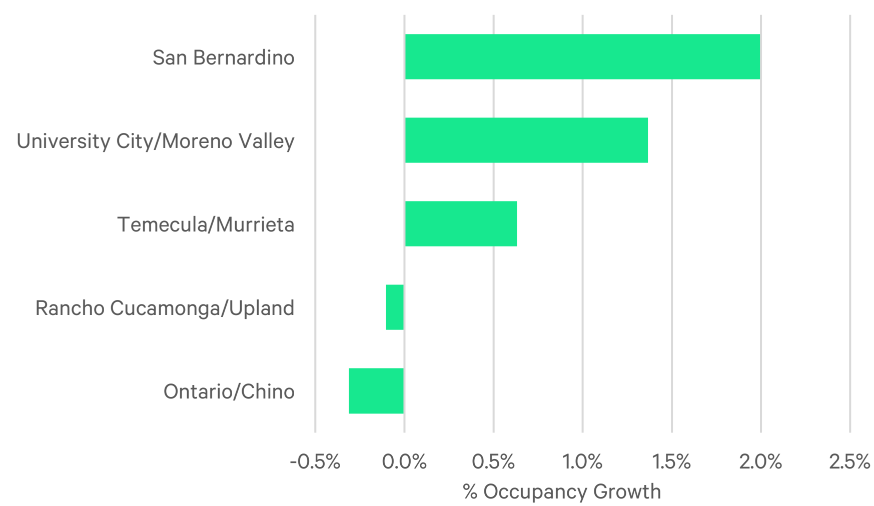

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 7: Top Submarkets by Rent Growth Y-o-Y




Source: CBRE Econometric Advisors, Q2 2026.

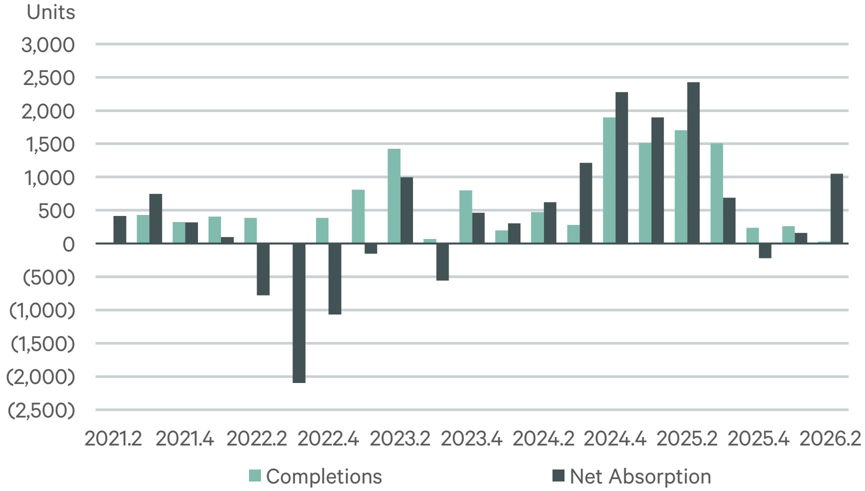
FIGURE 8: Top Submarkets by Occupancy Growth Y-o-Y




Source: CBRE Econometric Advisors, Q2 2026.

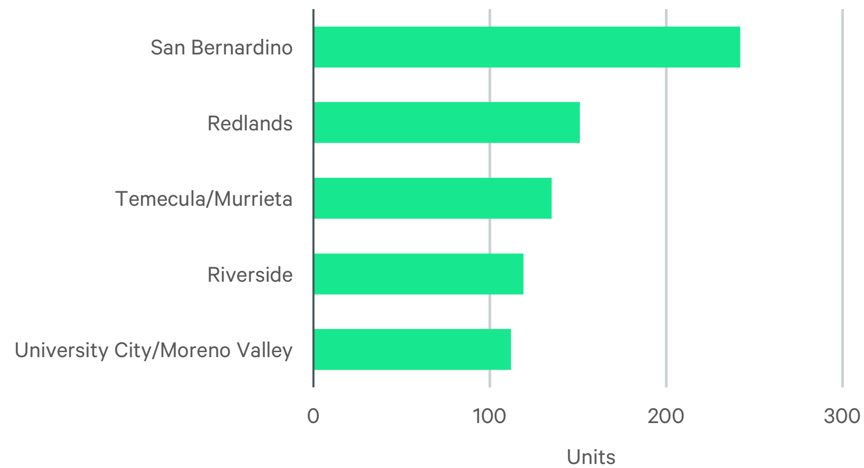
# Construction, Net Absorption, and Detail by Inventory Type

