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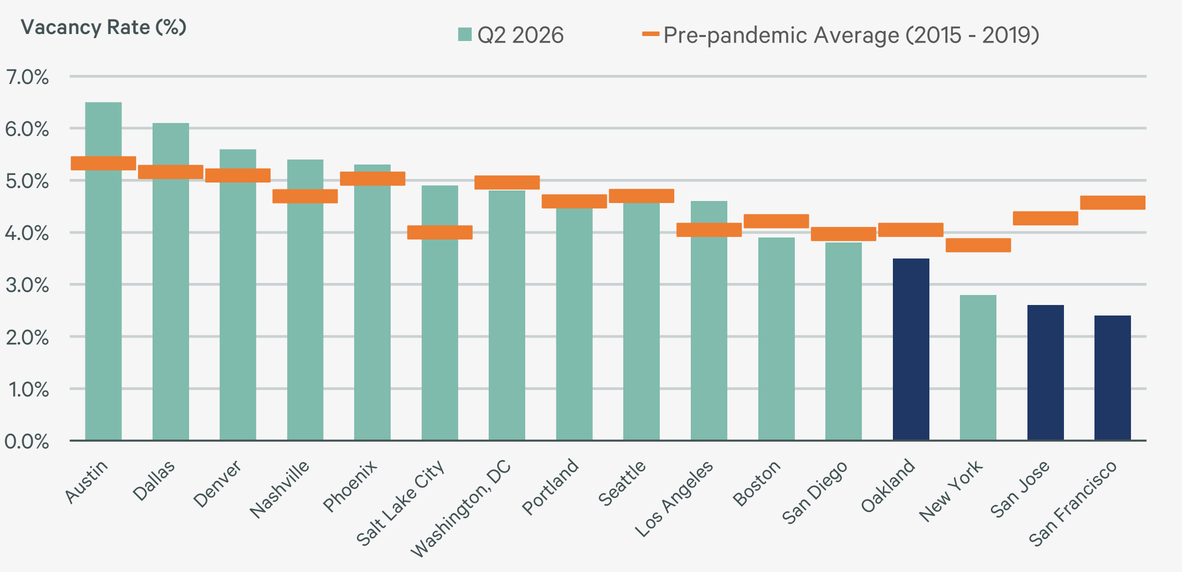
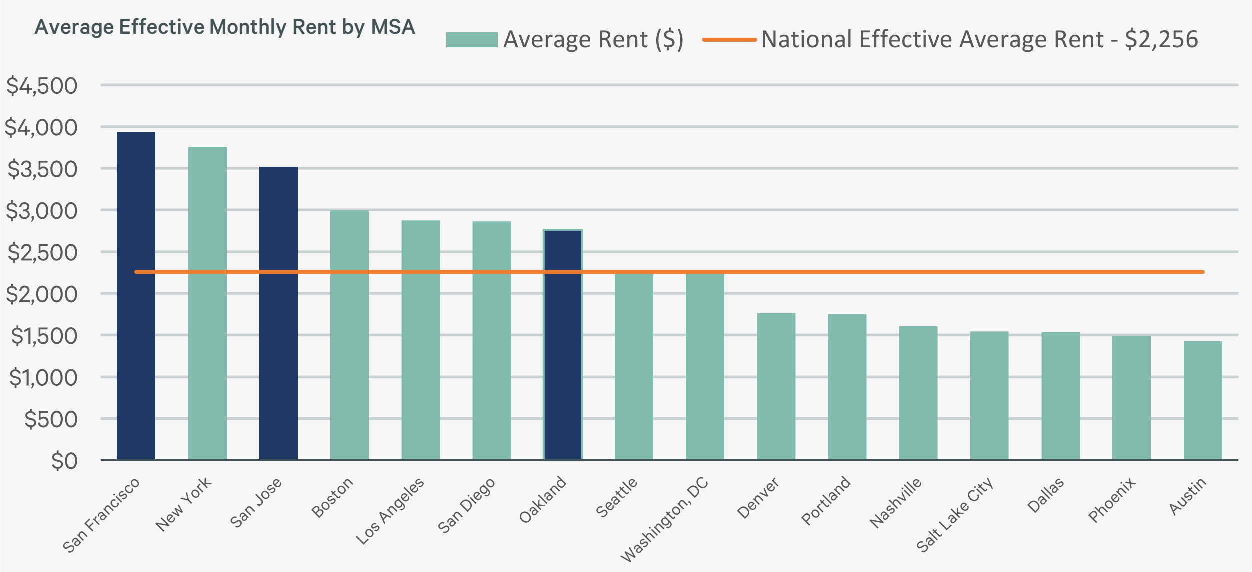
San Francisco 15% Rent Growth Charges Greater Bay Area Resurgence

Market	San Jose / Silicon Valley		San Francisco/ Peninsula		Oakland / East Bay		Bay Area	
Occupancy Rate	▲	97.4%	▲	97.6%	▲	96.5%	▲	97.2%
Average Rental Rate (Unit)	▲	$3,516	▲	$3,936	▲	$2,762	▲	$3,423
Q2 Rent Change YoY	▲	6.4%	▲	11.4%	▲	3.3%	▲	7.7%
2026 YE Net Absorption (Units)	▲	3,459	▲	3,838	▲	3,763	▲	11,060
2026 YE Deliveries (Units)	▲	954	▲	627	▲	450	▲	2,031
2026 Transaction Volume	▲	$1.0B	▲	$973M	▲	$322M	▲	$2.3B

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

- Bay Area rent growth reached 7.7% year-over-year in Q2 2026, with the SF/Peninsula submarket leading at 11.4% YoY.
- Bay Area vacancy compressed to 2.8%, down 49 basis points quarter-over-quarter and 72 basis points year-over-year.
- San Francisco's vacancy rate hit 2.4%, with SoMa and West SF posting vacancy rates of 2.0% and 1.8%, respectively.
- The Bay Area delivered 884 units against 5,104 units of net absorption, a 5.8x absorption-to-completion ratio.
- Bay Area transaction volume reached $2.3 billion in 2026 year-to-date, with QoQ sales marginally declining due to lack of market inventory.





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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)*	($)	($)	($)	(%)
San Francisco / SF Peninsula	**264,311**	**228**	0.1%	**1,863**	**2.4**	**-40**	**-60**	**3,936**	**3,744**	**192**	**11.4**
Downtown San Francisco	86,898	0	0.0%	620	2.6	-70	-40	4,007	3,802	205	17.1
SoMa	51,527	184	0.4%	223	2.0	-10	-150	4,363	4,093	270	17.3
Marin County	19,721	8	0.0%	91	3.2	-40	-30	3,445	3,304	141	4.5
West San Francisco	40,103	0	0.0%	477	1.8	-120	-190	3,986	3,863	123	10.1
Central San Mateo County	24,197	0	0.0%	184	2.3	0	-40	3,809	3,626	183	8.2
North San Mateo County	19,974	0	0.0%	-49	2.8	30	30	3,206	3,093	113	5.6
South San Mateo County	21,891	36	0.2%	317	2.3	-130	-30	4,239	4,079	161	6.4
Silicon Valley	**181,989**	**299**	0.2%	**1,565**	**2.6**	**-60**	**-80**	**3,516**	**3,364**	**152**	**6.4**
Central San Jose	27,058	0	0.0%	187	3.0	-70	-50	3,283	3,167	116	5.0
East San Jose	12,712	0	0.0%	77	3.1	-60	0	2,959	2,814	145	4.0
Mountain View/Palo Alto/Los Altos	33,619	85	0.3%	391	2.5	-90	-200	3,930	3,797	133	7.3
North San Jose/Milpitas	14,671	214	1.5%	292	2.0	-60	-70	3,579	3,388	191	7.2
North Sunnyvale	17,645	0	0.0%	130	1.9	-80	-50	3,746	3,560	185	6.8
Santa Clara	22,531	0	0.0%	66	2.9	-30	-70	3,710	3,562	148	6.0
South San Jose	21,838	0	0.0%	160	3.0	-70	-80	3,060	2,935	125	6.2
South Sunnyvale/Cupertino	10,672	0	0.0%	89	2.2	-80	-120	3,704	3,549	155	8.4
West San Jose/Campbell	21,243	0	0.0%	173	3.1	-80	-120	3,113	2,976	136	3.9
Oakland/East Bay	**231,575**	**357**	0.2%	**1,676**	**3.5**	**-50**	**-80**	**2,762**	**2,676**	**86**	**3.3**
Concord/Martinez	16,962	0	0.0%	48	3.7	-20	-70	2,416	2,394	22	0.0
Fremont	22,189	0	0.0%	142	2.6	-70	-20	2,944	2,806	138	4.5
Hayward/San Leandro/Union City	32,103	180	0.6%	264	4.1	-30	-30	2,524	2,470	54	1.4
Livermore/Pleasanton	9,111	0	0.0%	12	4.0	-10	-30	2,874	2,763	111	3.1
Northeast Contra Costa County	11,144	0	0.0%	80	3.5	-80	-150	2,293	2,245	49	1.3
Northwest Contra Costa County	16,399	69	0.4%	152	2.9	-50	-40	2,490	2,450	39	0.9
Oakland/Berkeley	101,739	108	0.1%	798	4.0	-70	-180	2,950	2,854	96	4.7
San Ramon/Dublin	8,973	0	0.0%	54	2.6	-60	-90	2,864	2,757	107	4.3
Walnut Creek/Lafayette	12,955	0	0.0%	126	3.2	-90	-50	2,763	2,692	71	3.0
Total Bay Area Market	677,875	884	0.1%	5,104	2.8	-49	**-72**	3,423	3,278	145	**7.7**

