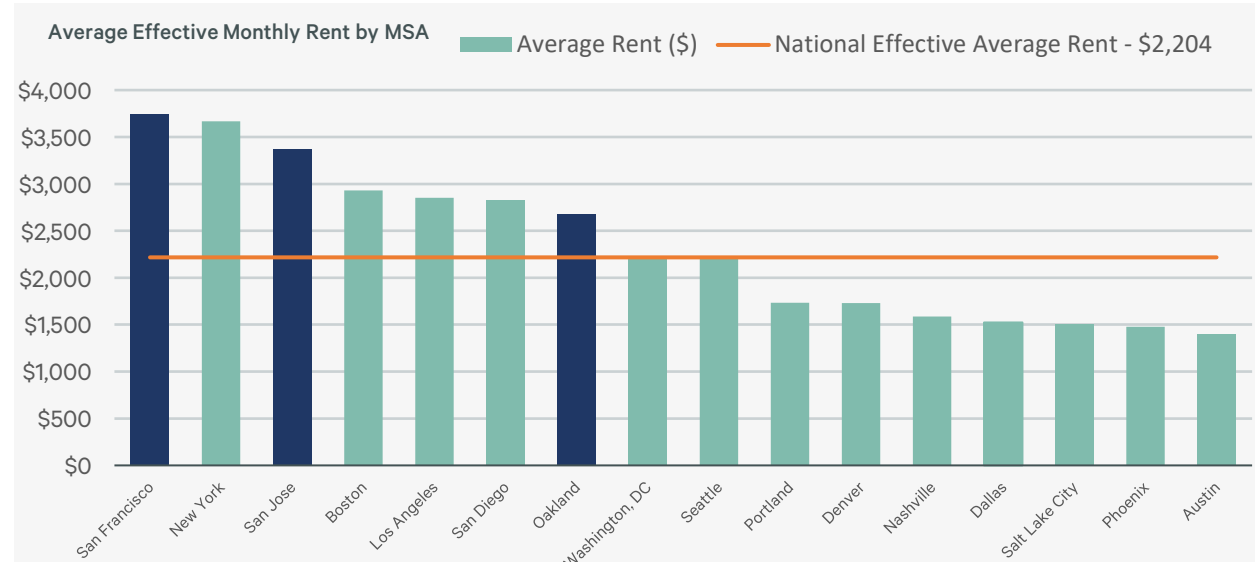
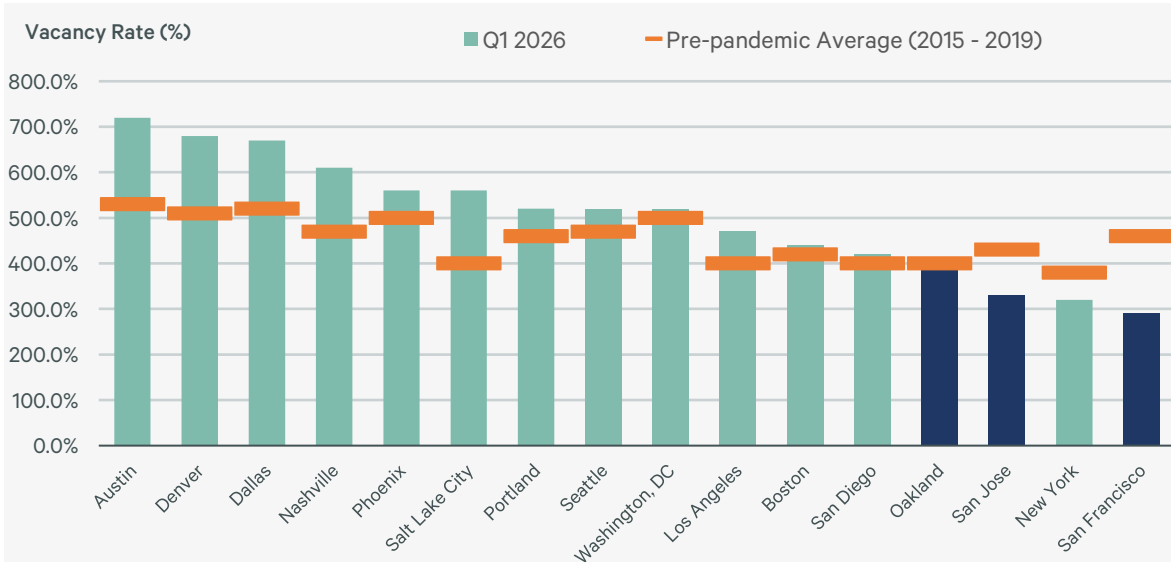


# AI-Driven Tech Resurgence Fuels Bay Area Recovery

Market	San Jose / Silicon Valley	San Francisco/ Peninsula	Oakland / East Bay	Bay Area
Occupancy Rate	▲ 96.7%	▲ 97.1%	▲ 96.0%	▲ 96.6%
Average Rental Rate (Unit)	▲ \$3,368	▲ \$3,741	▲ \$2,673	▲ \$3,276
Q1 Rent Change YoY	▲ 6.2%	▲ 11.3%	▲ 2.6%	▲ 7.6%
2026 YE Net Absorption (Units)	▲ 1,862	▲ 1,968	▲ 2,126	▲ 5,956
2026 YE Deliveries (Units)	▲ 655	▼ 399	▼ 93	▲ 1,147
2026 Transaction Volume	▲ \$6.1B	▲ \$1.6B	▲ \$1.9B	▲ \$9.6B

- Bay Area rent growth accelerated through the first quarter from 4.3% in 4Q25 to 5.4% in 1Q26.
- Bay Area vacancy rates reached 3.4%, representing an 80 bps QoQ decline.
- San Francisco’s vacancy rate compressed to 2.9%, a 25-year low not seen since 2001.
- The Bay Area absorbed 6,450+ units, which resulted in a 5.6x absorption to completion ratio.
- Multifamily sales in 1Q26 accounted for \$1.65 billion, a decline from the three (3) prior quarters due to lack of inventory on the market.

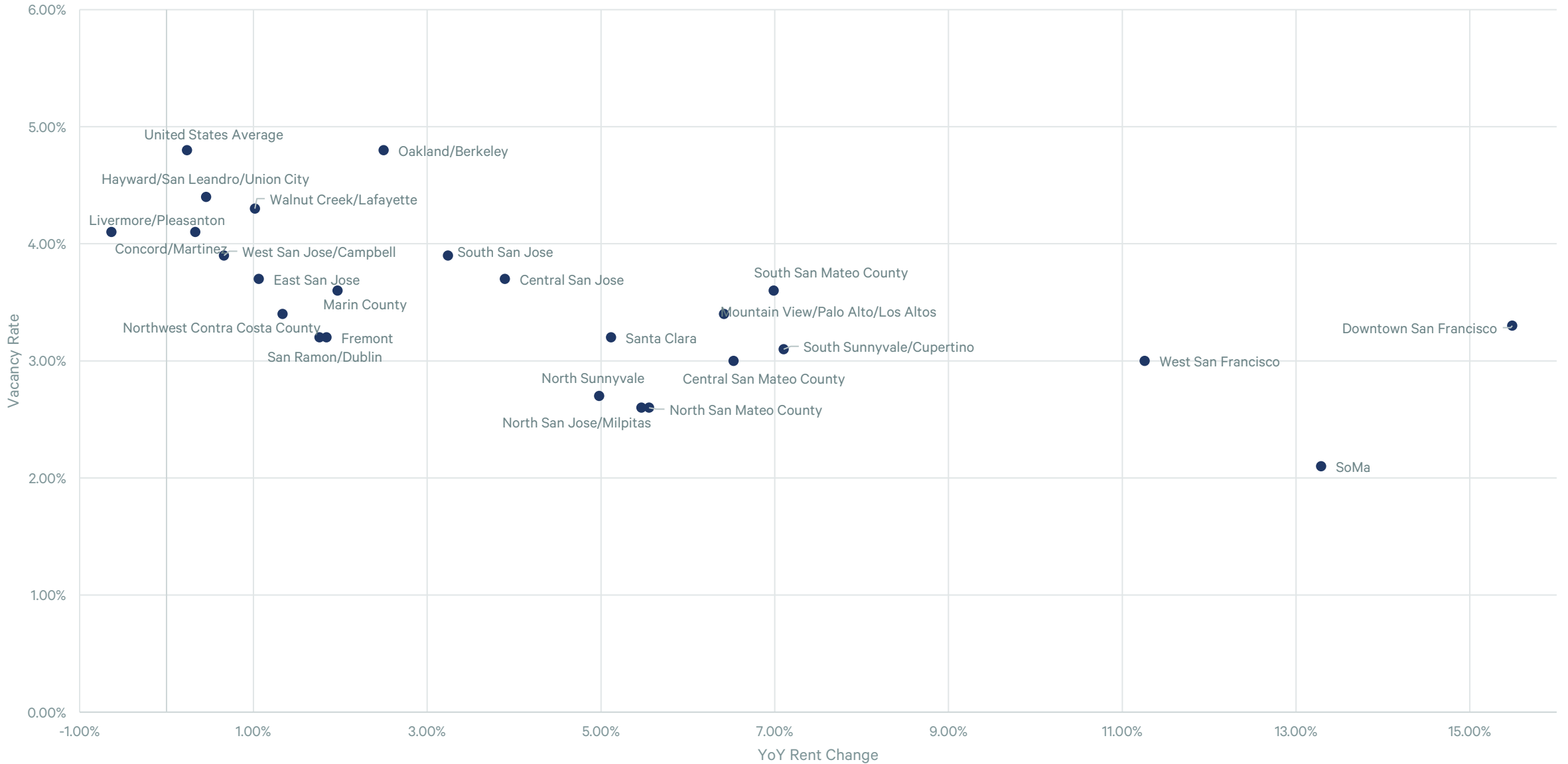
Note: Arrows indicate change from previous quarter unless otherwise indicated.