FIGURE 9: Completions and Net Absorption



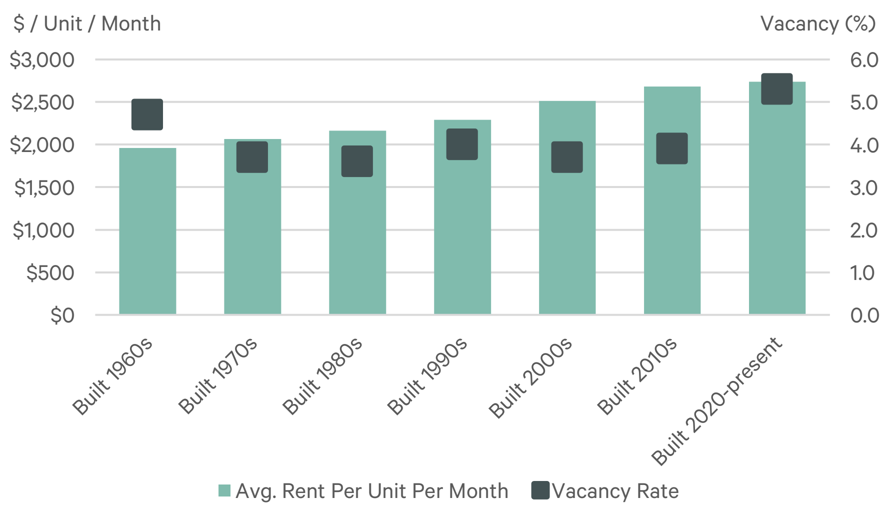

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 10: Top Submarkets by Net Absorption



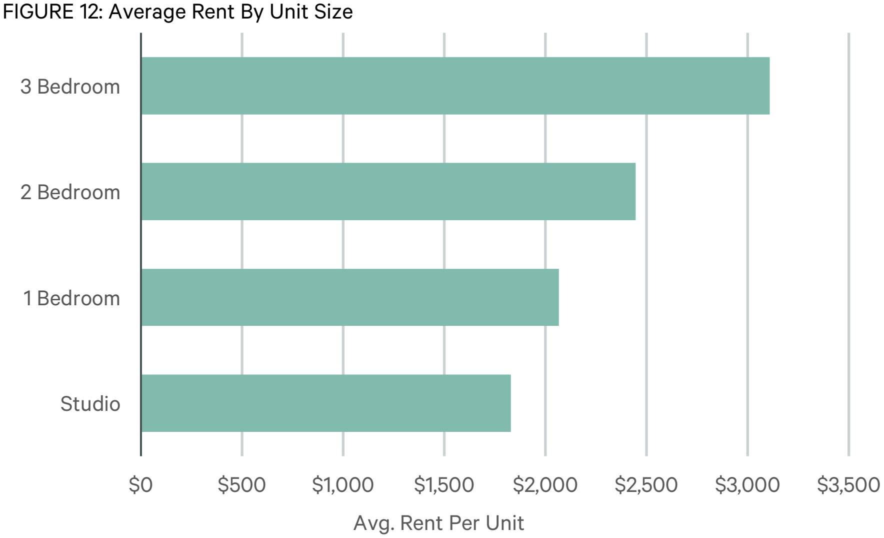

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 11: Rent and Vacancy by Property Vintage




Source: CBRE Econometric Advisors, Q2 2026.

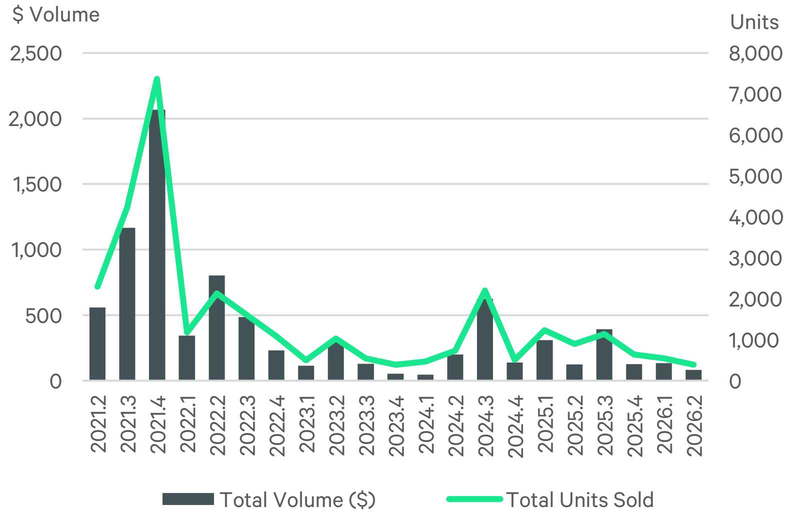
FIGURE 12: Average Rent By Unit Size




Source: CBRE Econometric Advisors, Q2 2026.

