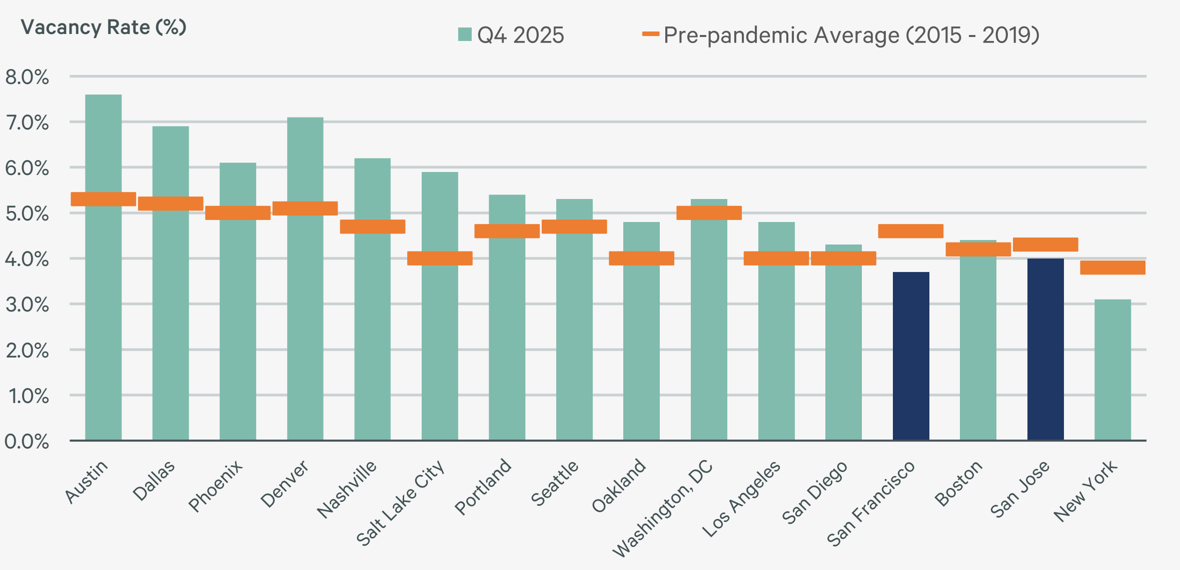
CBRE

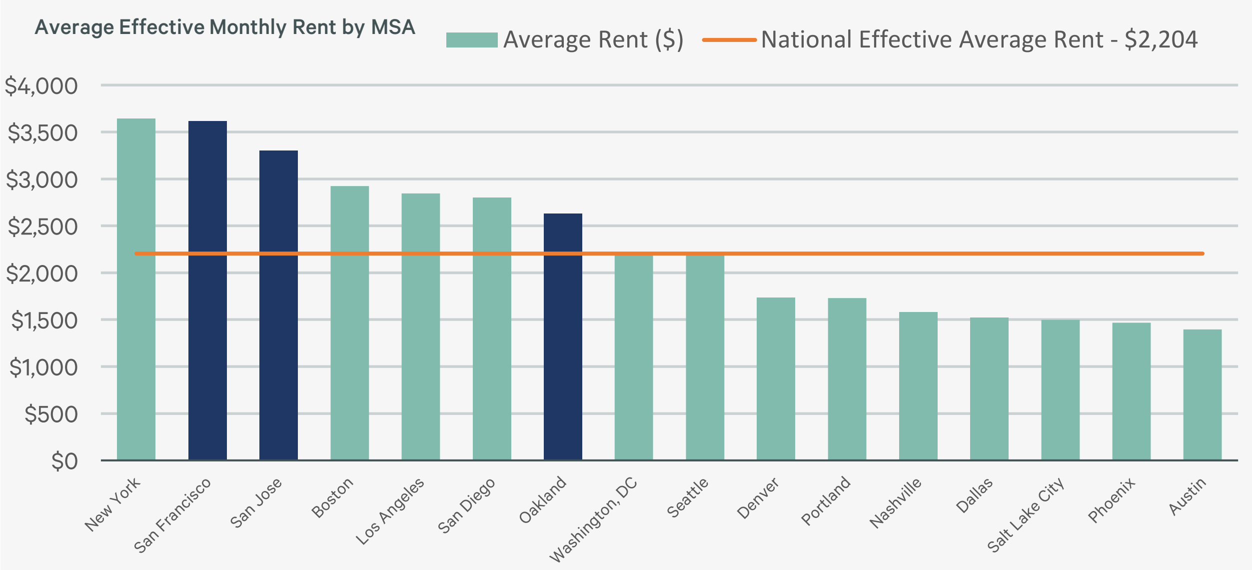
# San Francisco (#1) & San Jose (#2) Leading All U.S. Markets in Rent Growth

| Market | San Jose / Silicon Valley | San Francisco/ Peninsula | Oakland / East Bay | Bay Area |
|---|---|---|---|---|
| Occupancy Rate | ▼ 96.0% | ▼ 96.3% | ▼ 95.2% | ▼ 95.8% |
| Average Rental Rate (Unit) | ▼ $3,299 | ▲ $3,618 | ▼ $2,628 | ▼ $3,194 |
| Q4 Rent Change YoY | ▲ 4.1% | ▲ 8.0% | ▲ 1.0% | ▲ 4.3% |
| 2025 YE Net Absorption (Units) | ▲ 4,776 | ▲ 3,018 | ▲ 3,469 | ▲ 11,316 |
| 2025 YE Deliveries (Units) | ▲ 2,987 | ▲ 2,755 | ▲ 2,368 | ▲ 8,371 |
| 2025 Transaction Volume | ▲ $3.1B | ▲ $2.6B | ▲ $1.8B | ▲ $7.6B |

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

- Bay Area rents grew by 4.3% year-over-year (YoY) in 2025, although average effective rents declined by 0.6% quarter-over-quarter (QoQ).
- Downtown San Francisco finished the year with the highest submarket rent growth of 11.9% (YoY), and East San Jose ended the year with the lowest rent growth of -2.3% (YoY).
- Bay Area vacancy rate increased to 4.2%, representing a +40 bps (QoQ) change from Q3 2025.
- The Bay Area absorbed 11,316 units, which resulted in a 1.4x absorption to completion ratio as only 8,371 units (1.2% of existing inventory) were delivered in 2025.
- Multifamily sales volume in the Bay Area exceeded $8 billion in 2025 for the first time since 2019, representing a 9.8% increase over 2024 sales volume ($7.4 billion).