Market/Submarket	Existing	Completions		Net Absorption	Vacancy Rate			Rent per Unit			
	Inventory	Current Qtr.	Current Qtr.	Current Qtr.	Current Qtr.	QoQ Change	YoY Change	Current Qtr.	Previous Quarter	QoQ Change	YoY Change
	(Units)	(Units)	(% of E.I.)	(Units)	(%)	(BPS)	(BPS)*	(\$)	(\$)	(\$)	(%)
<b>San Francisco / SF Peninsula</b>	<b>263,663</b>	<b>399</b>	<b>0.2%</b>	<b>1,968</b>	<b>2.9</b>	<b>-80</b>	<b>-70</b>	<b>3,741</b>	<b>3,623</b>	<b>117</b>	<b>9.6</b>
Downtown San Francisco	86,898	20	0.0%	320	3.3	-30	-120	3,805	3,583	222	15.5
SoMa	51,343	68	0.1%	744	2.1	-130	-160	4,088	3,927	161	13.3
Marin County	19,713	42	0.2%	143	3.6	-50	-20	3,333	3,312	22	2.0
West San Francisco	40,103	90	0.2%	45	3.0	10	-150	3,860	3,733	127	11.3
Central San Mateo County	23,777	0	0.0%	195	3.0	0	-40	3,627	3,535	91	6.5
North San Mateo County	19,974	0	0.0%	68	2.6	-40	0	3,072	3,028	44	5.6
South San Mateo County	21,855	179	0.8%	453	3.6	-130	-10	4,073	4,003	70	7.0
<b>Silicon Valley</b>	<b>181,572</b>	<b>655</b>	<b>0.4%</b>	<b>1,862</b>	<b>3.3</b>	<b>-70</b>	<b>-110</b>	<b>3,368</b>	<b>3,297</b>	<b>71</b>	<b>4.7</b>
Central San Jose	27,058	154	0.6%	263	3.7	-40	-20	3,165	3,133	31	3.9
East San Jose	12,712	0	0.0%	94	3.7	-80	-50	2,814	2,743	71	1.1
Mountain View/Palo Alto/Los Altos	33,534	0	0.0%	187	3.4	-50	-480	3,741	3,694	47	6.4
North San Jose/Milpitas	14,339	0	0.0%	161	2.6	-110	-80	3,386	3,324	61	5.5
North Sunnyvale	17,645	0	0.0%	134	2.7	-70	-30	3,509	3,415	94	5.0
Santa Clara	22,531	151	0.7%	382	3.2	-110	-120	3,562	3,441	121	5.1
South San Jose	21,838	350	1.6%	356	3.9	0	40	3,029	2,963	67	3.2
South Sunnyvale/Cupertino	10,672	0	0.0%	84	3.1	-80	-120	3,622	3,511	111	7.1
West San Jose/Campbell	21,243	0	0.0%	201	3.9	-100	-90	2,976	2,932	44	.7
<b>Oakland/East Bay</b>	<b>231,218</b>	<b>93</b>	<b>0.0%</b>	<b>2,126</b>	<b>4.0</b>	<b>-80</b>	<b>-80</b>	<b>2,673</b>	<b>2,630</b>	<b>44</b>	<b>1.3</b>
Concord/Martinez	16,962	0	0.0%	147	4.1	-80	-50	2,366	2,331	35	.3
Fremont	22,189	0	0.0%	199	3.2	-90	-20	2,810	2,764	47	1.8
Hayward/San Leandro/Union City	31,923	0	0.0%	34	4.4	-10	60	2,463	2,425	37	.5
Livermore/Pleasanton	9,111	0	0.0%	81	4.1	-90	-70	2,763	2,685	78	-6
Northeast Contra Costa County	11,144	0	0.0%	38	4.3	-30	-170	2,245	2,233	11	-1.1
Northwest Contra Costa County	16,330	0	0.0%	111	3.4	-70	-100	2,465	2,433	32	1.3
Oakland/Berkeley	101,631	68	0.1%	1,362	4.8	-120	-200	2,846	2,805	42	2.5
San Ramon/Dublin	8,973	20	0.2%	78	3.2	-60	-10	2,757	2,697	60	1.8
Walnut Creek/Lafayette	12,955	5	0.0%	76	4.3	-50	-10	2,692	2,655	37	1.0
<b>Total Bay Area Market</b>	<b>676,453</b>	<b>1,147</b>	<b>0.2%</b>	<b>5,956</b>	<b>3.4</b>	<b>-77</b>	<b>-84</b>	<b>3,276</b>	<b>3,196</b>	<b>80</b>	<b>5.8</b>

\*Note: The vacancy rate in this table represents the vacancy rate of stabilized units.

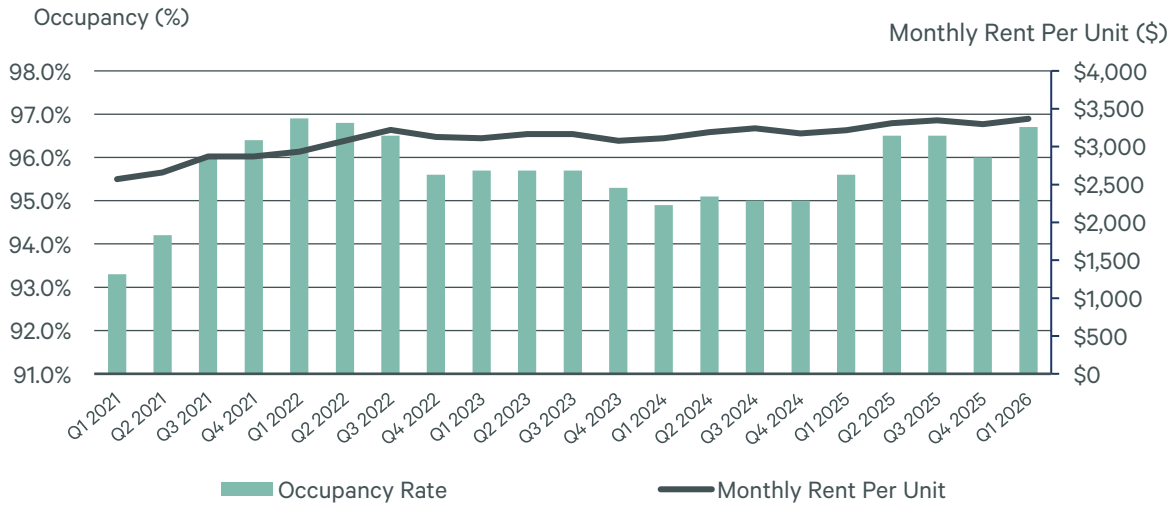
### Bay Area Submarkets YoY Rent & Vacancy Change



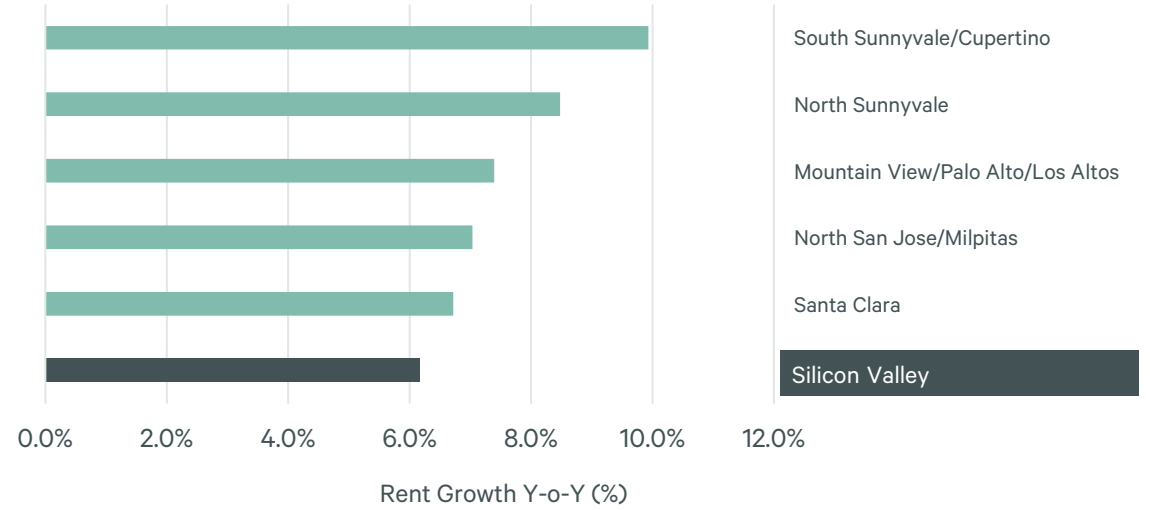
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# San Jose/Silicon Valley