# Investment Sales

FIGURE 13: Multifamily Investment Sale Volume



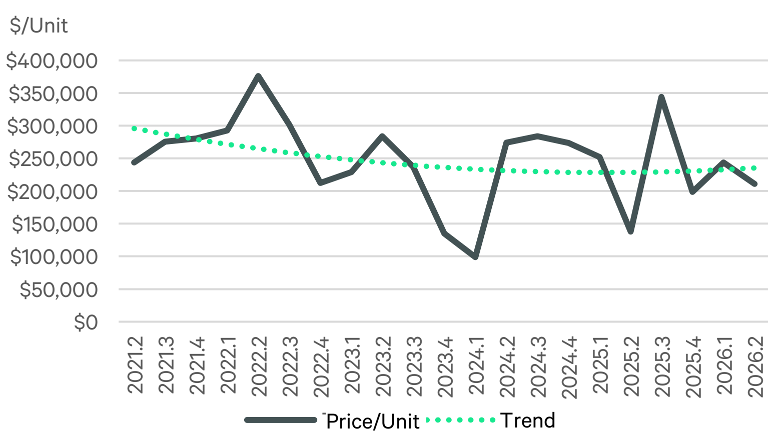

Source: MSCI Real Capital Analytics, Q2 2026.

FIGURE 14: Q2 2026 Largest Sale Transactions by # of Units

| Buyer | Property Name | City | Units | Sale Price | Price / Unit |
|---|---|---|---|---|---|
| WMC Commercial Proper | Upland Village Green | Upland | 186 | $48,500,000 | $260,753 |
| Ncrc CDR LLC | Corona Del Rey | Corona | 160 | $24,000,000 | $150,000 |
| Khan Aamer N; Khan Yas | Palm Desert Apartments | Palm Desert | 23 | $3,850,000 | $167,391 |
| Clifford W Noland Trust ( | Sequoia Casitas | Hesperia | 20 | $2,900,000 | $145,000 |
| AG Support Housing LLC | 950 E Main Street | San Jacinto | 0 | $2,717,022 | $0 |

Source: MSCI Real Capital Analytics, Q2 2026.

FIGURE 15: Multifamily Investment Sale Price Per Unit




Source: MSCI Real Capital Analytics, Q2 2026.

FIGURE 16: Q2 2026 Multifamily Investment Sales by Building Vintage

| Year Built | Volume ($) | Property Count | Total Units | Avg. PPU |
|---|---|---|---|---|
| Pre-1960 | $3,850,000 | 1 | 23 | $167,391 |
| 1960s | $24,000,000 | 1 | 160 | $150,000 |
| 1970s | $0 | 0 | 0 | $0 |
| 1980s | $51,400,000 | 2 | 206 | $249,515 |
| 1990s | $0 | 0 | 0 | $0 |
| 2000s | $0 | 0 | 0 | $0 |
| 2010 - present | $0 | 0 | 0 | $0 |
| Grand Total | $79,250,000 | 4 | 389 | $188,969 |

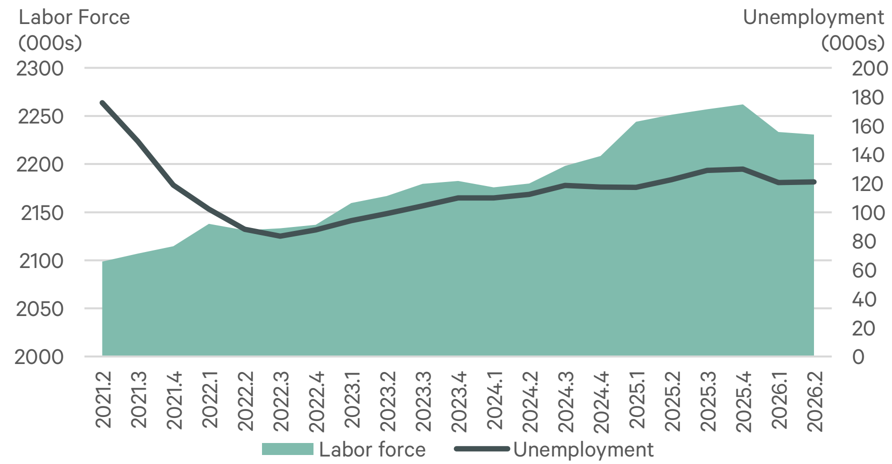
Source: MSCI Real Capital Analytics, Q2 2026.