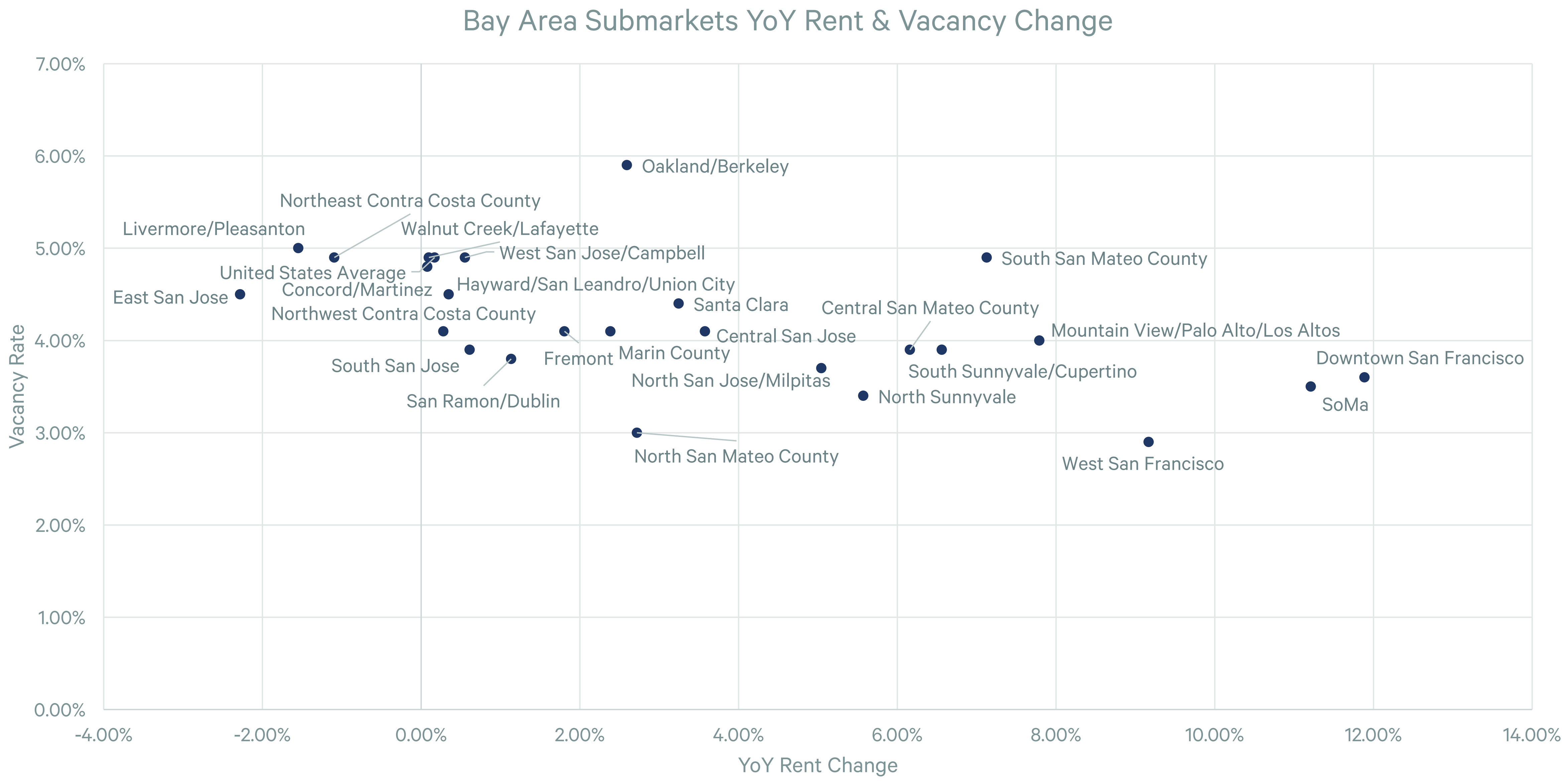


CBRE RESEARCH, CBRE Econometric Advisors Q4 2025

| Market/Submarket | Existing | Completions | | | | Net Absorption | | Vacancy Rate | | | Rent per Unit | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Inventory (Units) | Current Qtr. (Units) | Current Qtr. (% of E.I.) | 2025 YE (Units) | 2025 YE (% of E.I.) | Current Qtr. (Units) | 2025 YE (Units) | Current Qtr. (%) | QoQ Change (BPS) | YoY Change (BPS)* | Current Qtr. ($) | Previous Quarter ($) | QoQ Change ($) | YoY Change (%) |
| **San Francisco / SF Peninsula** | **263,118** | **931** | 0.4% | 2,755 | 1.0% | **-92** | **3,018** | **3.7** | **50** | **-10** | **3,618** | **3,607** | **11** | **8.0** |
| Downtown San Francisco | 86,878 | 0 | 0.0% | **160** | 0.2% | -479 | 701 | 3.6 | 50 | -60 | 3,584 | 3,495 | 88 | 11.9 |
| SoMa | 51,129 | 210 | 0.4% | **1,473** | 2.9% | 100 | 1,787 | 3.5 | 20 | -70 | 3,914 | 3,829 | 85 | 11.2 |
| Marin County | 19,671 | 250 | 1.3% | **250** | 1.3% | 165 | 207 | 4.1 | 30 | 10 | 3,312 | 3,362 | -50 | 2.4 |
| West San Francisco | 40,013 | 160 | 0.4% | **427** | 1.1% | 266 | 171 | 2.9 | -30 | 60 | 3,733 | 3,615 | 117 | 9.2 |
| Central San Mateo County | 23,777 | 311 | 1.3% | **311** | 1.3% | 117 | 265 | 3.9 | 0 | 20 | 3,535 | 3,605 | -70 | 6.2 |
| North San Mateo County | 19,974 | 0 | 0.0% | **134** | 0.7% | 35 | 81 | 3.0 | -10 | 30 | 3,004 | 3,048 | -45 | 2.7 |
| South San Mateo County | 21,676 | 0 | 0.0% | **0** | 0.0% | -296 | -194 | 4.9 | 140 | 90 | 3,999 | 4,055 | -56 | 7.1 |
| **Silicon Valley** | **181,068** | **414** | 0.2% | 2,987 | 1.6% | **50** | **4,776** | **4.0** | **30** | **-80** | **3,299** | **3,340** | **-41** | **4.1** |
| Central San Jose | 26,904 | 0 | 0.0% | 0 | 0.0% | -238 | -11 | 4.1 | 90 | 0 | 3,134 | 3,157 | -23 | 3.6 |
| East San Jose | 12,712 | 0 | 0.0% | 0 | 0.0% | -112 | 80 | 4.5 | 90 | -60 | 2,743 | 2,768 | -25 | -2.3 |
| Mountain View/Palo Alto/Los Altos | 33,534 | 0 | 0.0% | 345 | 1.0% | 328 | 1,768 | 4.0 | -100 | -430 | 3,727 | 3,681 | 45 | 7.8 |
| North San Jose/Milpitas | 14,339 | 0 | 0.0% | 0 | 0.0% | -50 | -6 | 3.7 | 30 | 0 | 3,324 | 3,378 | -54 | 5.0 |
| North Sunnyvale | 17,645 | 176 | 1.0% | 176 | 1.0% | 0 | 149 | 3.4 | 90 | 10 | 3,415 | 3,480 | -65 | 5.6 |
| Santa Clara | 22,531 | 200 | 0.9% | 1,672 | 7.4% | 107 | 1,860 | 4.4 | 40 | -120 | 3,444 | 3,531 | -87 | 3.2 |
| South San Jose | 21,488 | 38 | 0.2% | 188 | 0.9% | 83 | 179 | 3.9 | -20 | 0 | 2,963 | 2,986 | -23 | 0.6 |
| South Sunnyvale/Cupertino | 10,672 | 0 | 0.0% | 0 | 0.0% | -11 | 43 | 3.9 | 10 | -40 | 3,511 | 3,526 | -15 | 6.6 |
| West San Jose/Campbell | 21,243 | 0 | 0.0% | 606 | 2.9% | -57 | 714 | 4.9 | 30 | -70 | 2,927 | 3,015 | -87 | 0.6 |
| **Oakland/East Bay** | **231,125** | **903** | 0.4% | 2,629 | 1.1% | **995** | **3,522** | **4.8** | **10** | **-20** | **2,628** | **2,673** | **-45** | **1.0** |
| Concord/Martinez | 16,962 | 171 | 1.0% | 352 | 2.1% | 135 | 384 | 4.8 | 0 | -30 | 2,339 | 2,376 | -37 | 0.1 |
| Fremont | 22,189 | 179 | 0.8% | 179 | 0.8% | -16 | 65 | 4.1 | -70 | 40 | 2,759 | 2,820 | -61 | 1.8 |
| Hayward/San Leandro/Union City | 31,923 | 0 | 0.0% | 0 | 0.0% | 115 | -99 | 4.5 | -30 | 30 | 2,405 | 2,468 | -63 | 0.3 |
| Livermore/Pleasanton | 9,111 | 0 | 0.0% | 82 | 0.9% | -22 | 87 | 5.0 | -50 | -10 | 2,685 | 2,742 | -56 | -1.5 |
| Northeast Contra Costa County | 11,144 | 0 | 0.0% | 100 | 0.9% | 70 | 156 | 4.9 | 150 | -50 | 2,252 | 2,291 | -39 | -1.1 |
| Northwest Contra Costa County | 16,330 | 100 | 0.6% | 143 | 0.9% | -9 | 142 | 4.1 | -220 | 0 | 2,433 | 2,482 | -49 | 0.3 |
| Oakland/Berkeley | 101,563 | 453 | 0.4% | 1,736 | 1.7% | 825 | 2,896 | 5.9 | 200 | -130 | 2,806 | 2,840 | -34 | 2.6 |
| San Ramon/Dublin | 8,953 | 0 | 0.0% | 30 | 0.3% | 8 | -32 | 3.8 | -30 | 70 | 2,697 | 2,722 | -26 | 1.1 |
| Walnut Creek/Lafayette | 12,950 | 0 | 0.0% | 7 | 0.1% | -111 | -77 | 4.9 | 490 | 60 | 2,654 | 2,695 | -41 | 0.1 |
| **Total Bay Area Market** | 675,311 | 2,248 | 0.3% | 8,371 | 1.2% | 953 | 11,316 | 4.2 | 31 | **-32** | 3,194 | 3,216 | -22 | **4.9** |