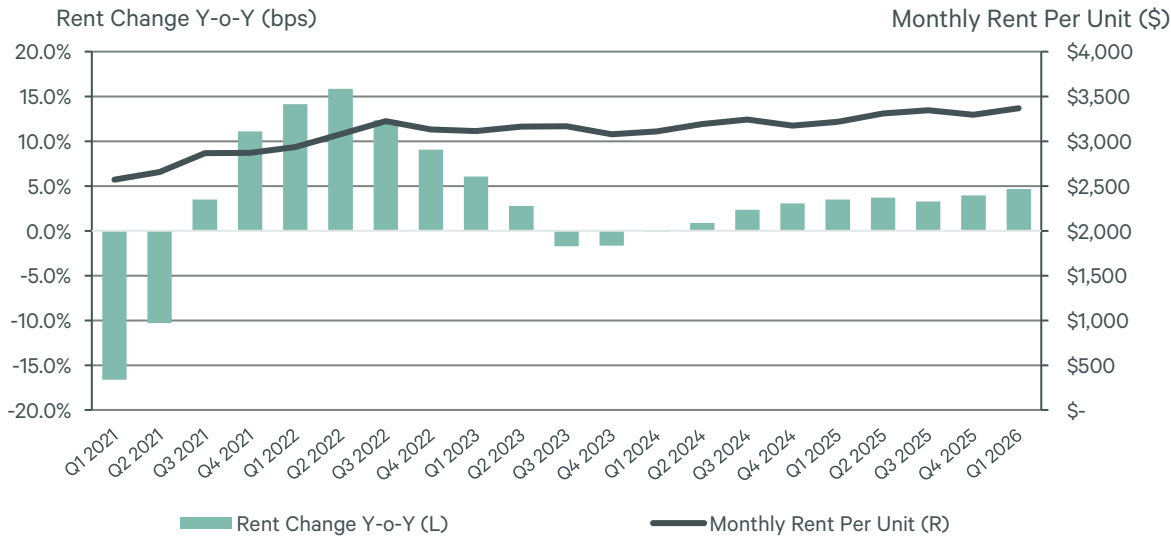
**FIGURE 1: Occupancy and Average Asking Rental Rate – San Jose/Silicon Valley**



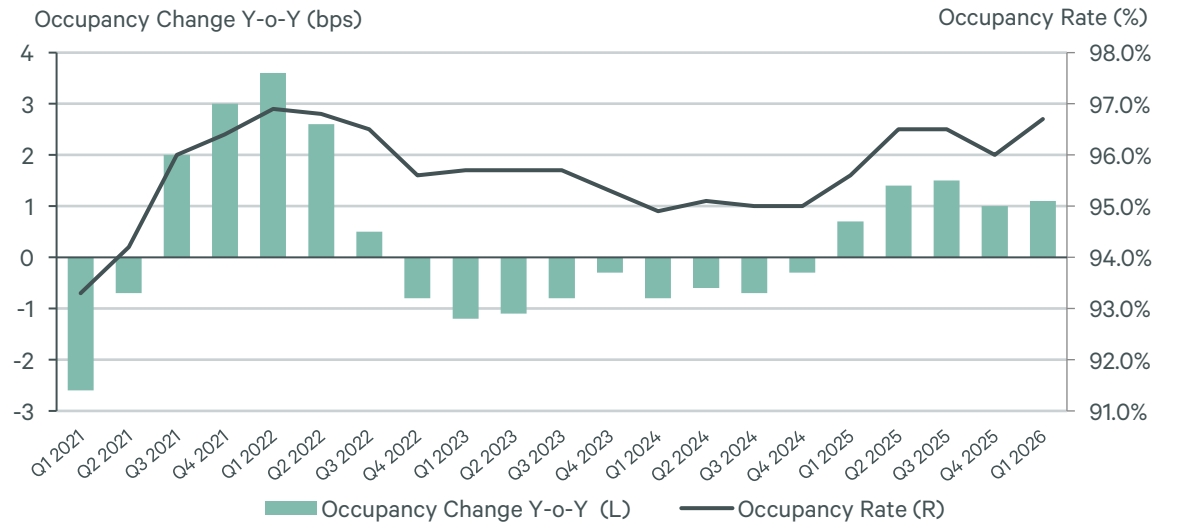
**FIGURE 3: Top 5 Submarkets by Rent Growth**