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

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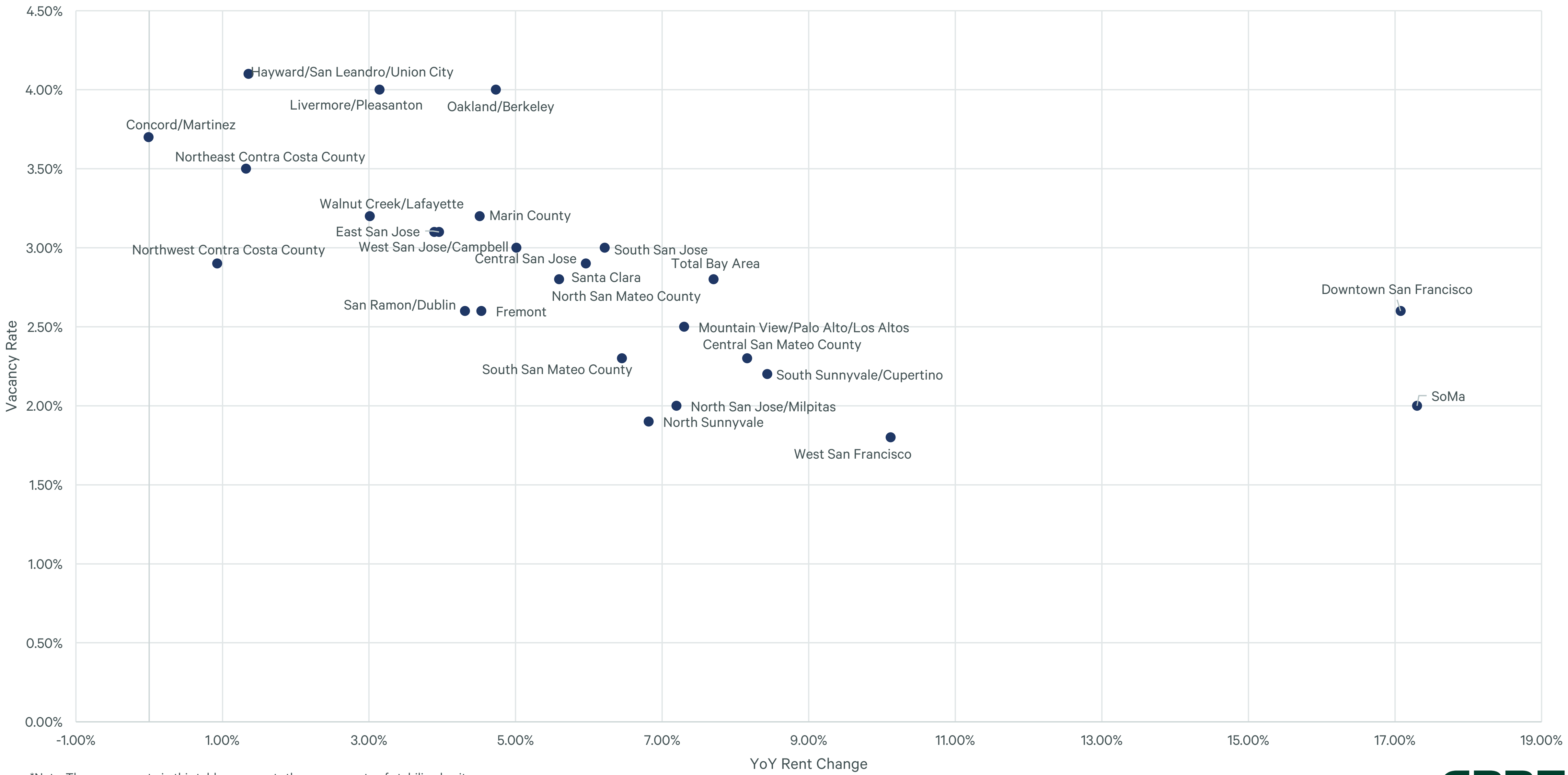
Bay Area Submarkets YoY Rent & Vacancy Change



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San Jose/Silicon Valley

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

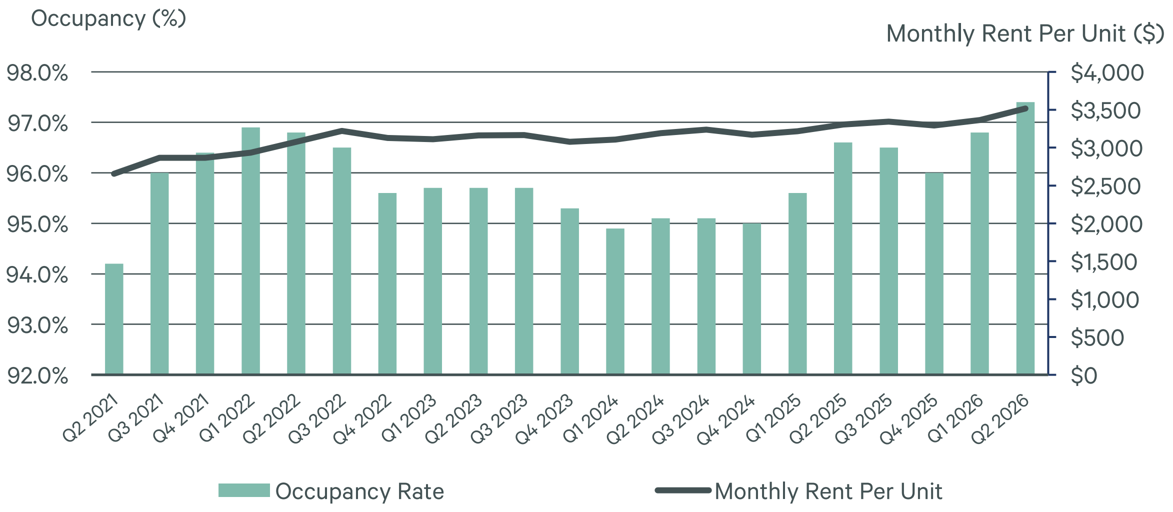
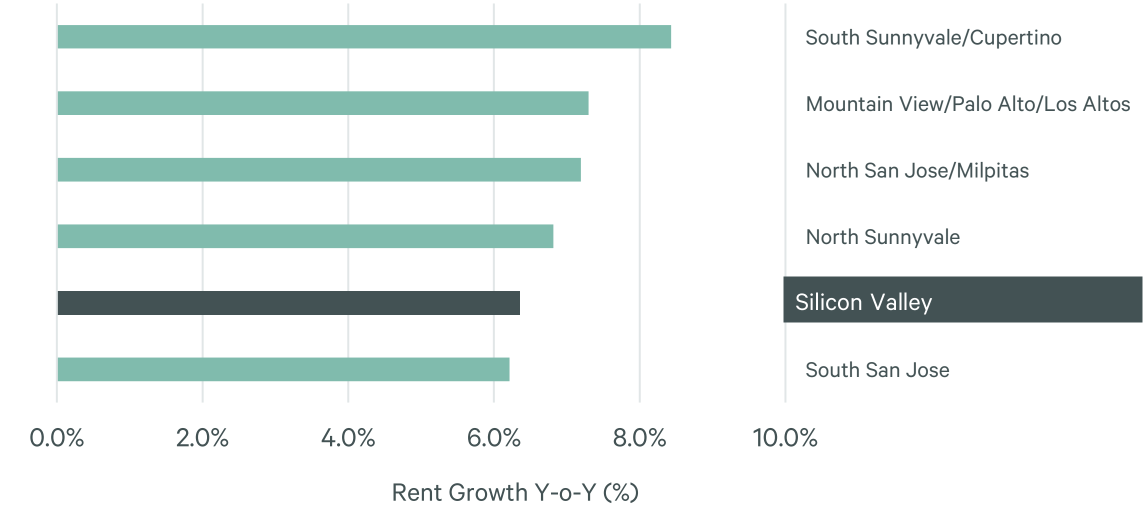


FIGURE 3: Top 5 Submarkets by Rent Growth



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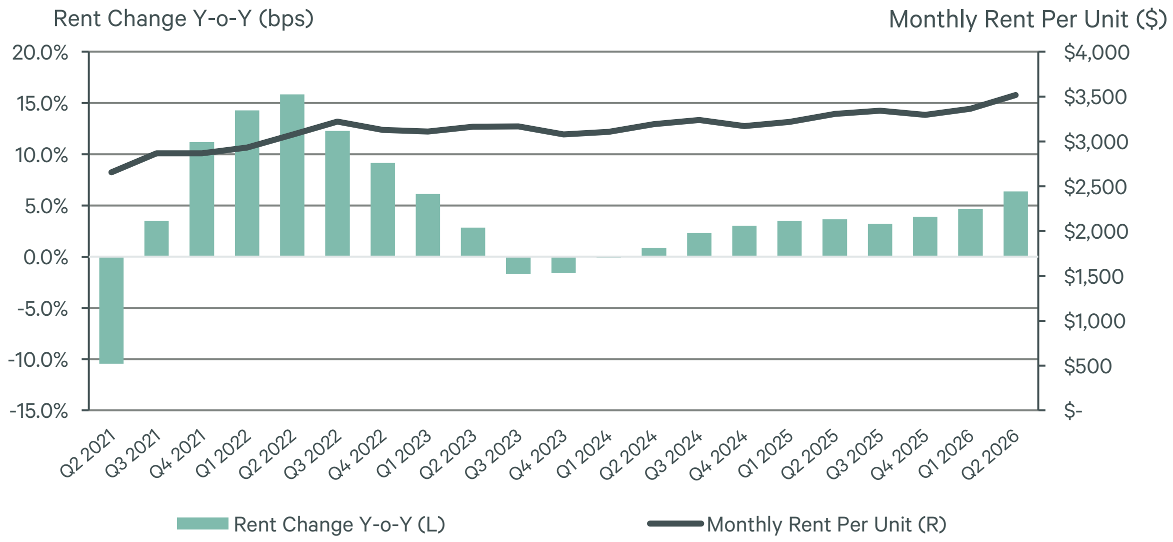