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

CBRE RESEARCH, CBRE Econometric Advisors Q4

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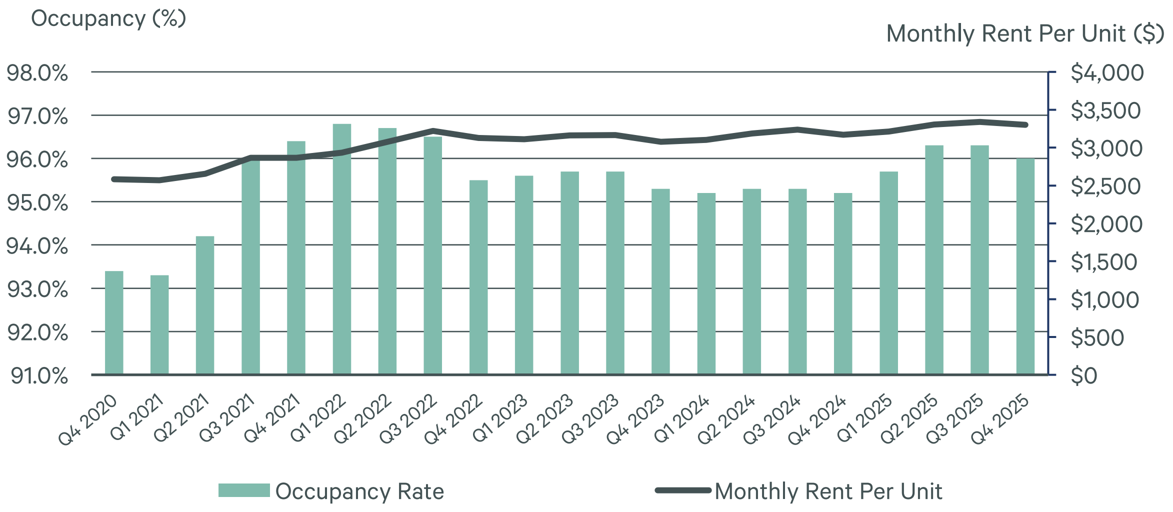
# San Jose/Silicon Valley

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

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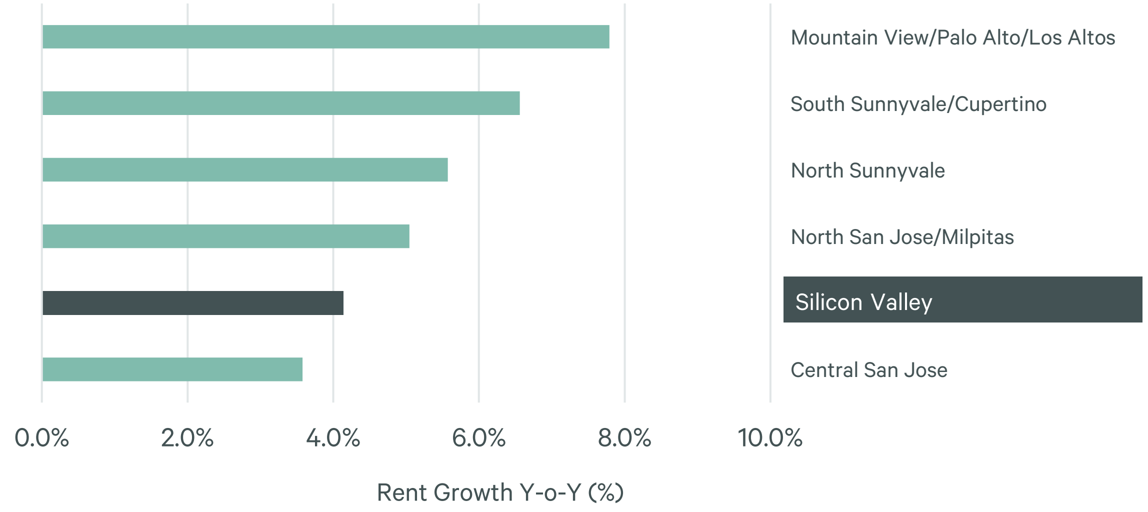


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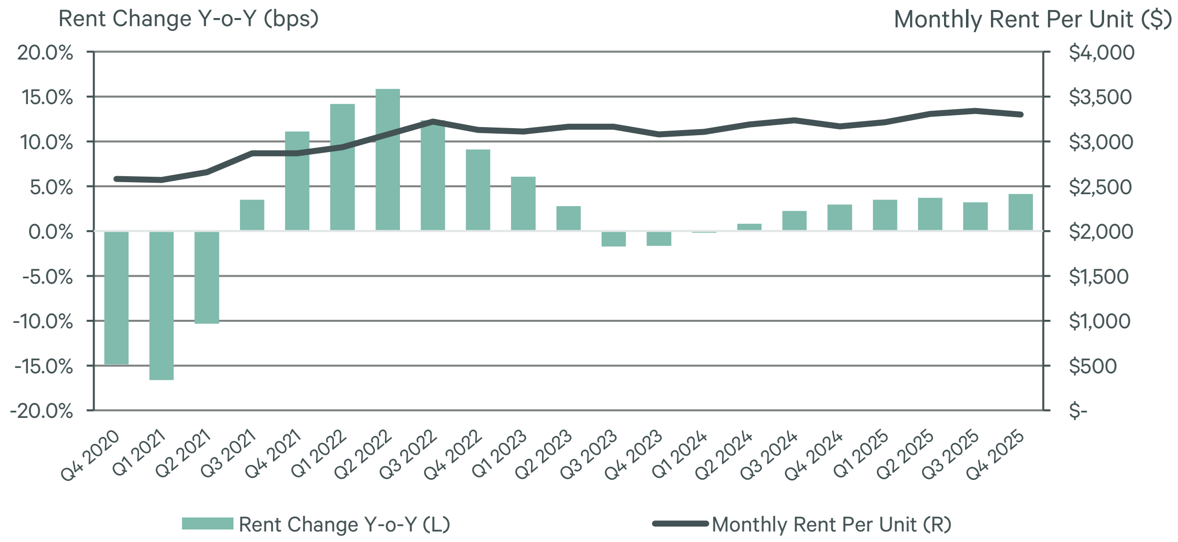


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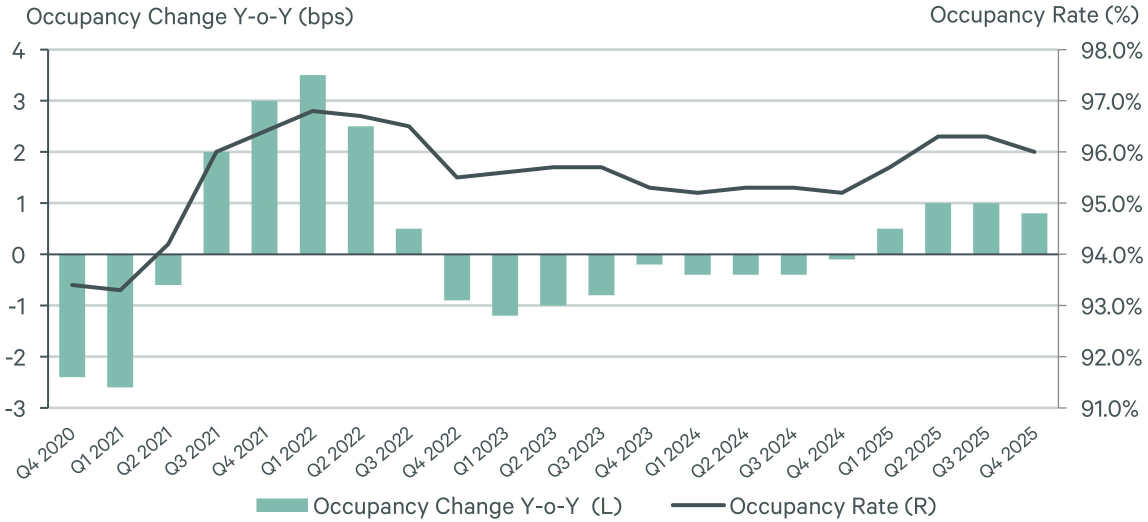