**FIGURE 2: Rent Change Year over Year**

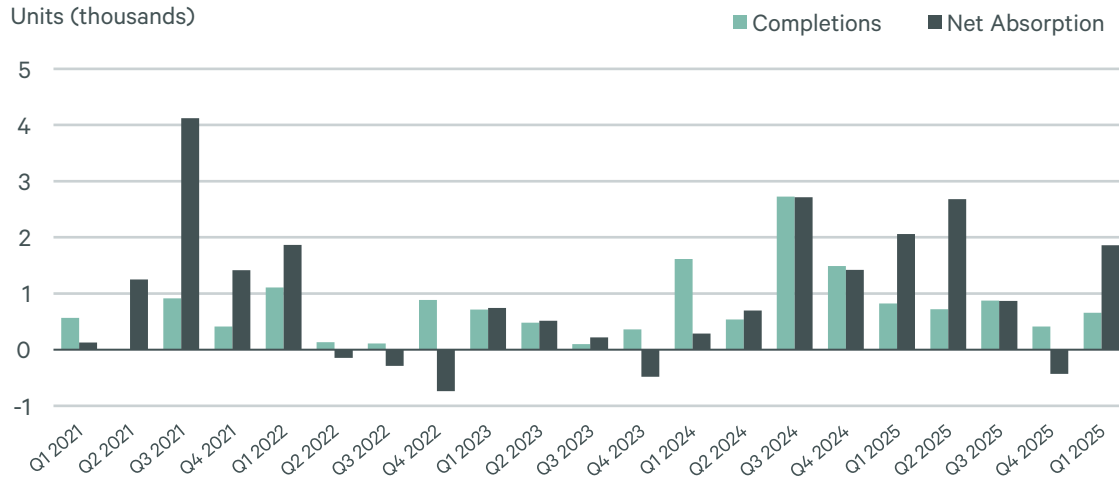


**FIGURE 4: Occupancy Rate Change Year over Year**



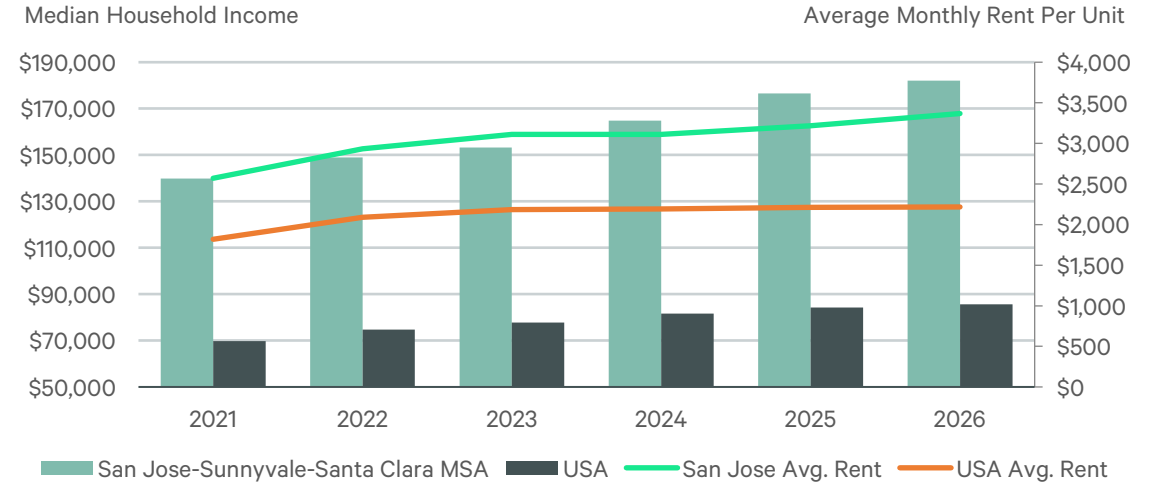
# San Jose/Silicon Valley

**FIGURE 5: Completions and Absorption**



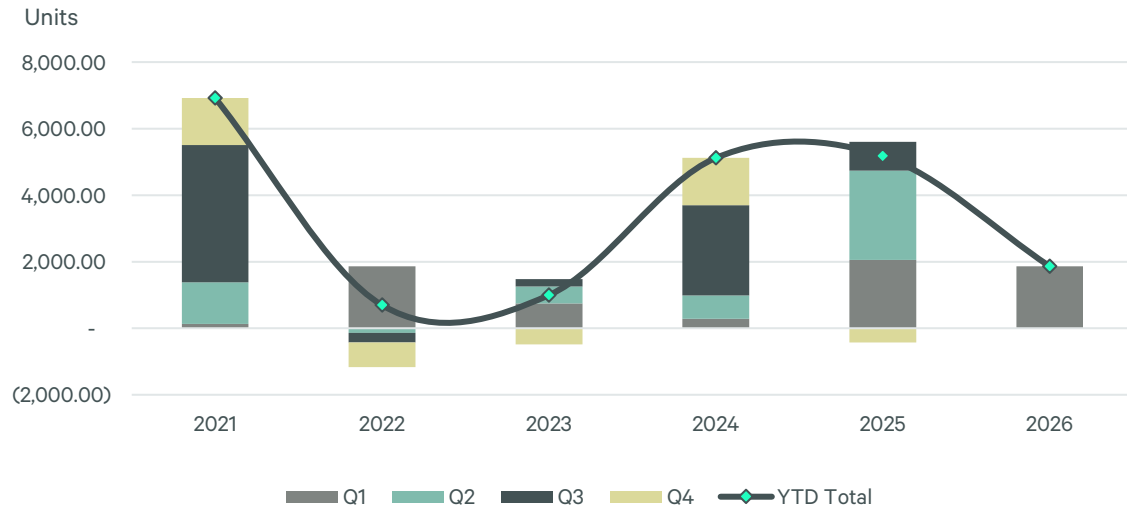
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**FIGURE 6: Median Household Income and National Comparison**