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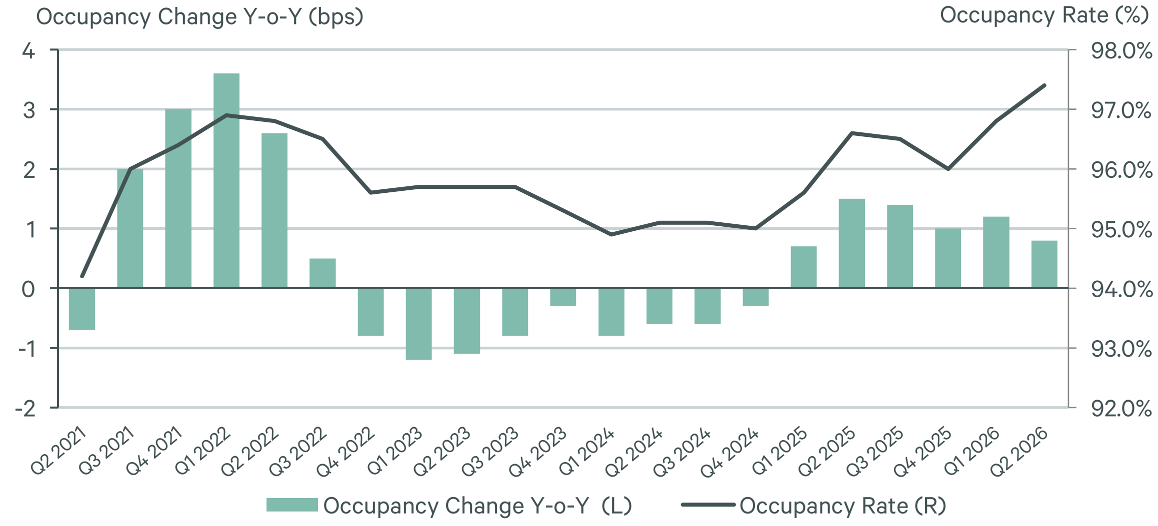

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San Jose/Silicon Valley

FIGURE 5: Completions and Absorption

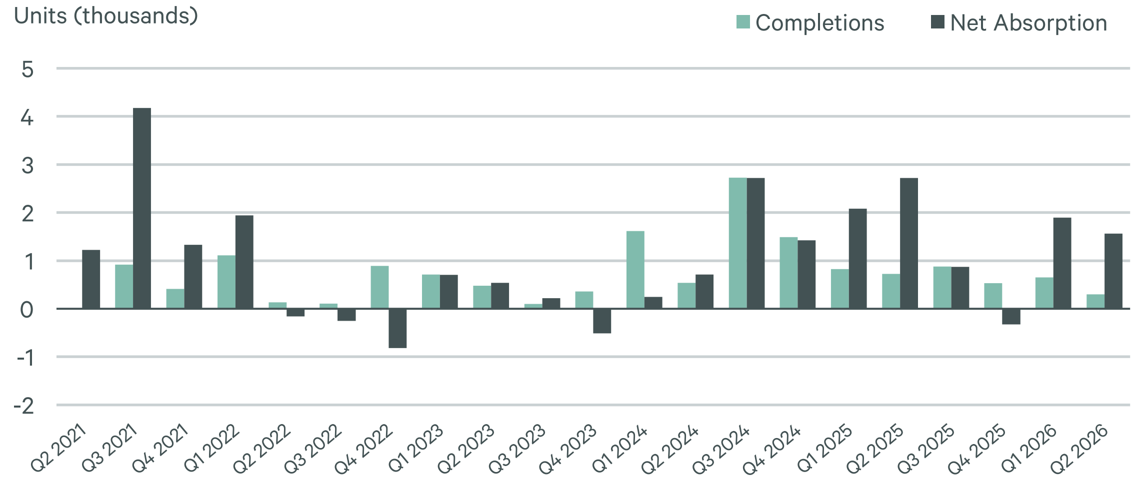

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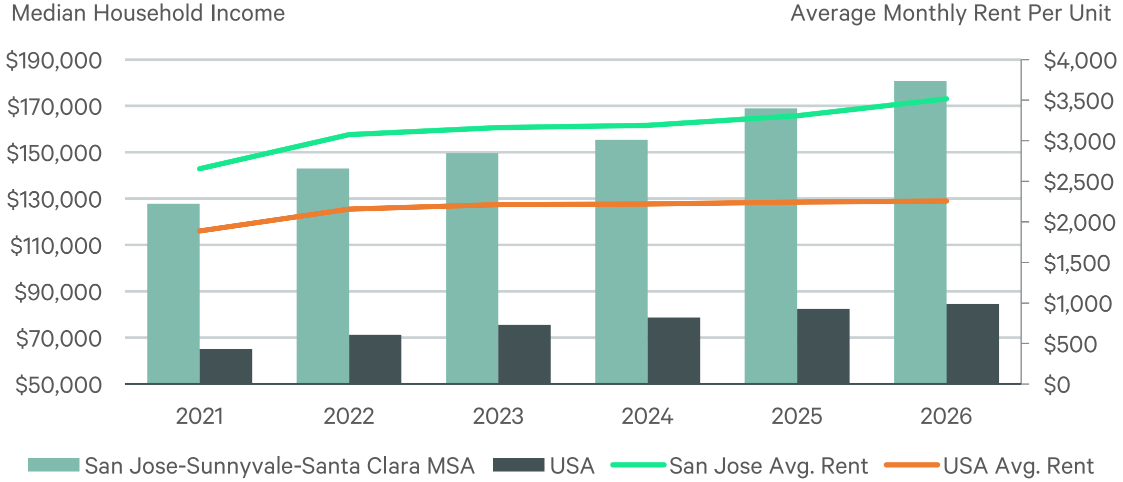
FIGURE 6: Median Household Income and National Comparison



Source: CBRE Research, CBRE Econometric Advisors, Oxford Economics, Q2 2026

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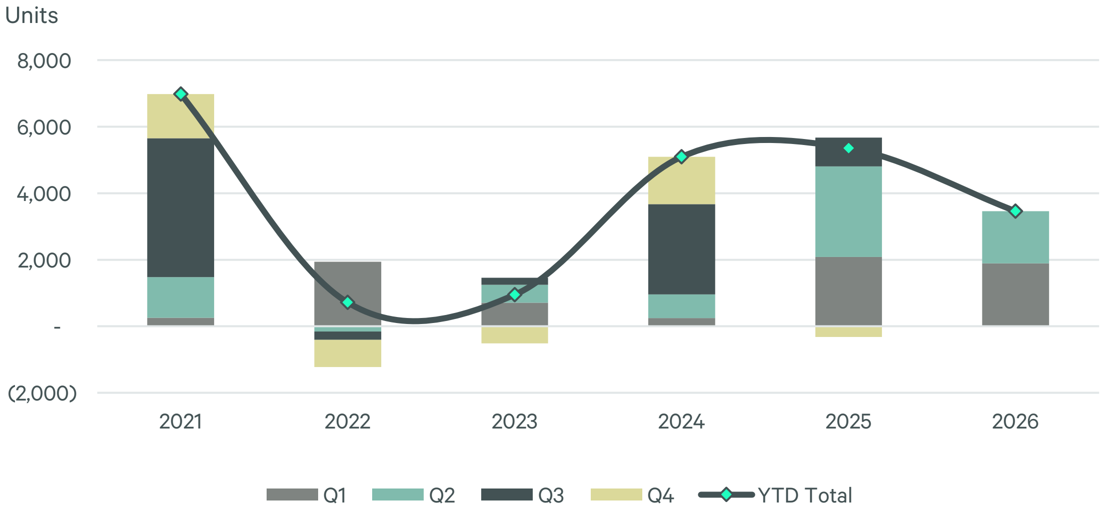