# Economic Overview

FIGURE 17: Housing Starts

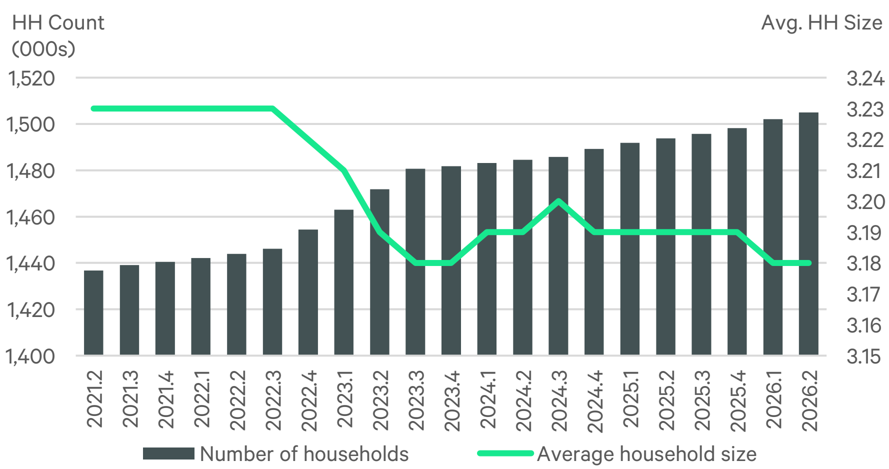

Source: Oxford Economics, Q2 2026.

FIGURE 18: Unemployment



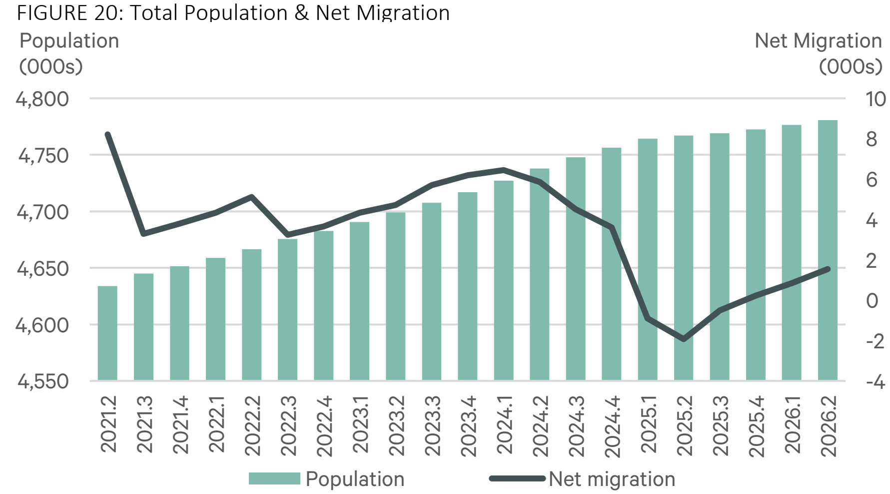

Source: Oxford Economics, Q2 2026.

FIGURE 19: Household Count & Average Size




Source: Oxford Economics, Q2 2026.

FIGURE 20: Total Population & Net Migration




Source: Oxford Economics, Q2 2026.

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## Multifamily Definitions

— Stock units Total count of market-rate, multifamily units in structures containing five or more units. Does not include condos.
— Occupied Stock units Total count of occupied multifamily units.
— Rentable Completions units Change in rentable stock from one period to the next due to the construction of new multifamily units. Only includes market-rate units in structures containing five or more units. Does not include condos. A structure is considered complete when 60% or more of the building has been occupied.
— Net Absorption units Change in occupied stock from one period to the next.— Vacancy Rate % Unoccupied units expressed as a percent of rentable stock.
— Average Rent - Rent $/unit/month, $/SF/month Average price for multifamily space. Estimated from a sample of institutionally managed, market-rate properties with five or more units. Does not include condos. Properties must appear in current and previous quarterly sample ("same-store") to count toward this average. Rent levels represent effective rates that account for the impact of concessions offered in the form of free-rent periods or prorated discounts. Other leasing incentives such as reduced deposits, amenity upgrades and merchandise giveaways are not accounted for in the effective rent calculations.

## Market Definition

The Inland Empire market consists of the submarket of Airport Area, Beaumont, Hemet, Chino, Chino Hills, Coachella Valley, Corona, Eastvale, Mojave River Valley, Moreno Valley, Perris, Redlands, Loma Linda, Riverside, San Bernardino, Twentynine, Palms, Upland, Montclair.