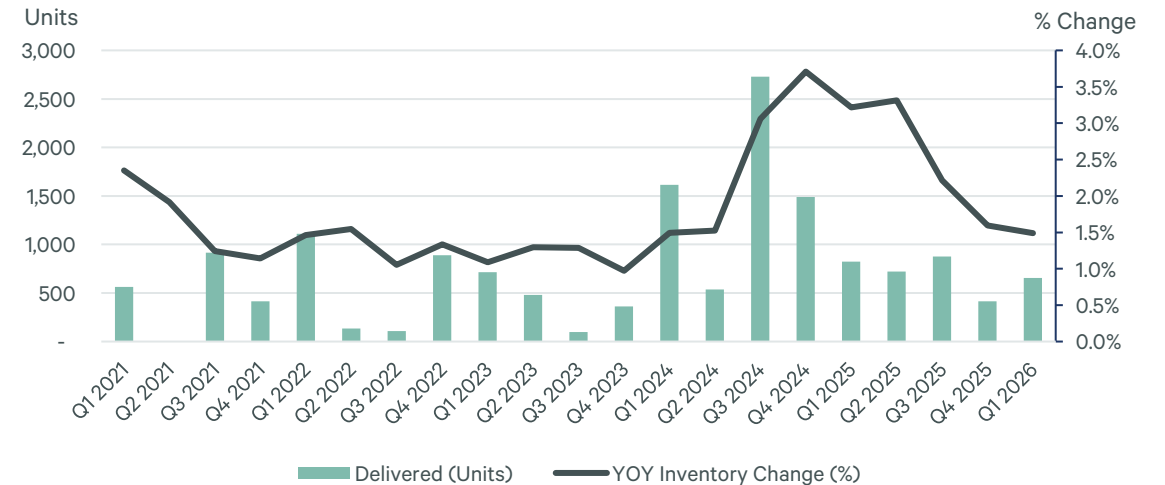


Source: CBRE Research, CBRE Econometric Advisors, Oxford Economics, Q1 2026

**FIGURE 7: Net Absorption**

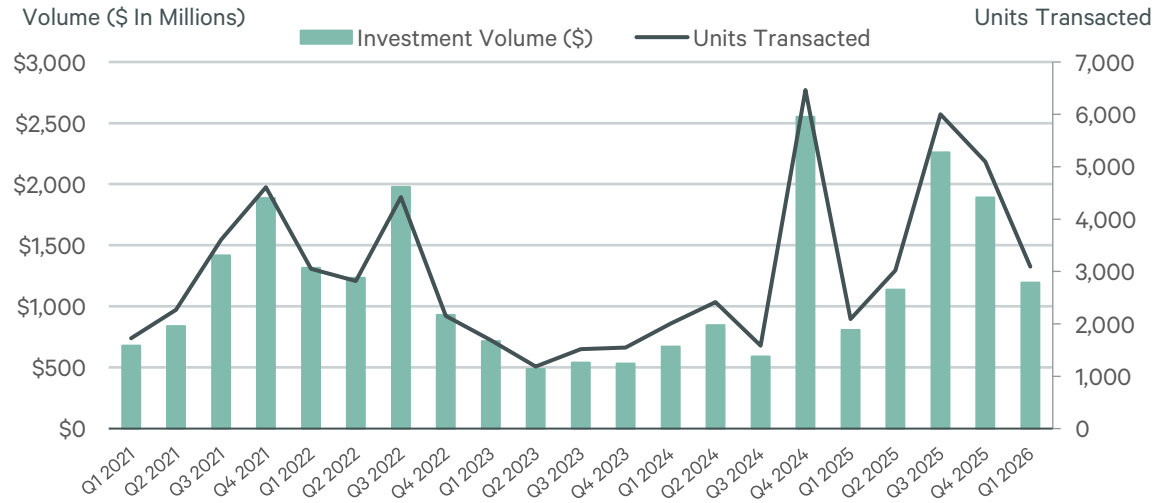


**FIGURE 8: Units Delivered and Inventory Change**



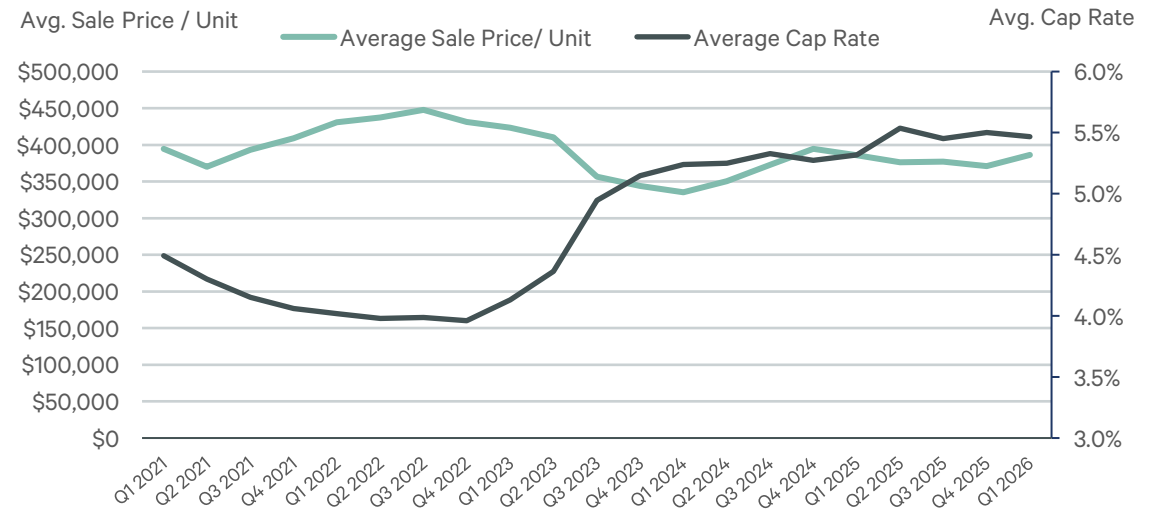
# San Jose/Silicon Valley

**FIGURE 9: Transaction Volume**



Source: CBRE Research, Real Capital Analytics, Q1 2026

**FIGURE 10: Quarterly Average Sale Price per Unit vs. Cap Rate**



Source: CBRE Research, Real Capital Analytics, Q1 2026

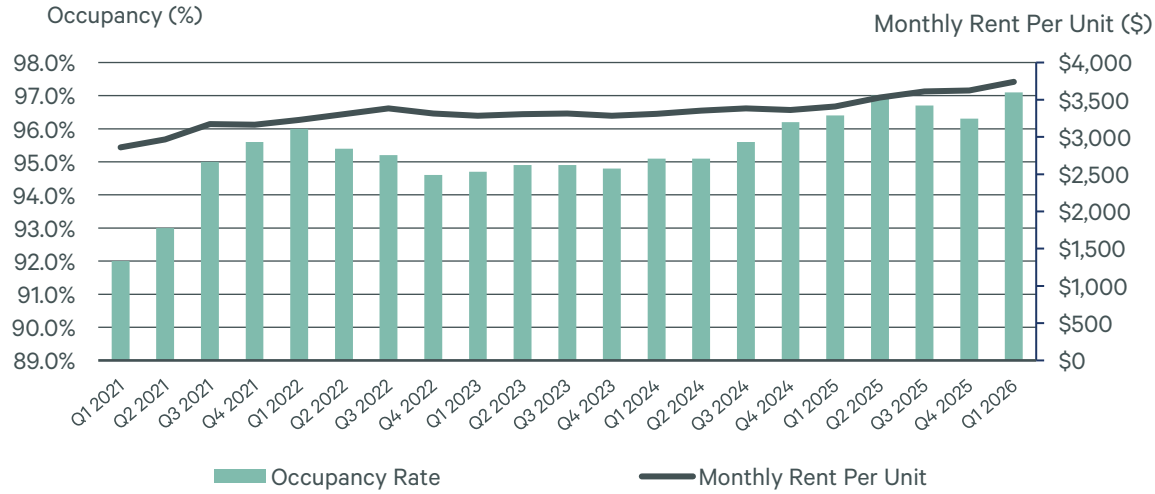
**FIGURE 11: Notable Transactions**

Property Name	City	Units	Year Built	Price	Sale Price/Unit	Sale Price/SF	Sale Date
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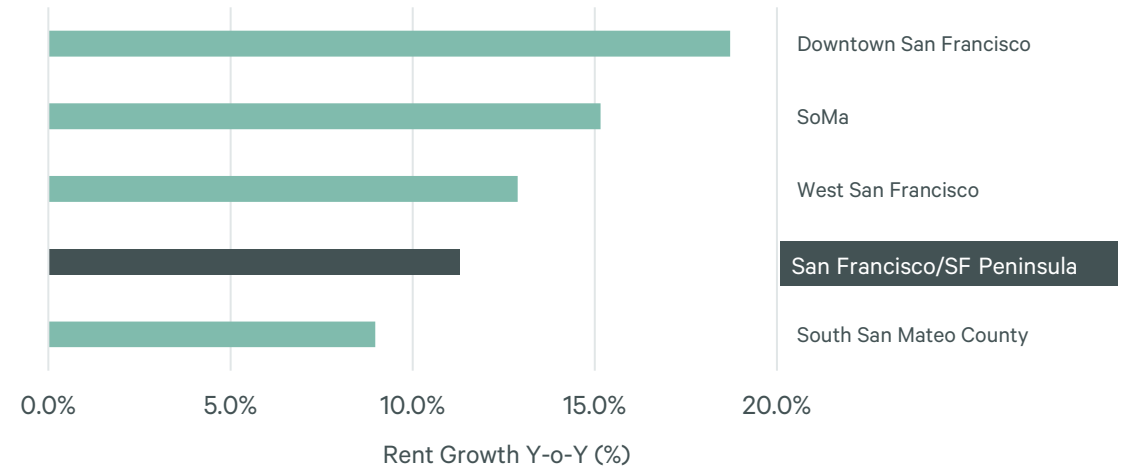
Source: CBRE Research, Real Capital Analytics, Q1 2026

# San Francisco/Peninsula

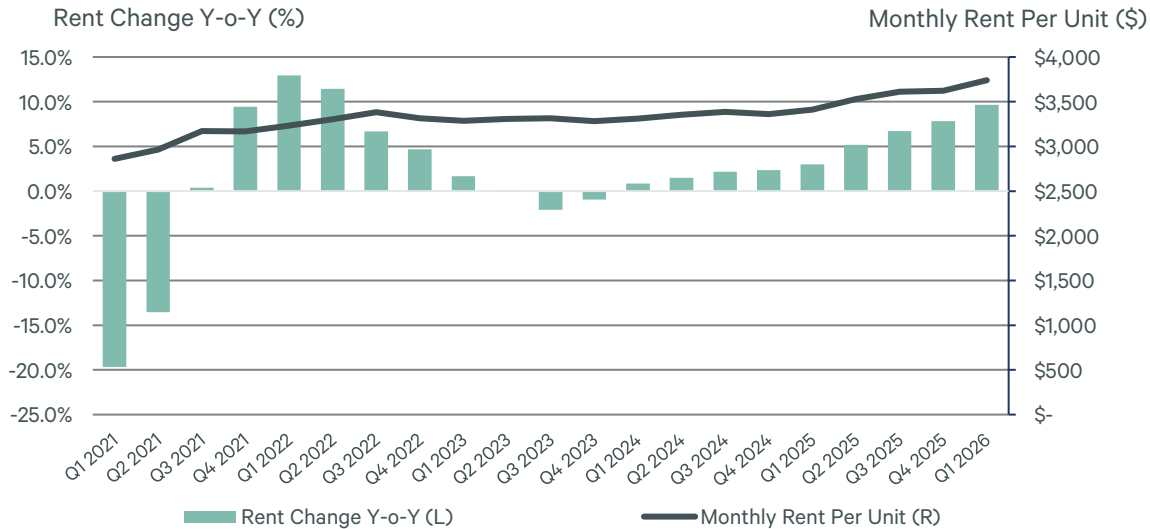
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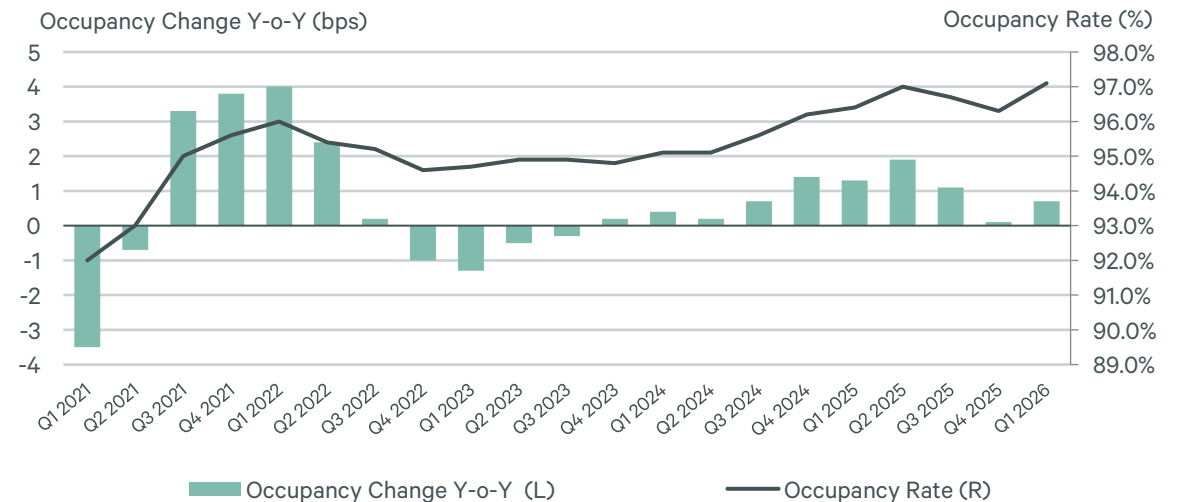
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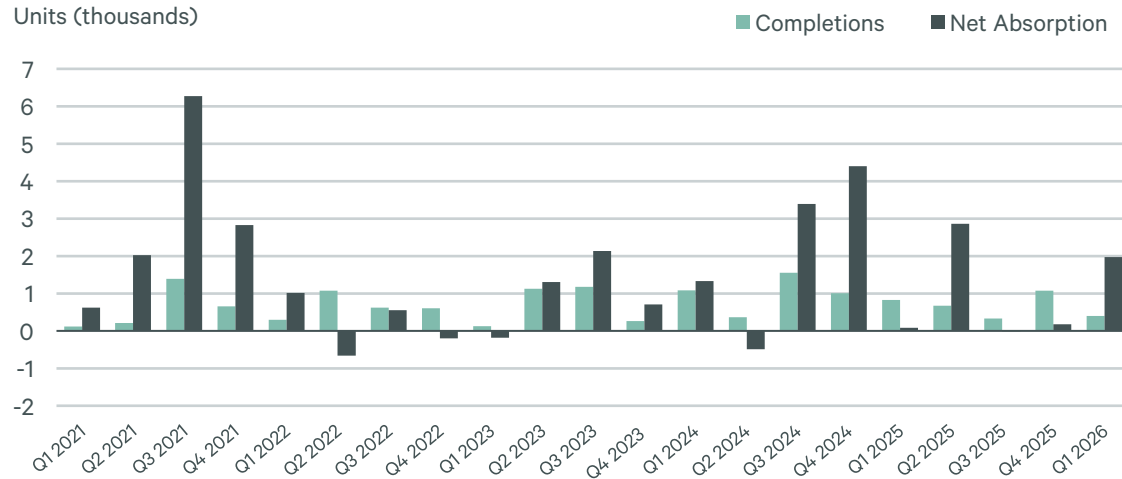