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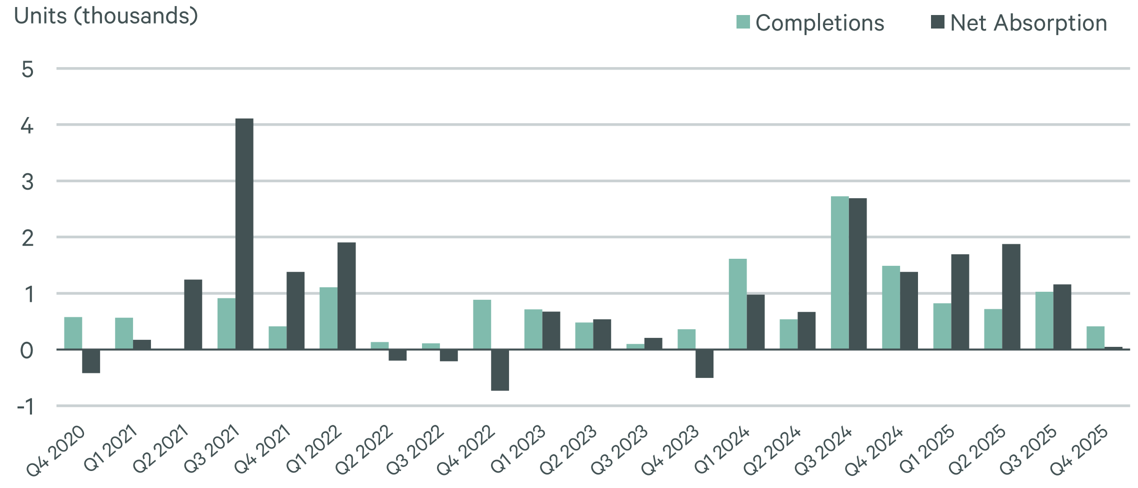
# San Jose/Silicon Valley

**FIGURE 5: Completions and Absorption**

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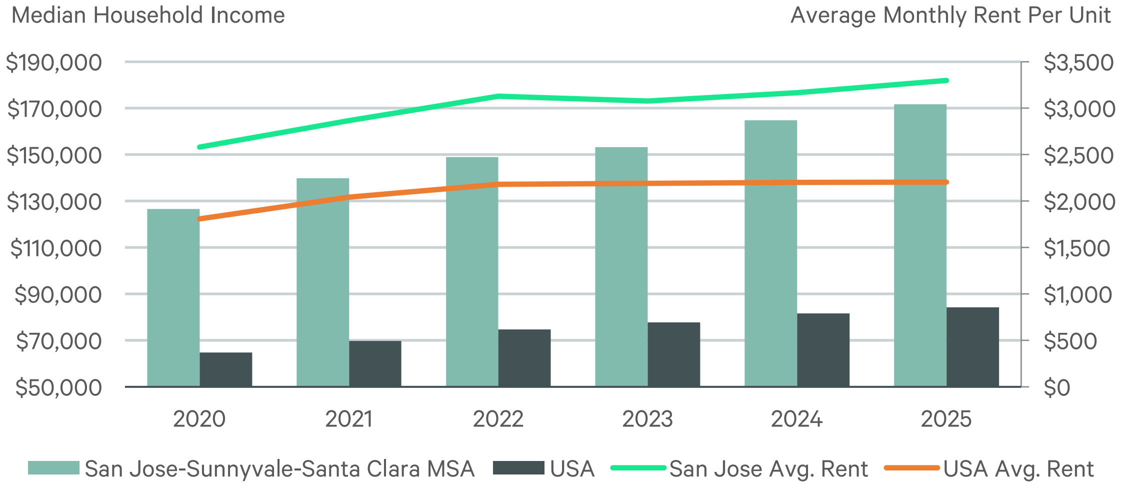
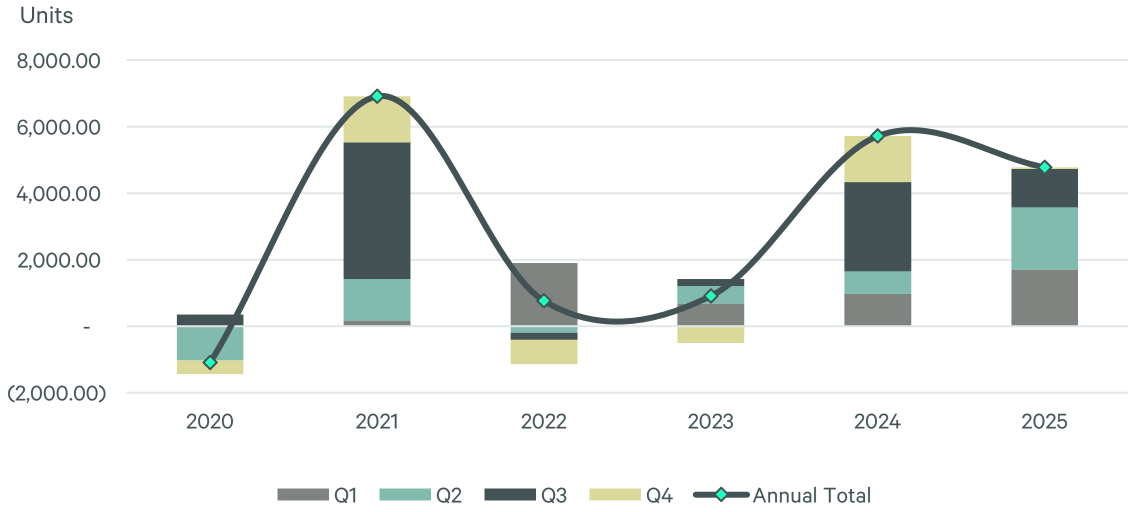



Source: CBRE Research, CBRE Econometric Advisors, Oxford Economics, Q4 2025

**FIGURE 7: Net Absorption**

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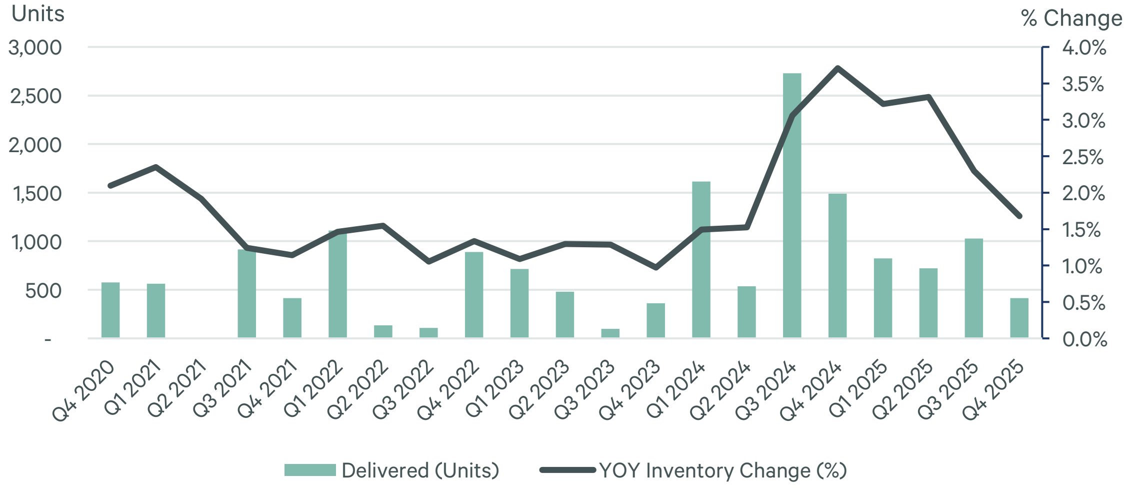
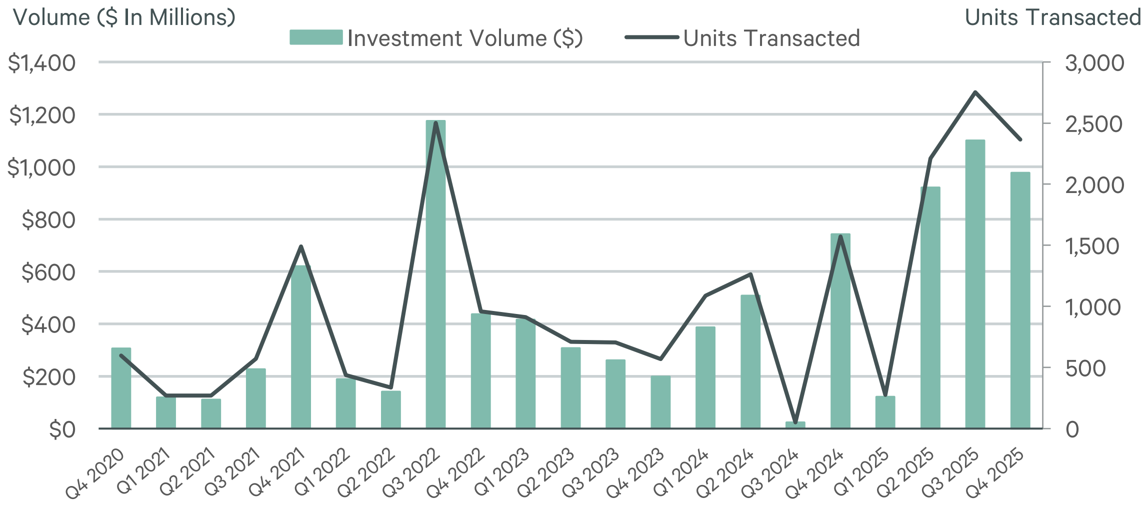