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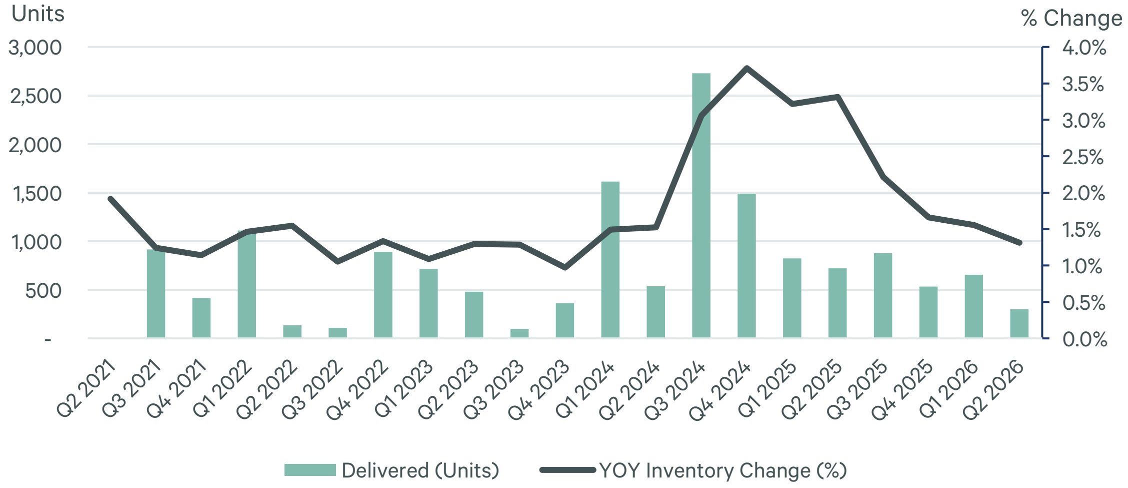
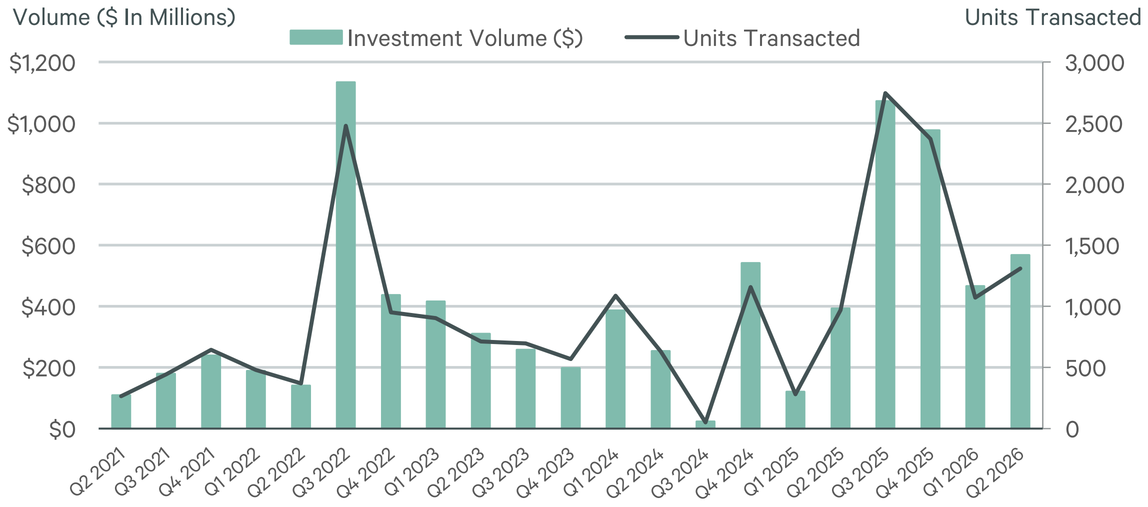


San Jose/Silicon Valley

FIGURE 9: Transaction Volume



Source: CBRE Research, Real Capital Analytics, Q2 2026

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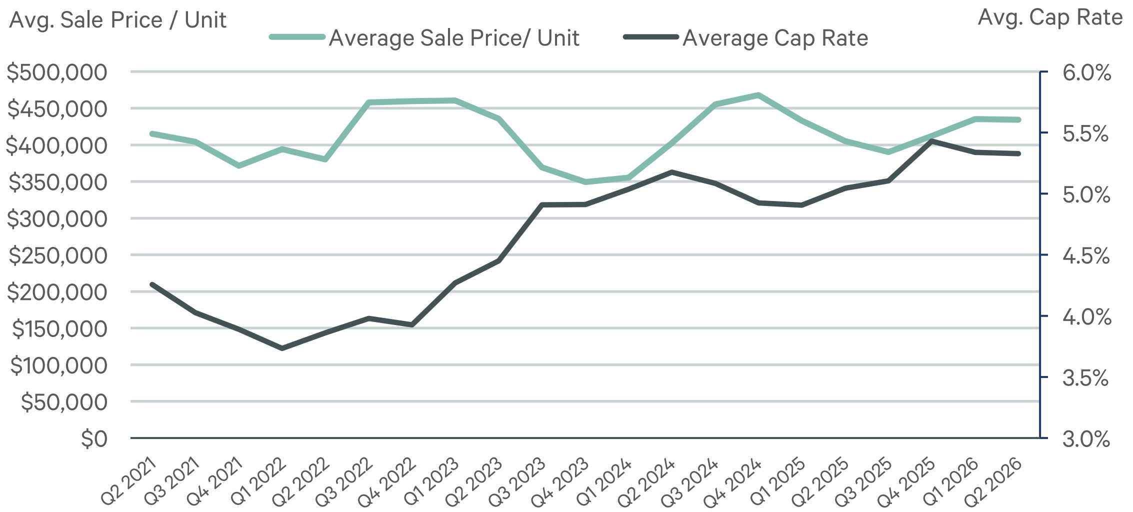

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FIGURE 11: Notable Transactions

Property Name	City	Units	Year Built	Price	Sale Price/Unit	Sale Price/SF	Sale Date
The Fay	San Jose	336	2024	$175,000,000	$520,833	$403	May-26
Meridian At Midtown	San Jose	218	2015	$105,250,000	$482,798	$531	Jun-26
Almaden Terrace Apartments	San Jose	262	1972	$87,667,000	$334,607	$379	Jun-26
The Highlander	Sunnyvale	173	1969	$69,500,000	$401,734	$320	Jun-26
Saratoga Gardens	San Jose	75	1985	$28,850,000	$384,667	$315	May-26

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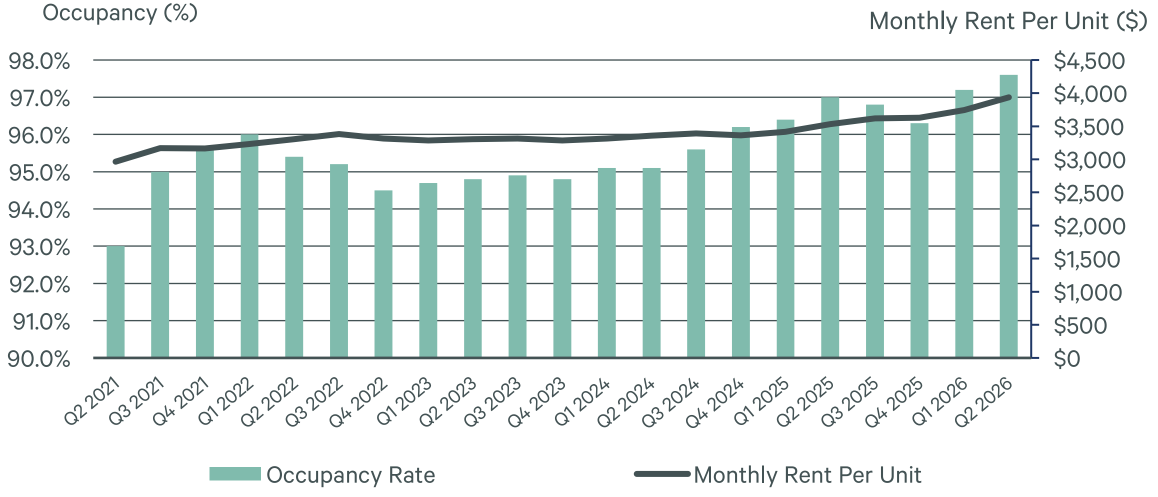

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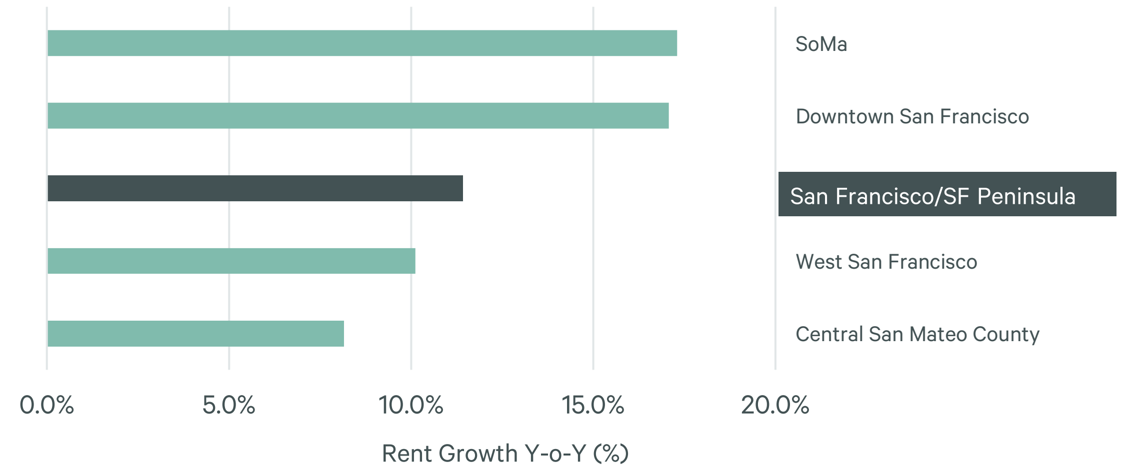