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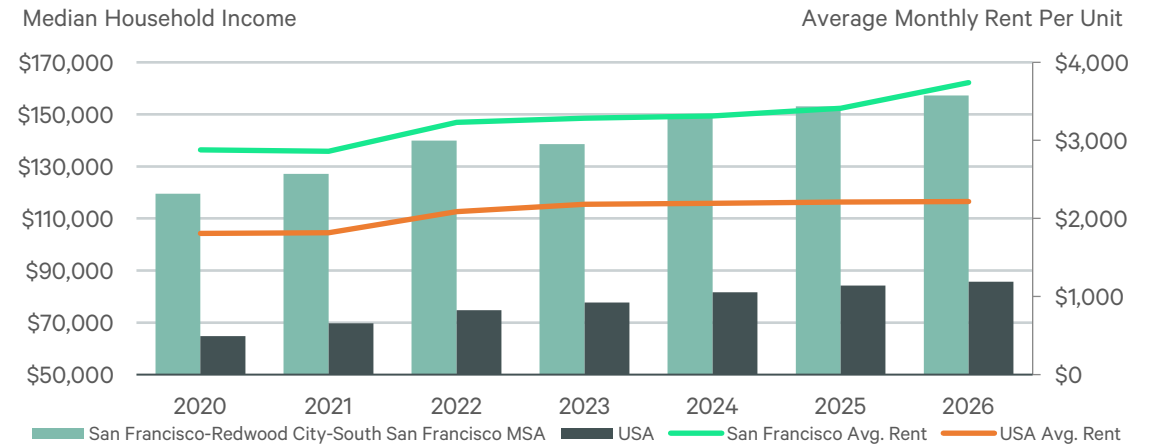
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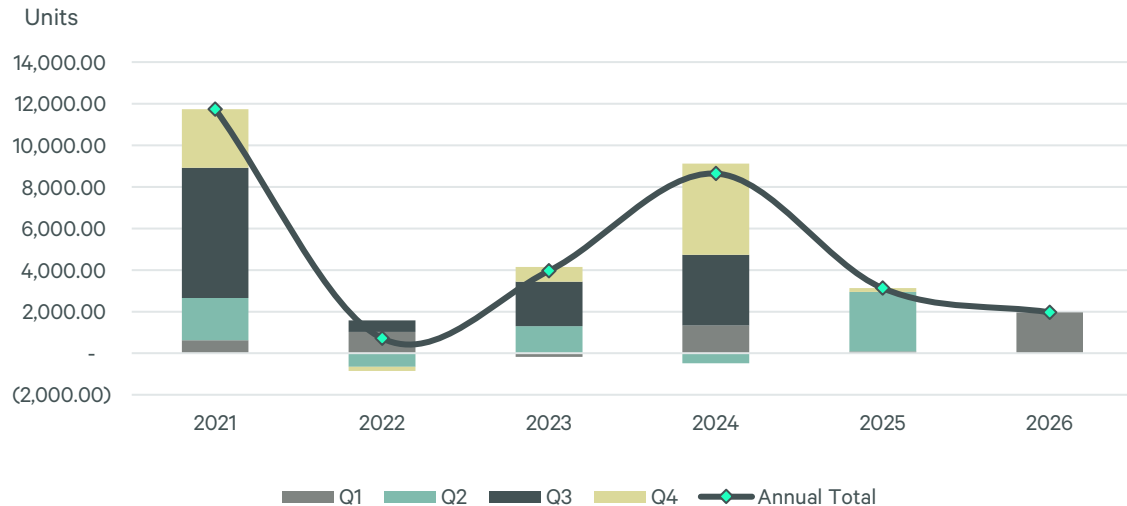
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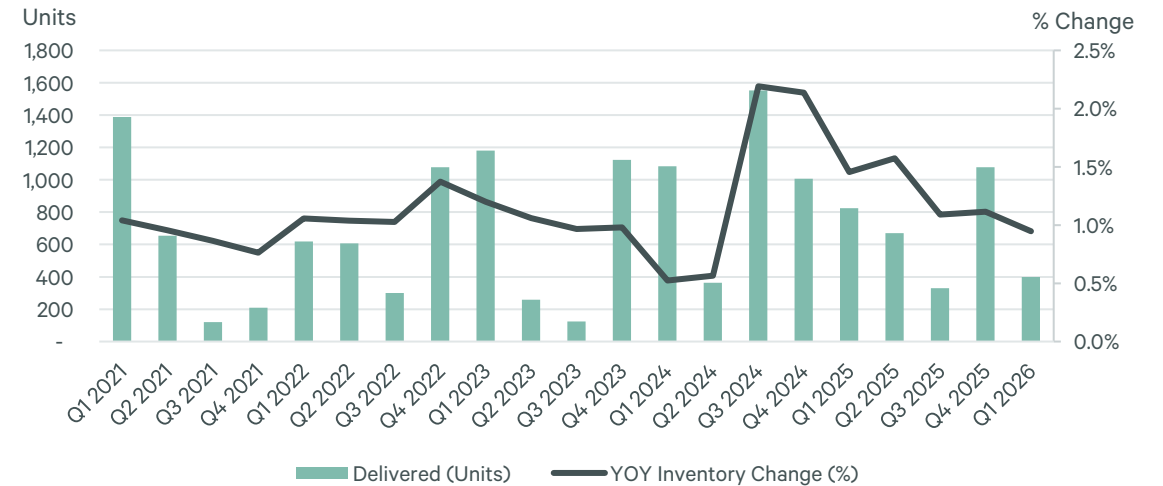


Source: CBRE Research, CBRE Econometric Advisors, Oxford Economics, Q1 2026

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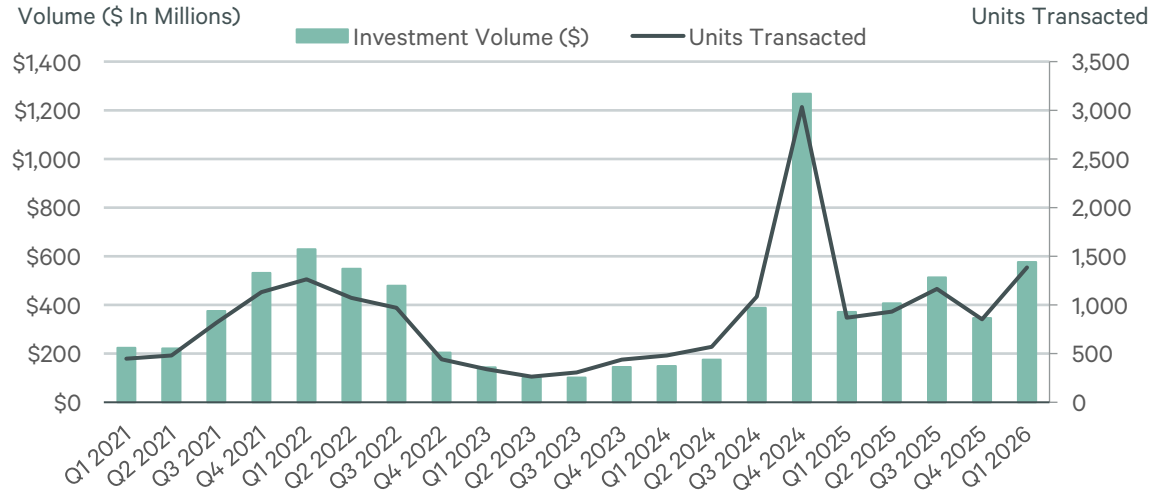


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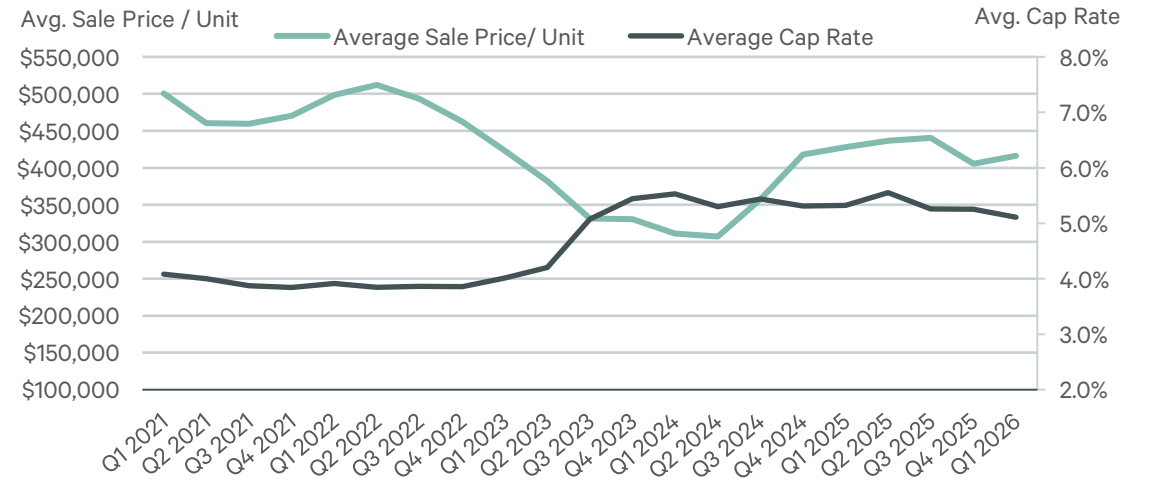
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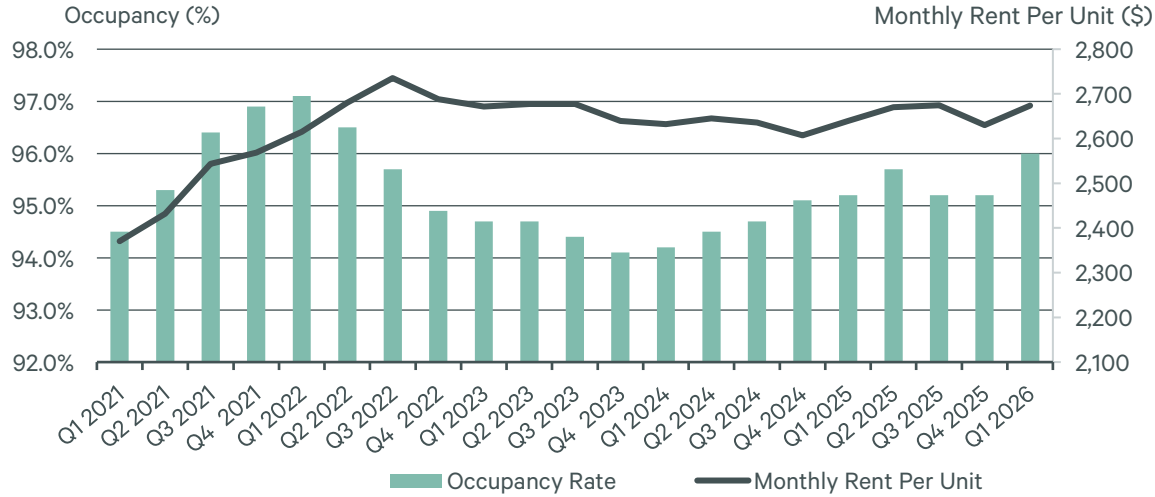
**FIGURE 11: Notable Transactions**