# San Jose/Silicon Valley

**FIGURE 9: Transaction Volume**




Source: CBRE Research, Real Capital Analytics, Q4 2025

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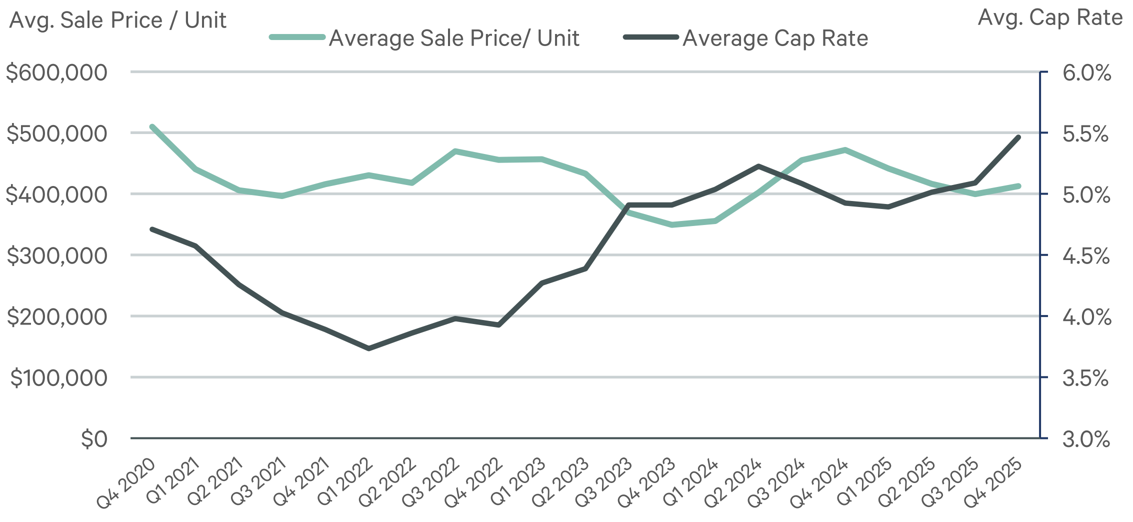


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**FIGURE 11: Notable Transactions**

| Property Name | City | Units | Year Built | Price | Sale Price/Unit | Sale Price/SF | Sale Date |
|---|---|---|---|---|---|---|---|
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| Spartan Village on the Paseo (SVP) | San Jose | 265 | 2002 | $65,000,000 | $625,000 | $714 | Dec-25 |
| Montecito | Santa Clara | 110 | 1970 | $51,650,000 | $469,545 | $533 | Dec-25 |
| mResidences | Sunnyvale | 250 | 2021 | $143,500,000 | $574,000 | $539 | Nov-25 |
| Atrium Garden Studio Apartments | San Jose | 160 | 2000 | $18,485,000 | $115,531 | $136 | Oct-25 |
| Rancho Verde Apartments | San Jose | 30 | 1990 | $11,150,000 | $371,667 | $455 | Oct-25 |

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# San Francisco/Peninsula

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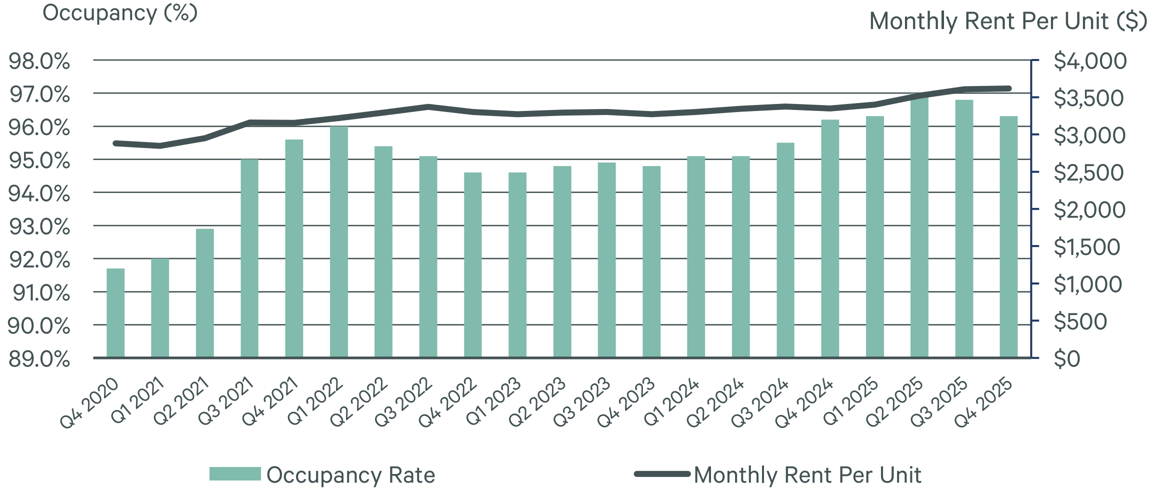


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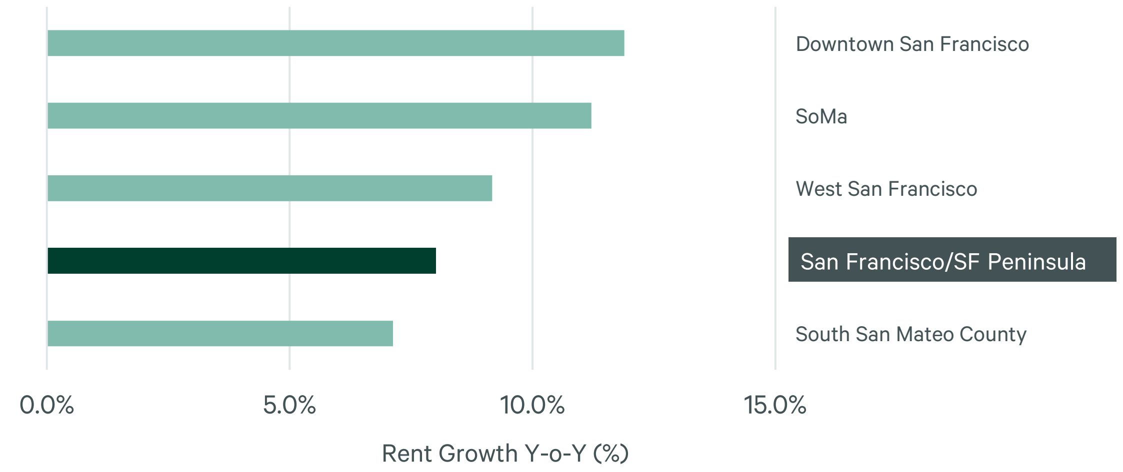


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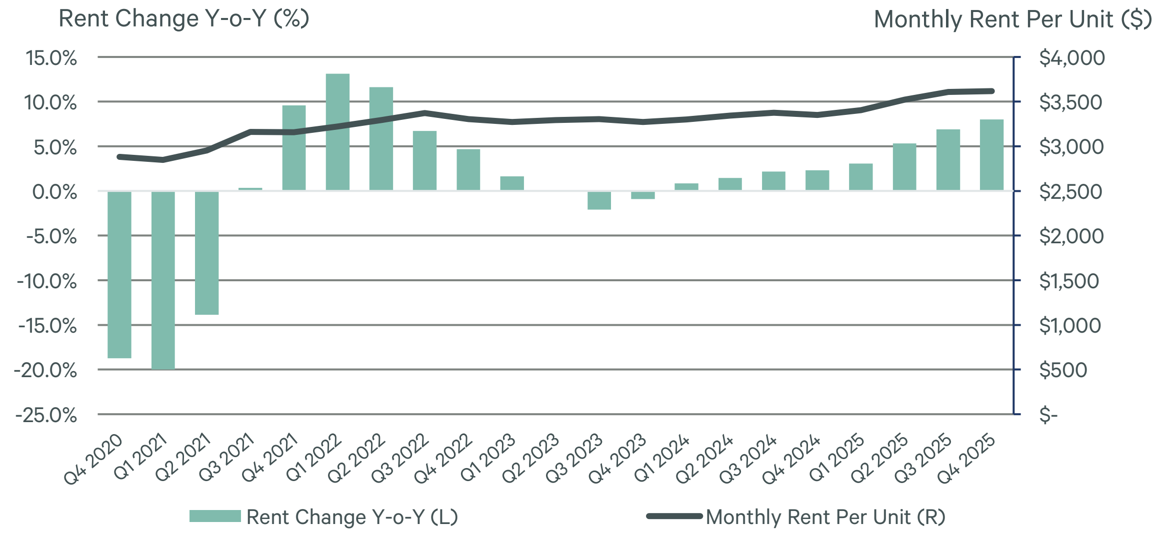