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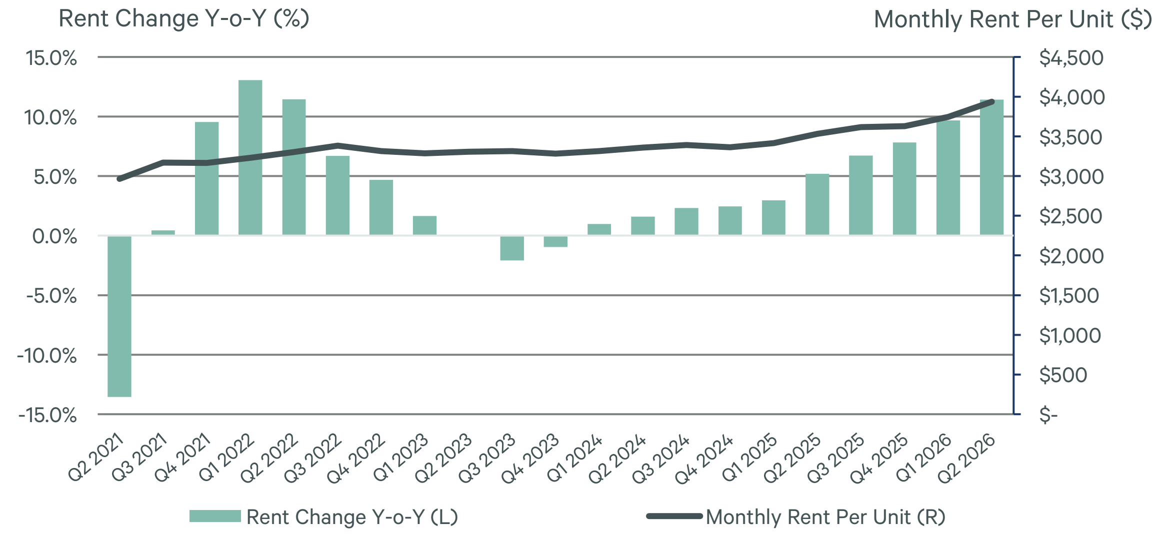

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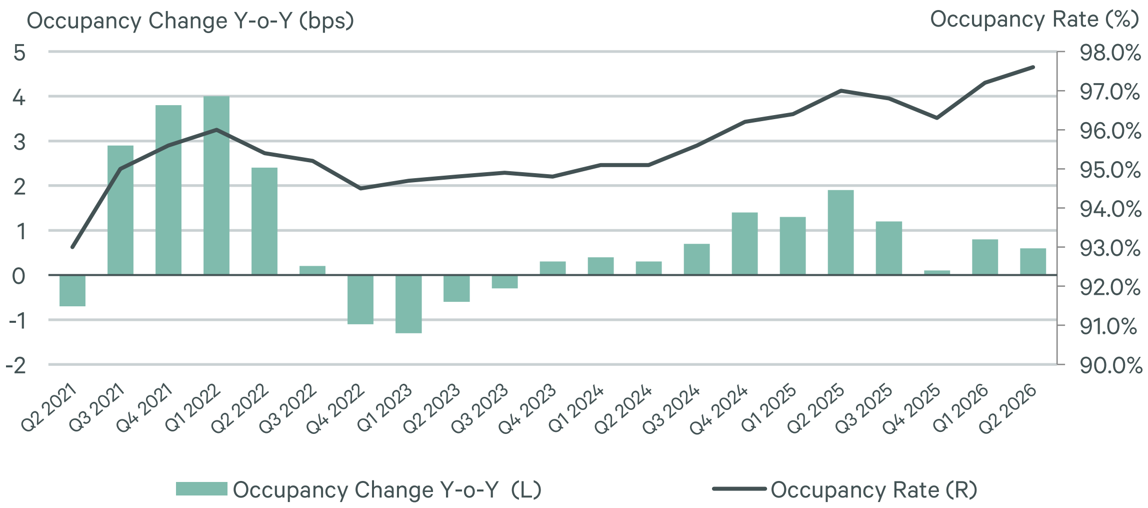

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San Francisco/Peninsula

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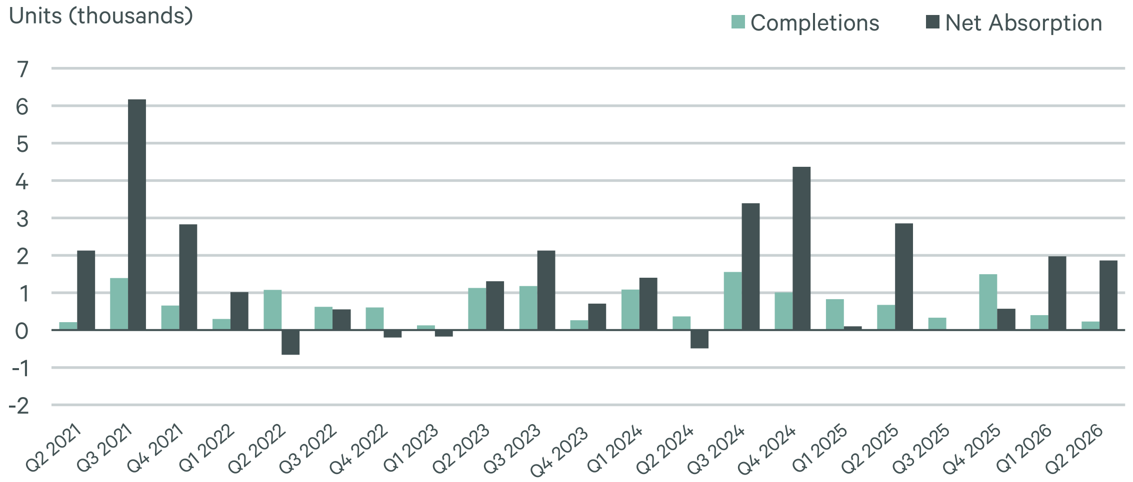

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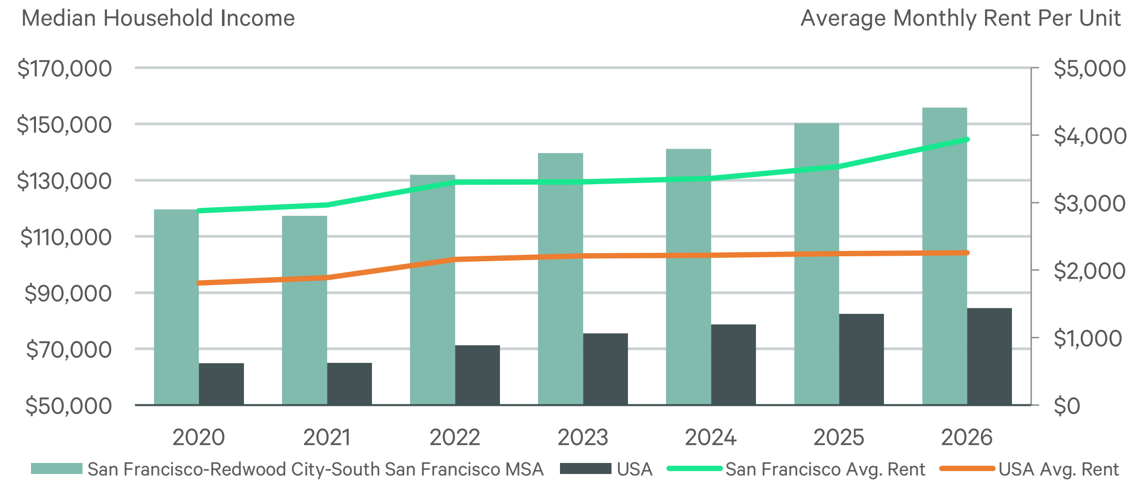

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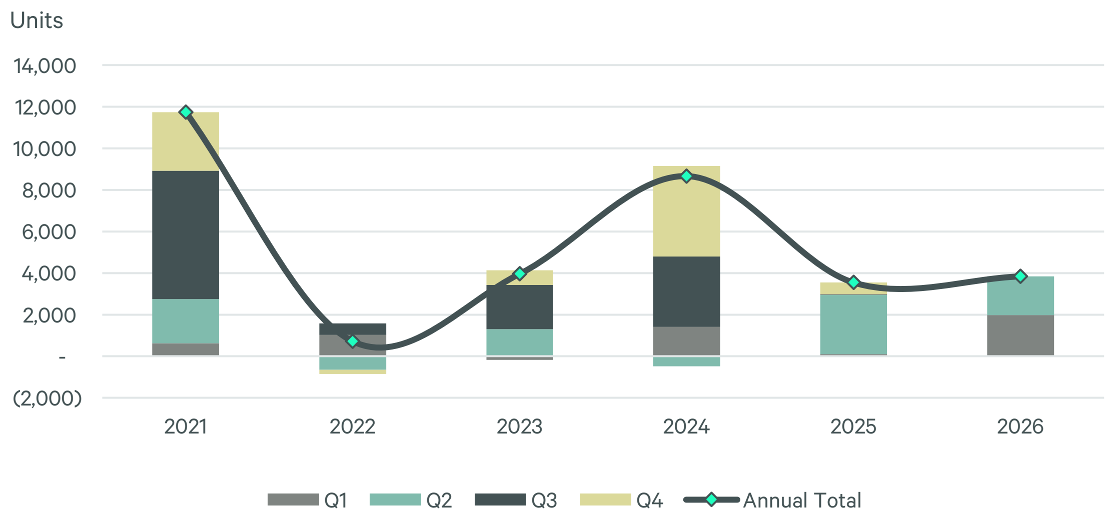