Property Name	City	Units	Year Built	Price	Sale Price/Unit	Sale Price/SF	Sale Date
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Carmel Rincon Apartments	San Francisco	320	2012	\$174,000,000	\$543,750	\$820	Mar-26
923 Folsom	San Francisco	115	2017	\$64,250,000	\$558,696	\$543	Feb-26
El Dorado	Belmont	39	1962	\$20,237,500	\$518,910	\$290	Mar-26
48 Haight Street	San Francisco	26	1925	\$8,700,000	\$334,615	\$532	Feb-26
2825 California Street	San Francisco	19	1927	\$8,490,000	\$446,842	\$559	Jan-26

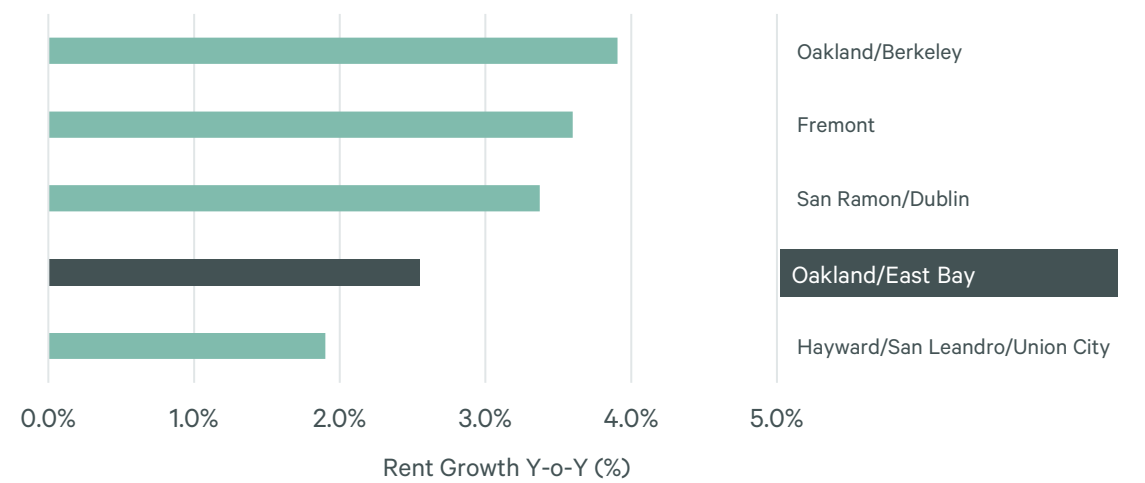
Source: CBRE Research, Real Capital Analytics, Q1 2026

# Oakland/East Bay

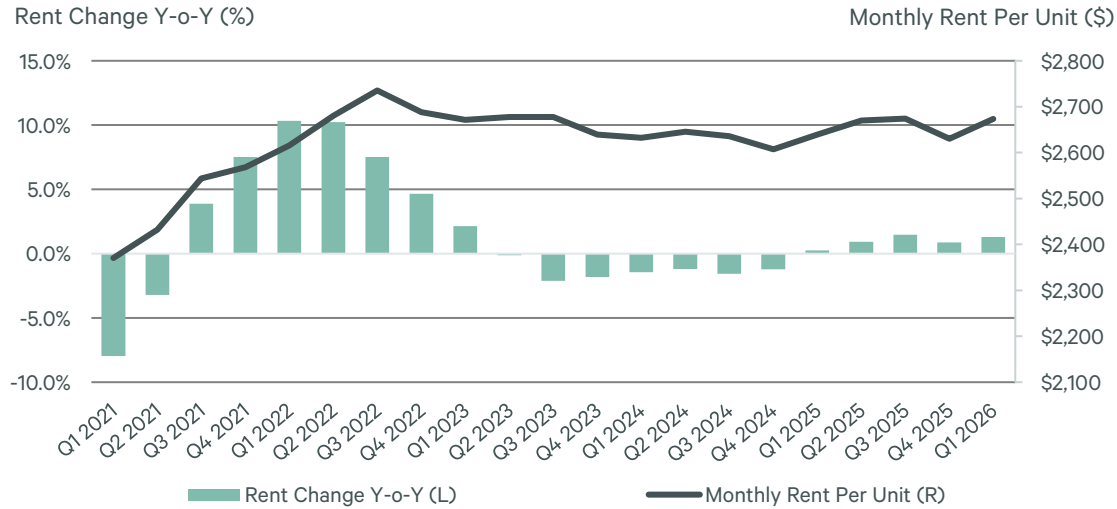
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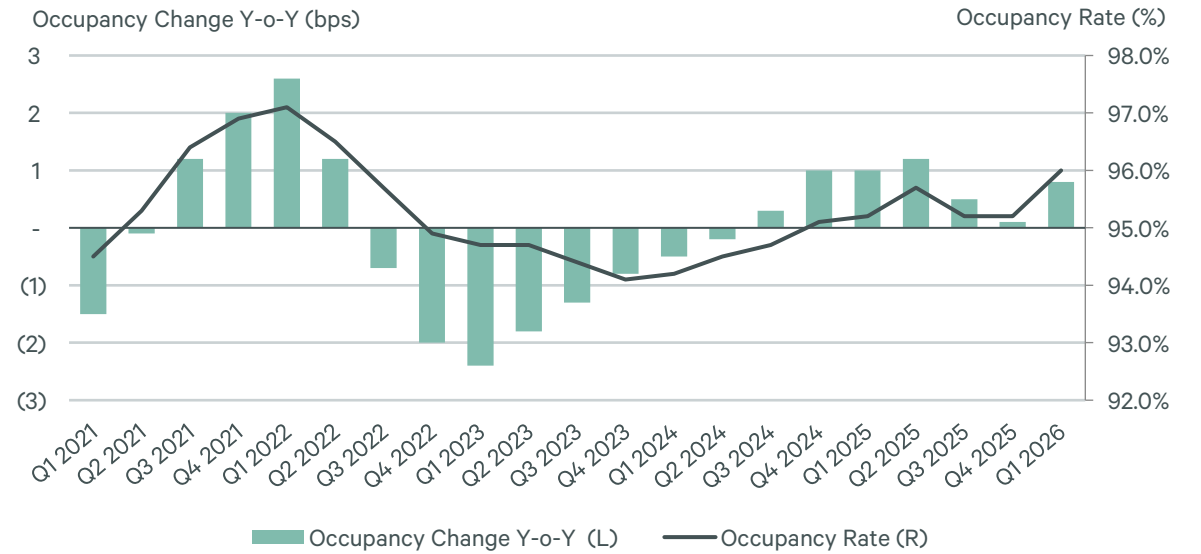
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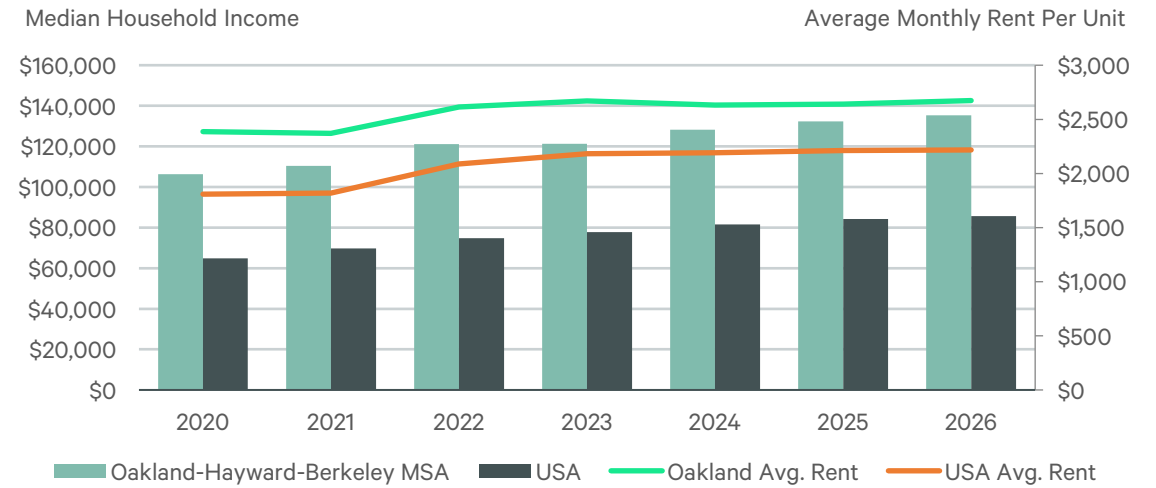
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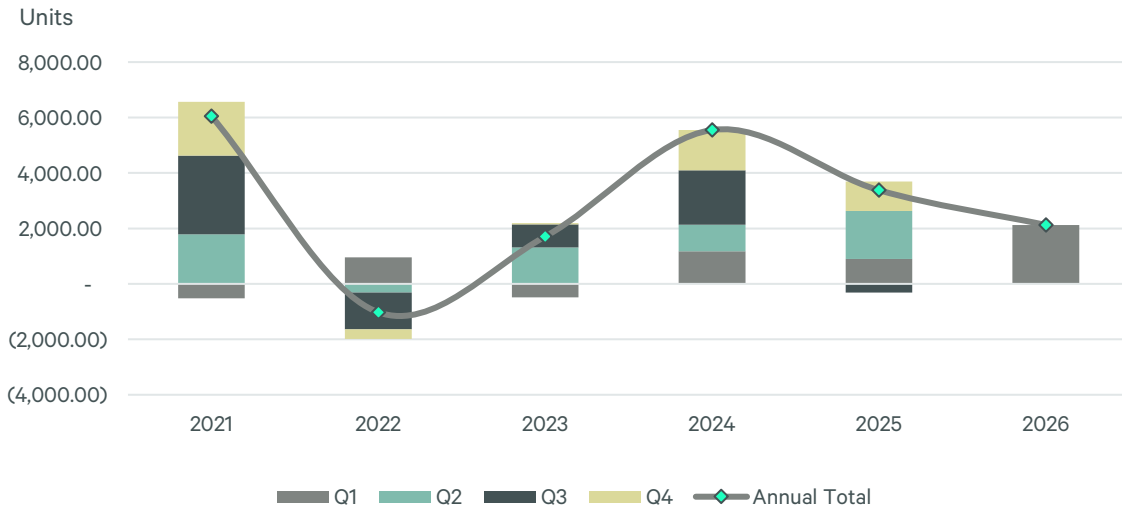
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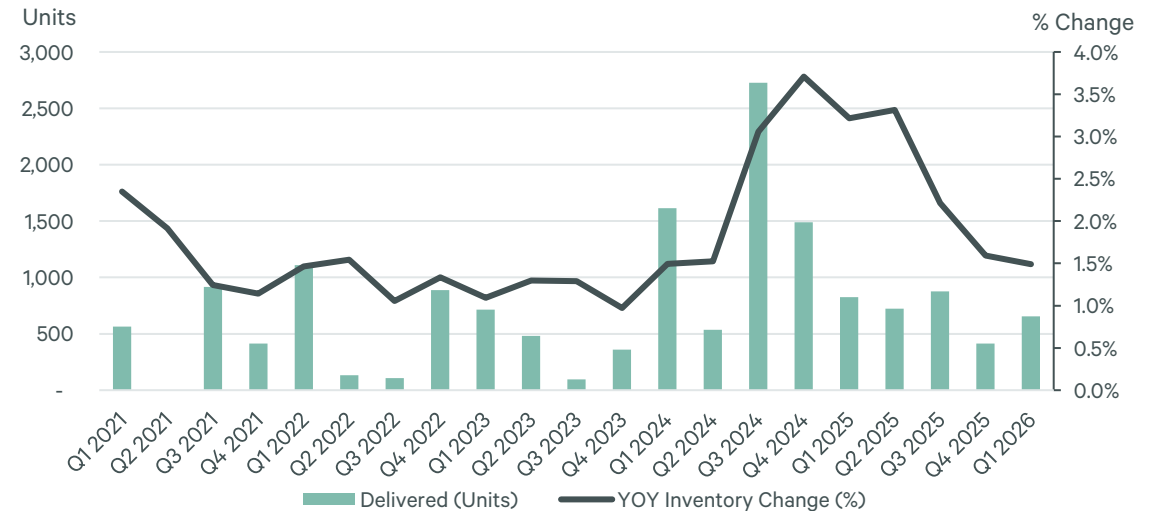