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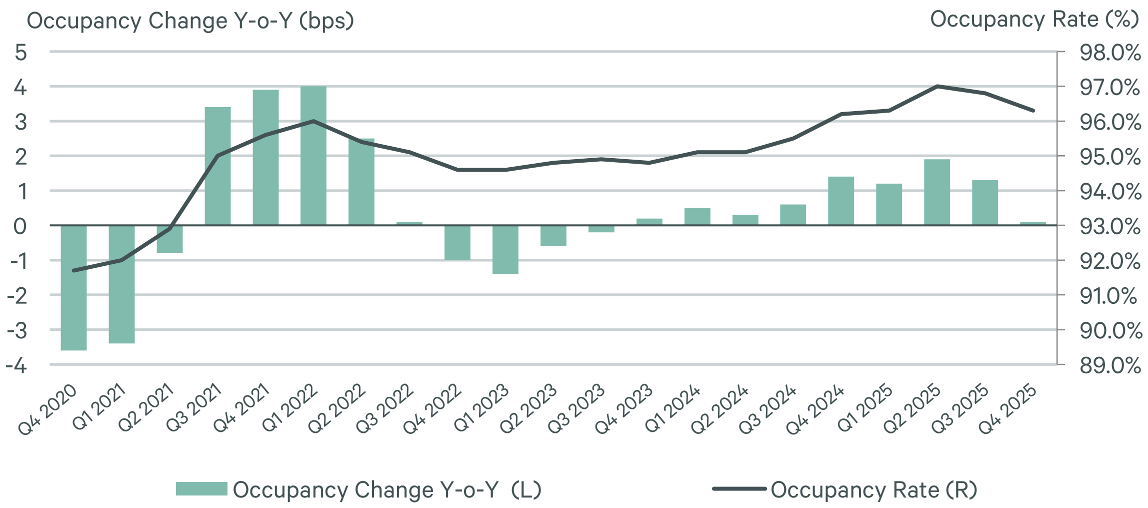



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# San Francisco/Peninsula

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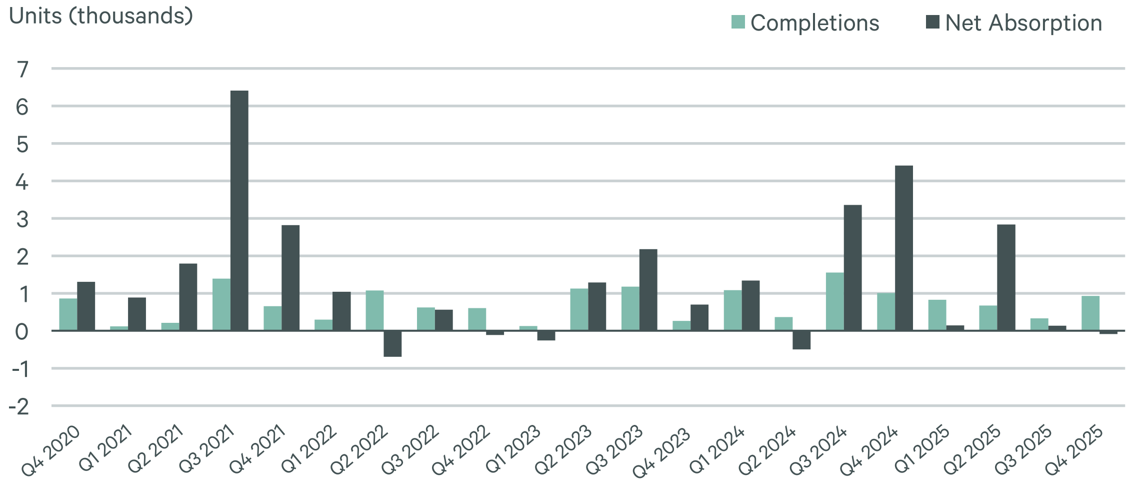


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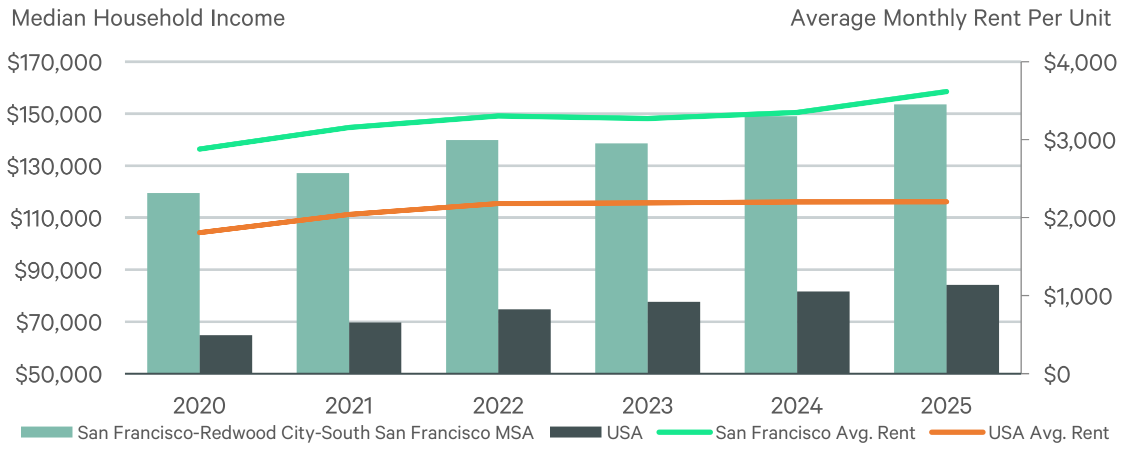


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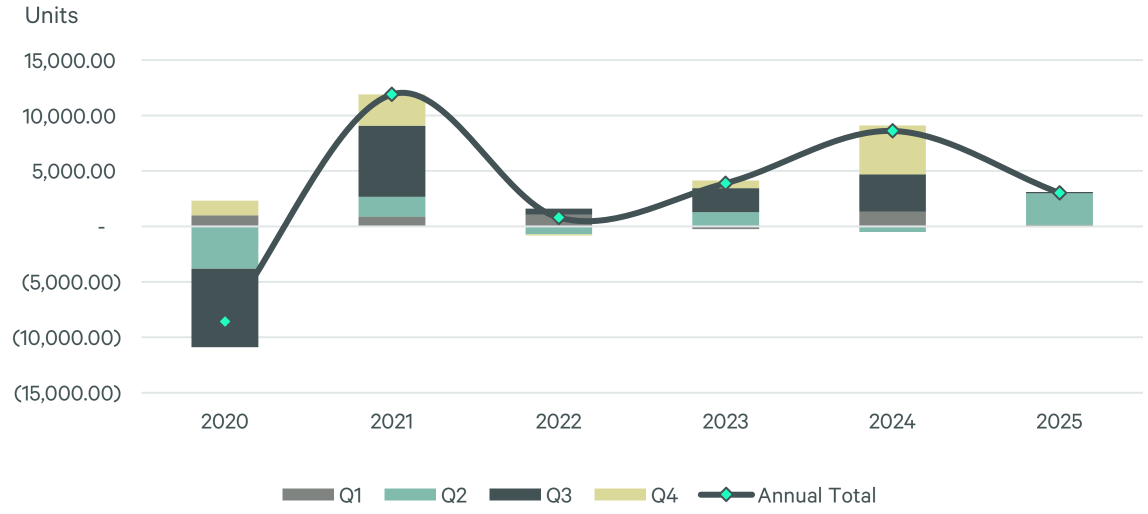