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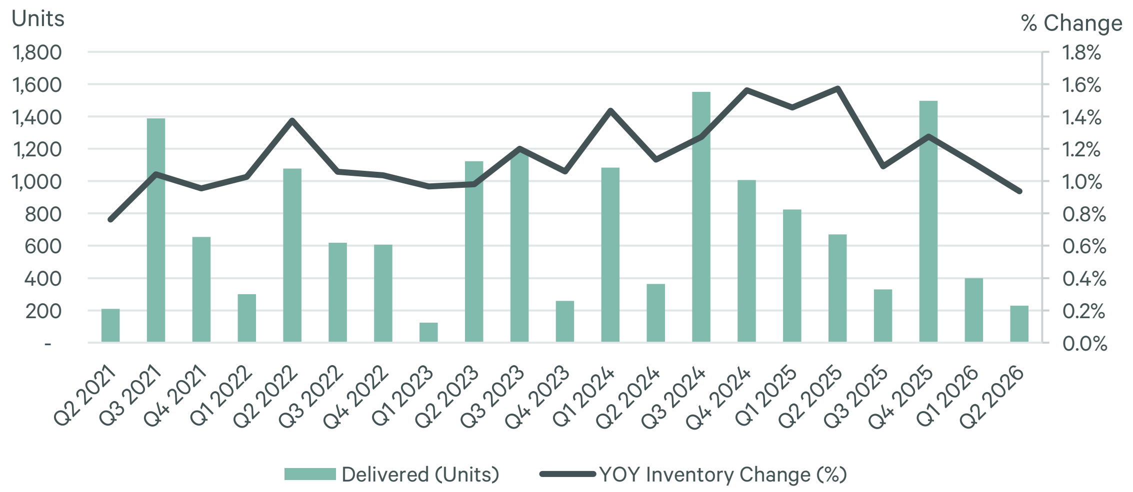

San Francisco/Peninsula

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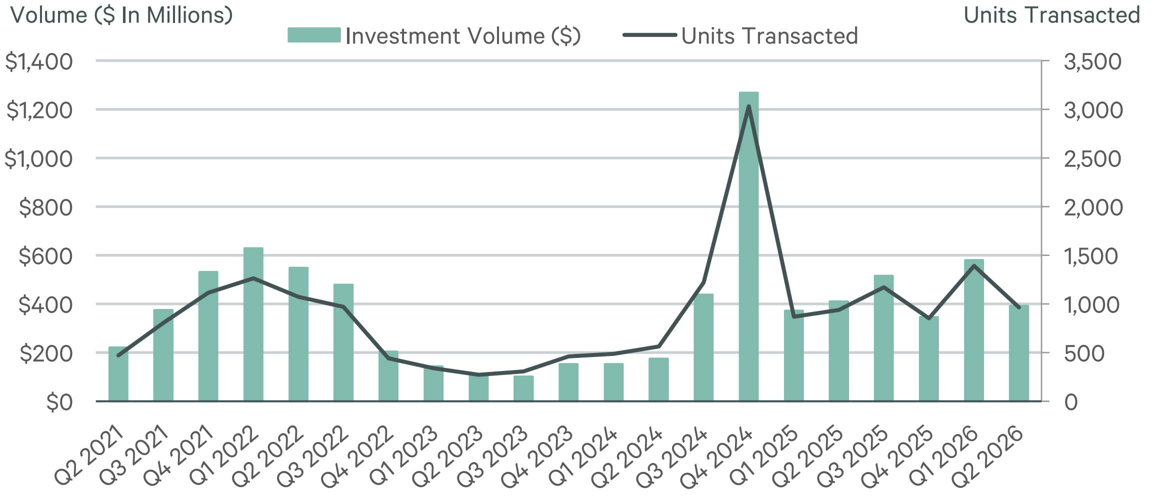

Source: CBRE Research, Real Capital Analytics, Q2 2026

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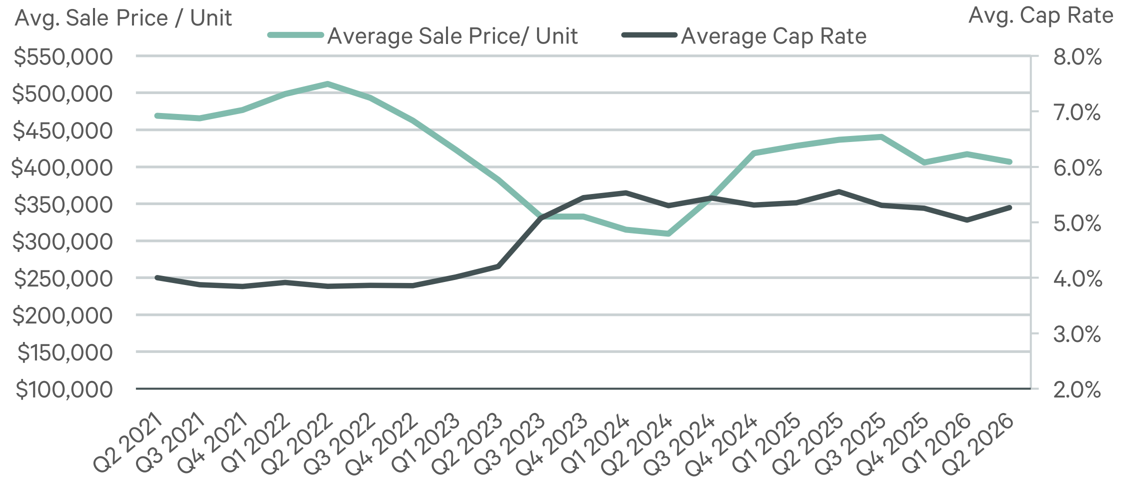

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FIGURE 11: Notable Transactions

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Azara	San Mateo	74	2021	$54,750,000	$739,865	$753	May-26
950 Gough Street	San Francisco	95	2020	$43,250,000	$455,263	$575	Apr-26
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Oakland/East Bay

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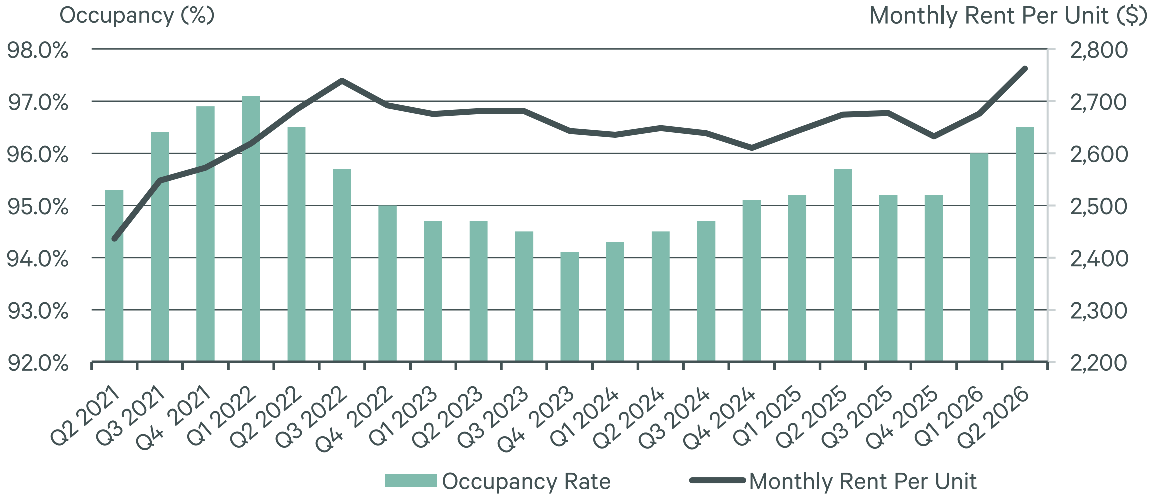

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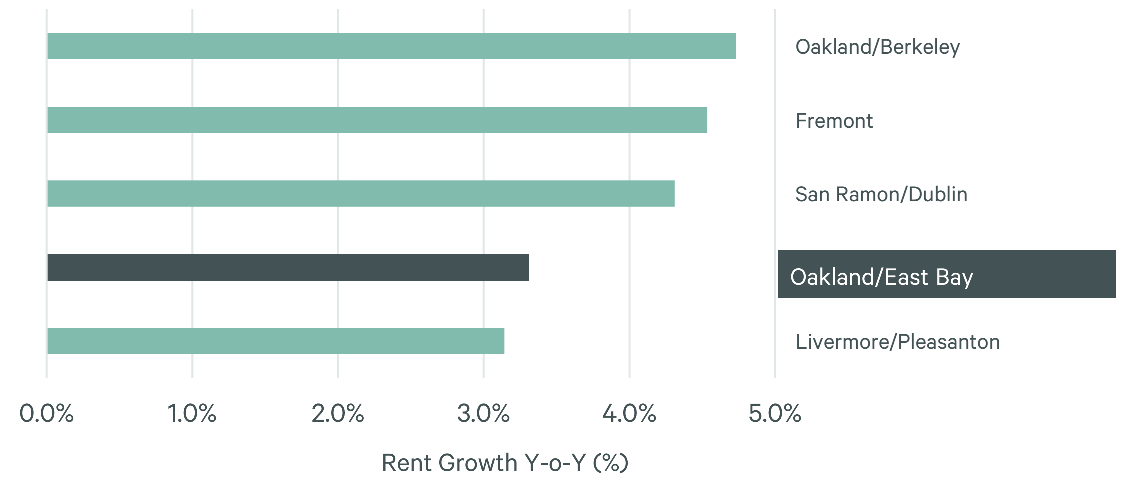