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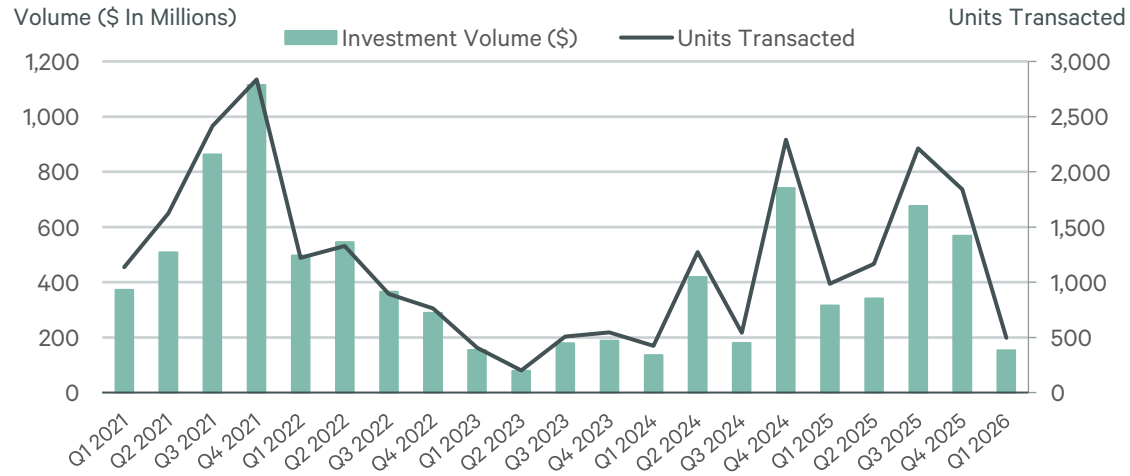


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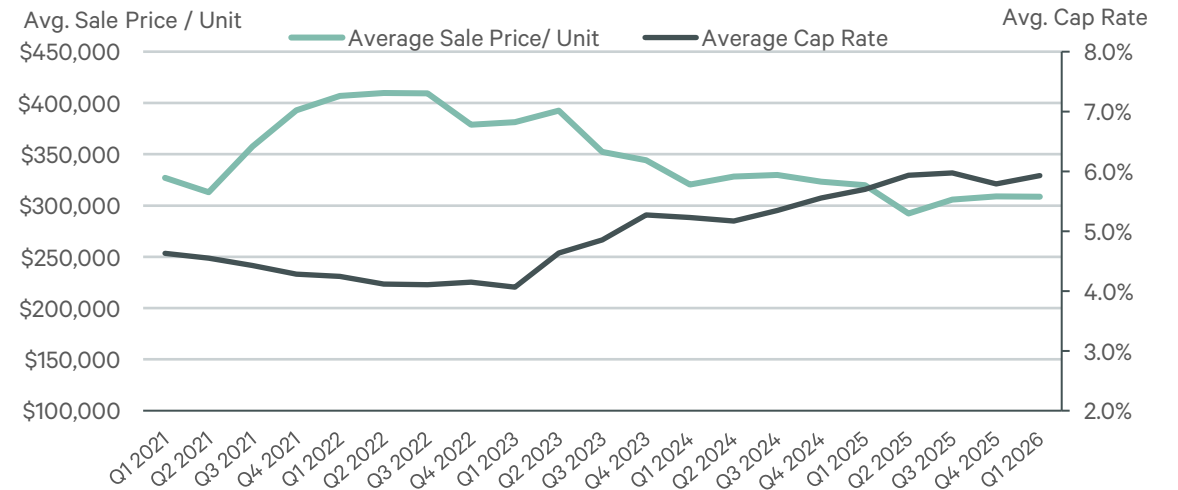
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Idora	Oakland	33	2017	\$12,600,000	\$381,818	\$529	Feb-26
316 12th Street	Oakland	27	1909	\$8,100,000	\$300,000	\$227	Jan-26
Port O Marina Apartments	San Leandro	38	1975	\$7,325,000	\$192,763	\$267	Jan-26

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## Bay Area Multifamily Submarkets



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### Definitions

Net Absorption: The change in occupied units from one period to the next, recognized at the tenant move-in date.

Vacancy: Stabilized apartment units that are physically vacant.

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