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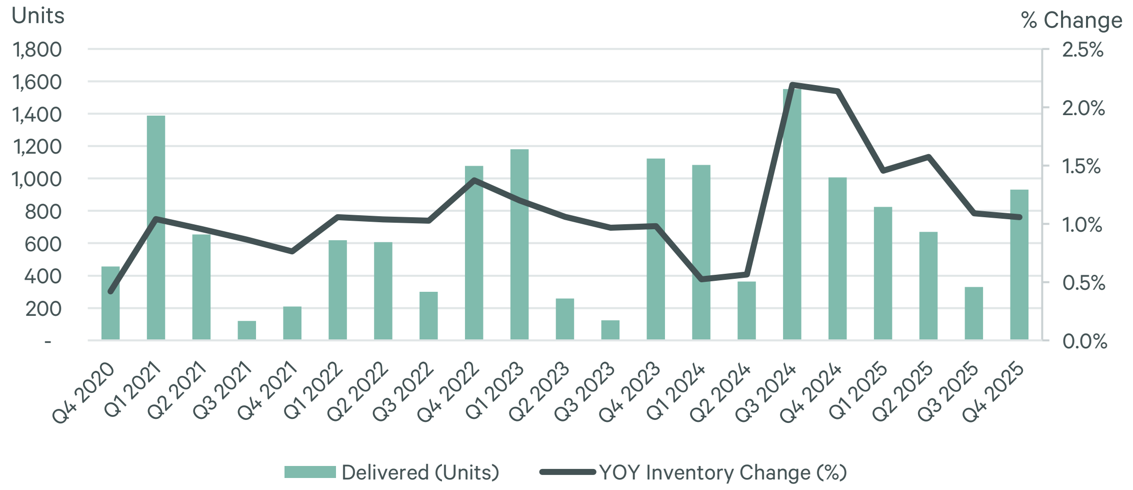

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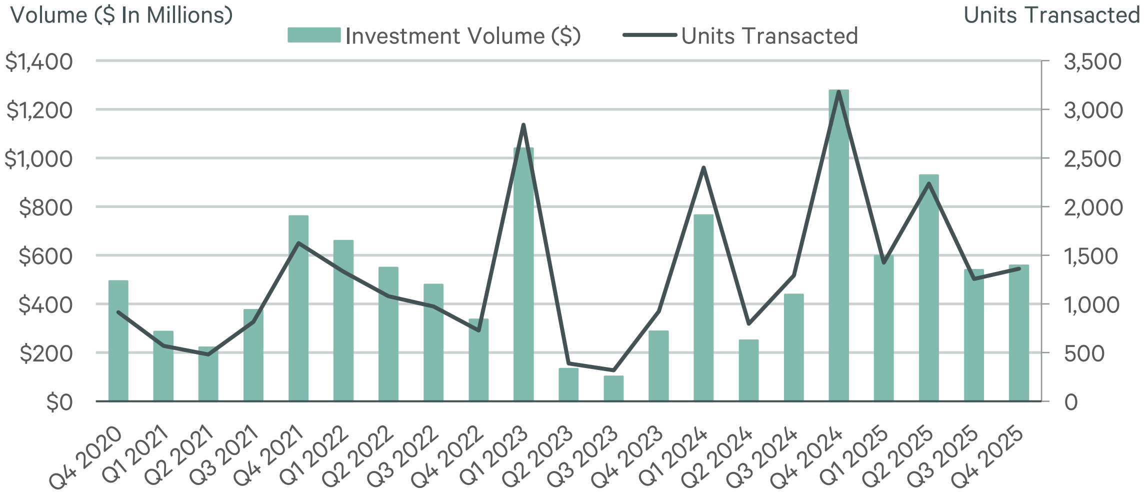


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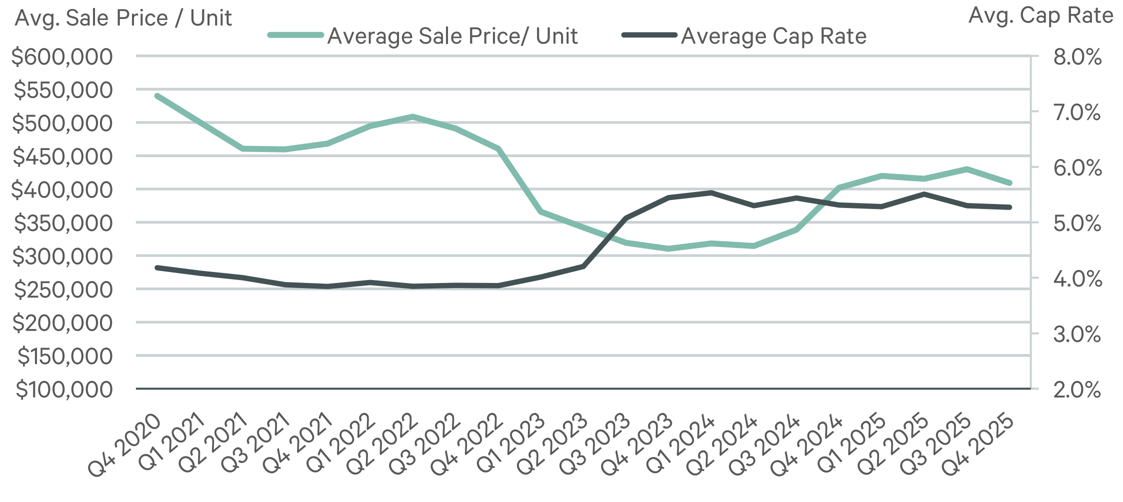


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**FIGURE 11: Notable Transactions**

| Property Name | City | Units | Year Built | Price | Sale Price/Unit | Sale Price/SF | Sale Date |
|---|---|---|---|---|---|---|---|
| mResidences | Redwood City | 141 | 2014 | $76,000,000 | $539,007 | $701 | Dec-25 |
| 22 Marinero Circle | Tiburon | 23 | 1971 | $12,400,000 | $539,130 | $484 | Dec-25 |
| RBC Portfolio | San Francisco | 270 | Portfolio | $129,000,000 | $477,778 | Portfolio | Nov-25 |
| Grosvenor Court | San Francisco | 86 | 1975 | $31,900,000 | $370,930 | $408 | Nov-25 |
| 2030 Vallejo Street | San Francisco | 53 | 1966 | $39,000,000 | $735,849 | $409 | Nov-25 |
| 273 88th Street | Daly City | 80 | 1966 | $22,375,000 | $279,688 | $259 | Oct-25 |
| Crest Royal | San Francisco | 56 | 1955 | $24,609,992 | $539,130 | $484 | Oct-25 |

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# Oakland/East Bay

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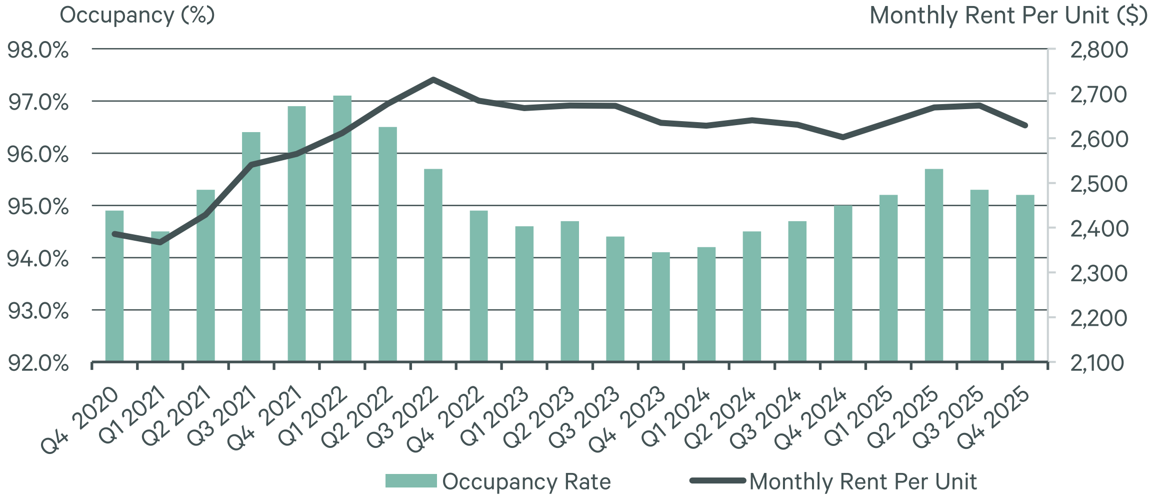


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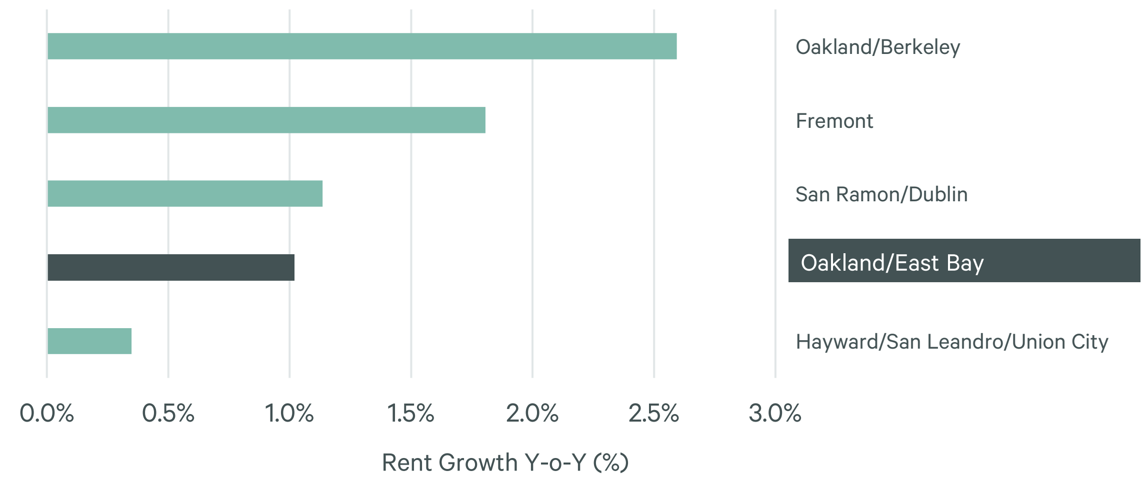