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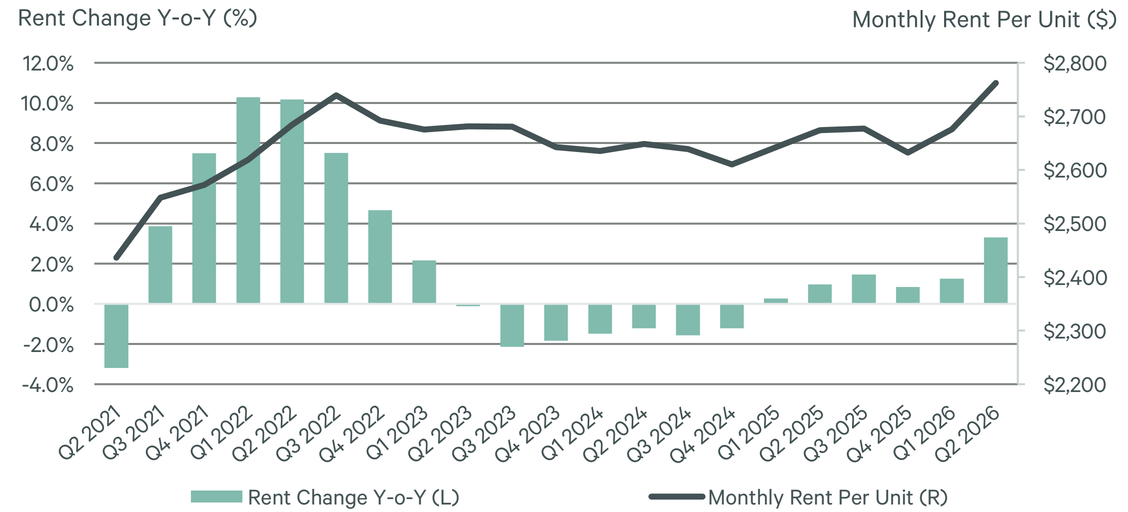

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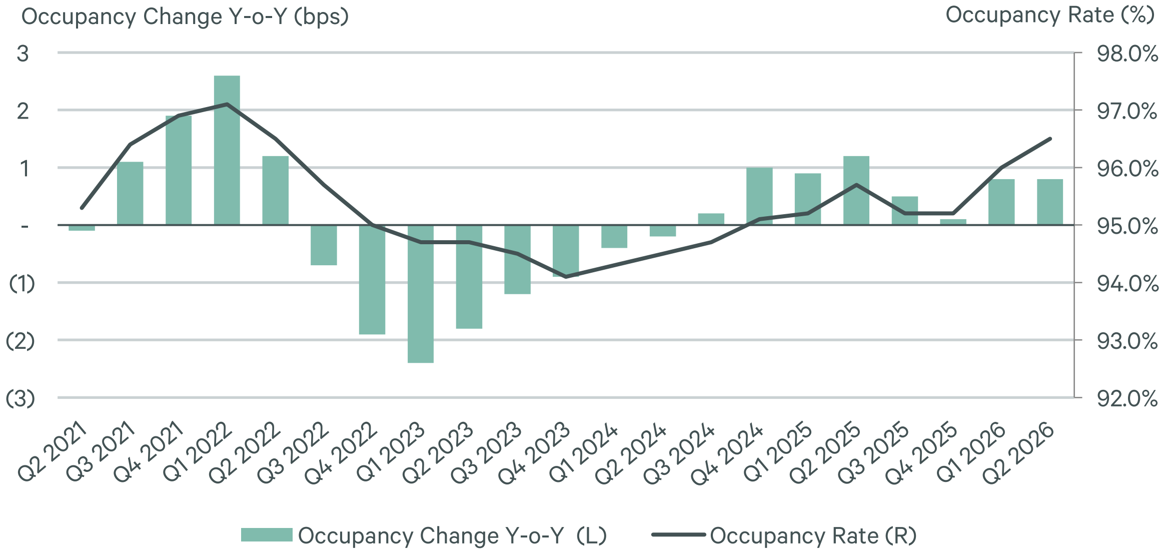

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Oakland/East Bay

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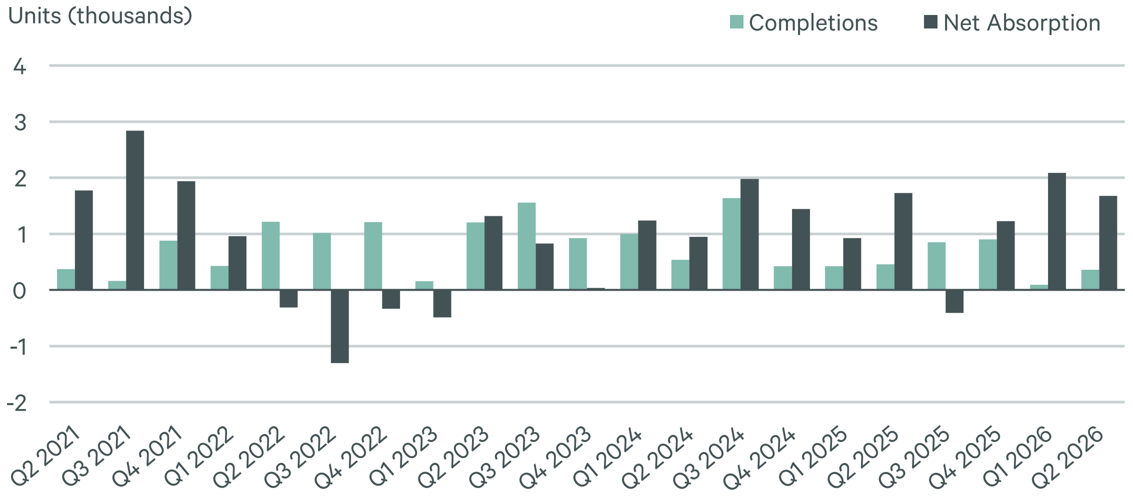

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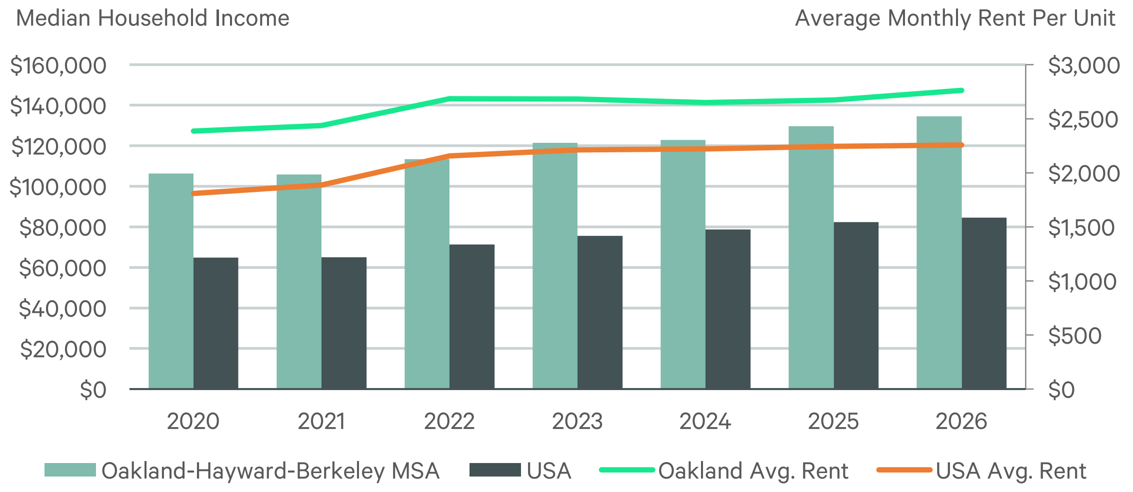

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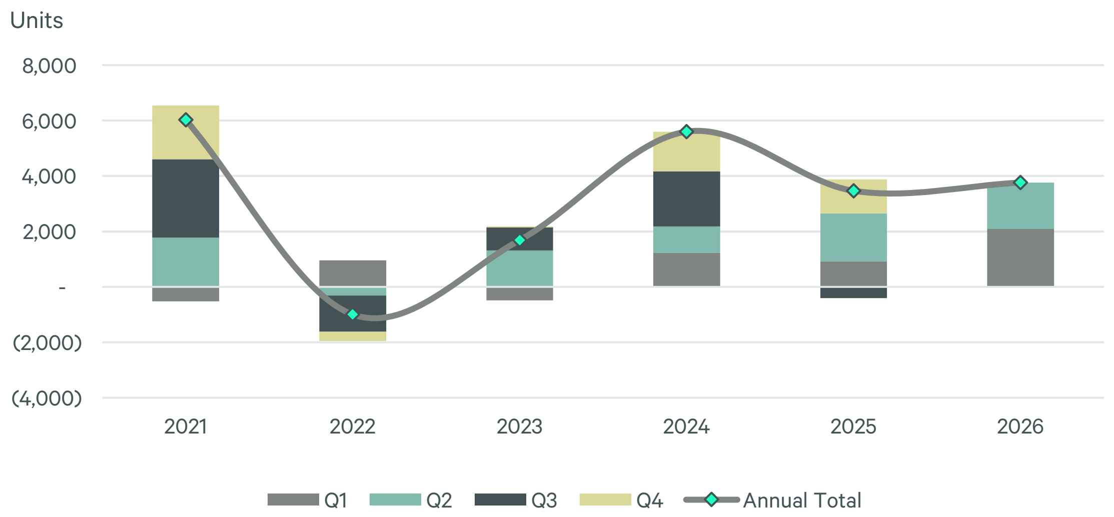

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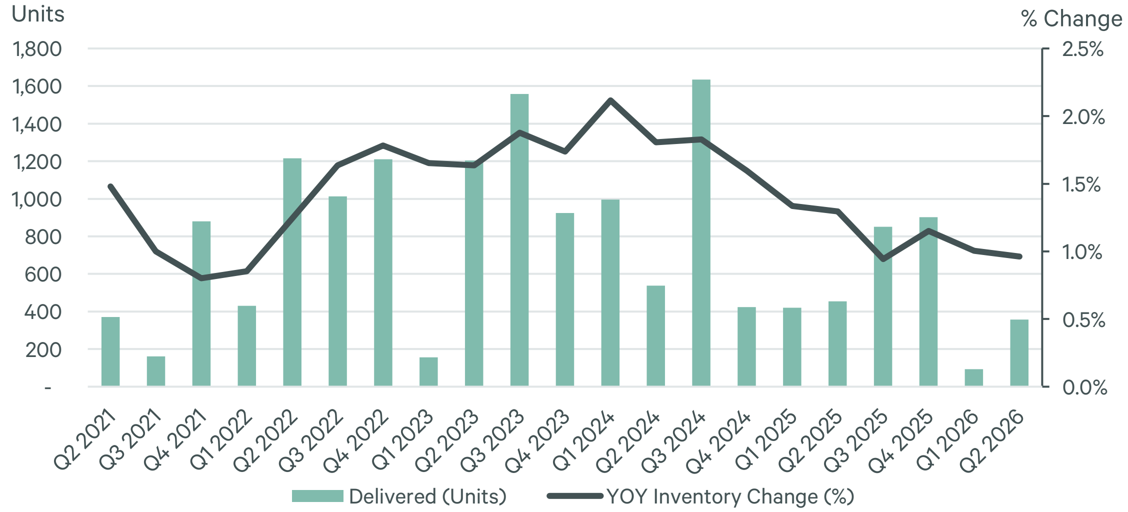

Oakland/East Bay

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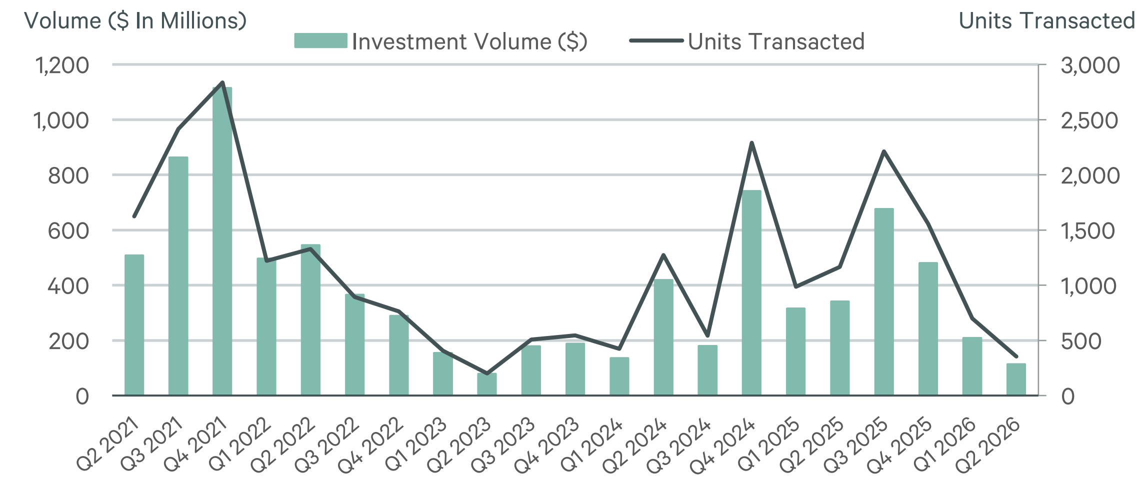

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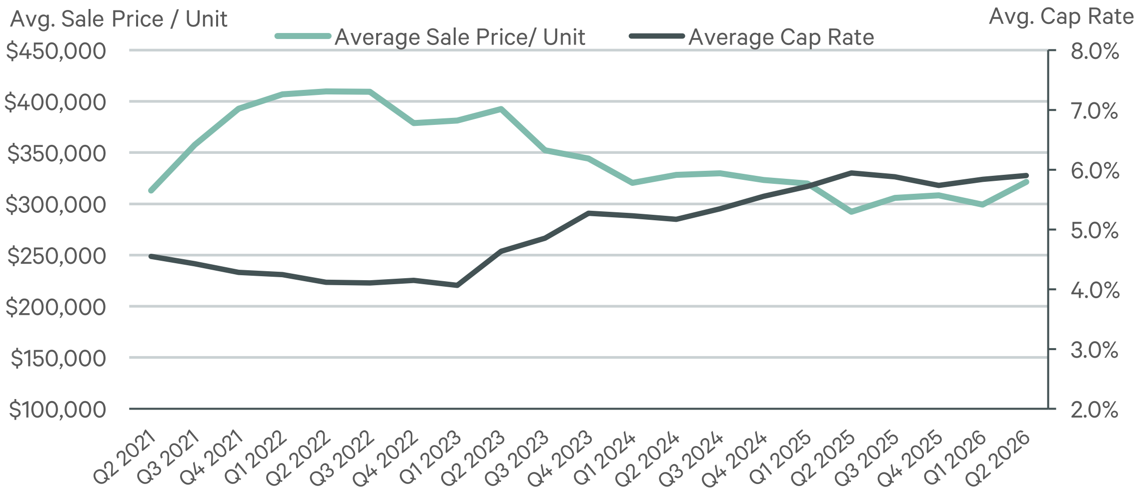

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Briarwood Apartments	Livermore	64	1961	$19,662,000	$307,219	$388	May-26
Outrigger Apartments	Livermore	42	1964	$11,625,000	$276,786	$345	May-26

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Notable Bay Area Transactions

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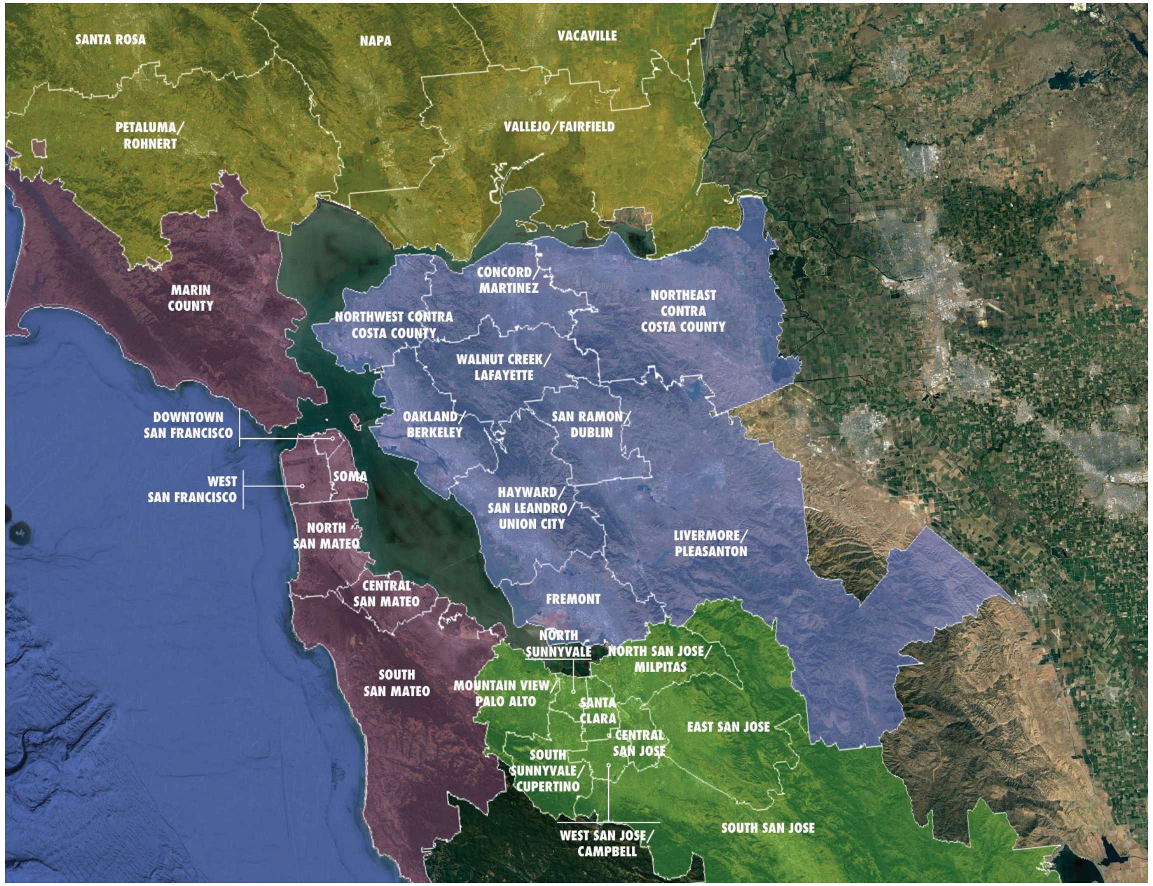
Bay Area Multifamily Submarkets



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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.