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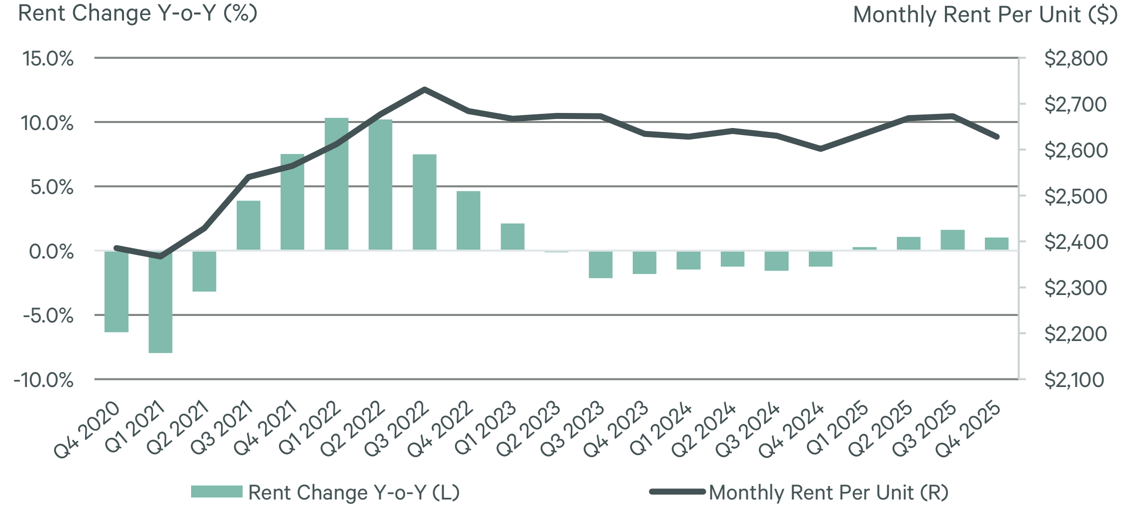


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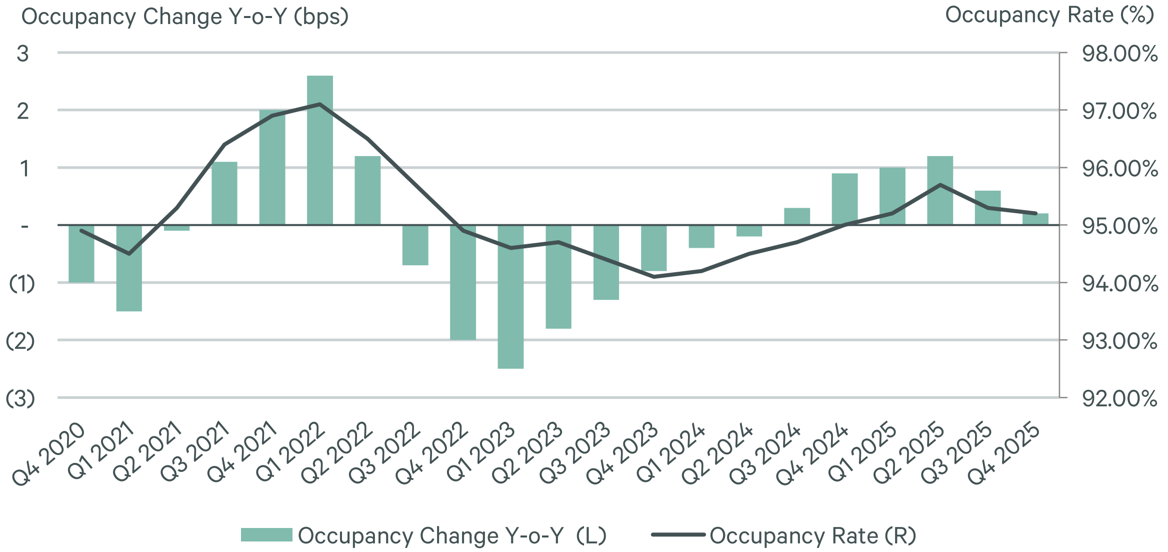




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# Oakland/East Bay

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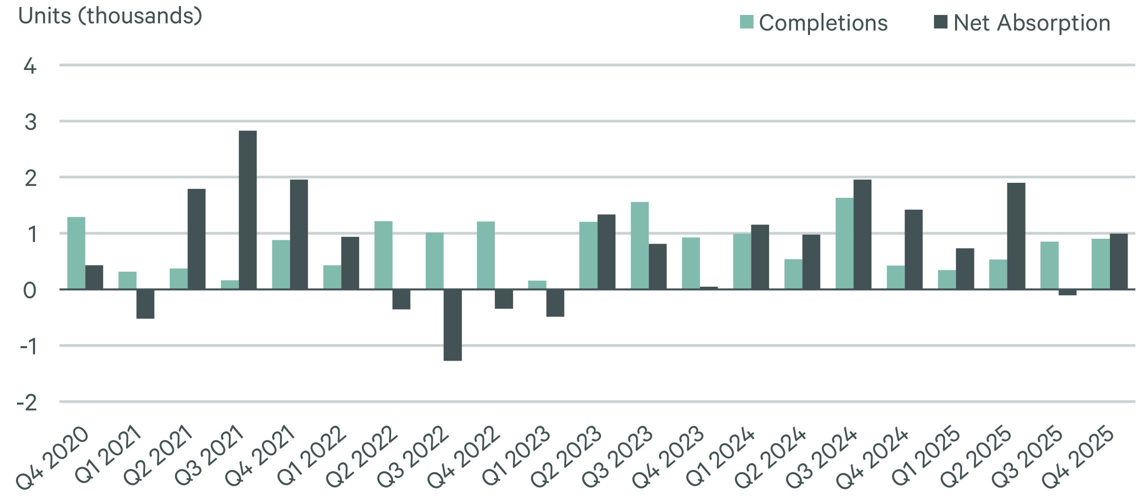


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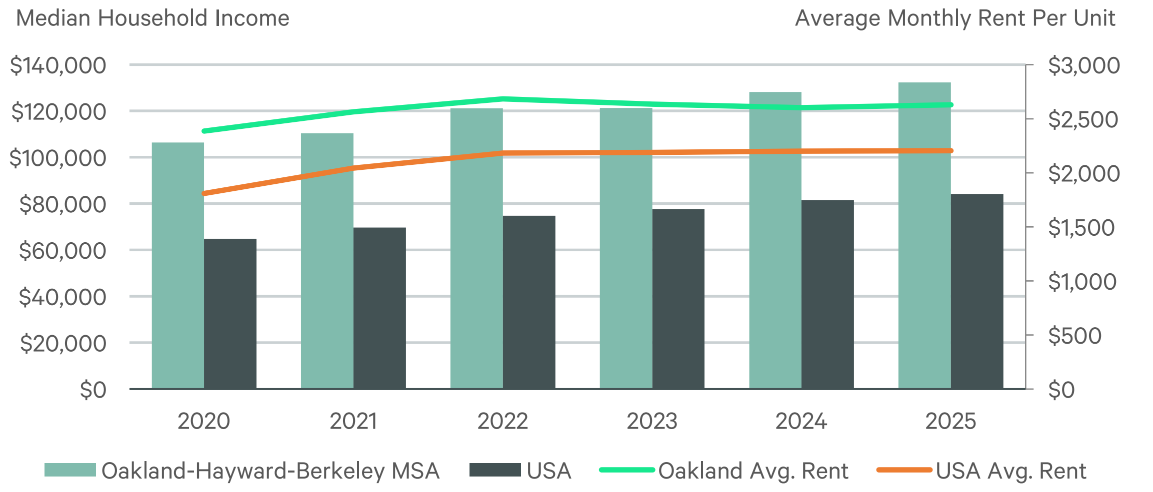


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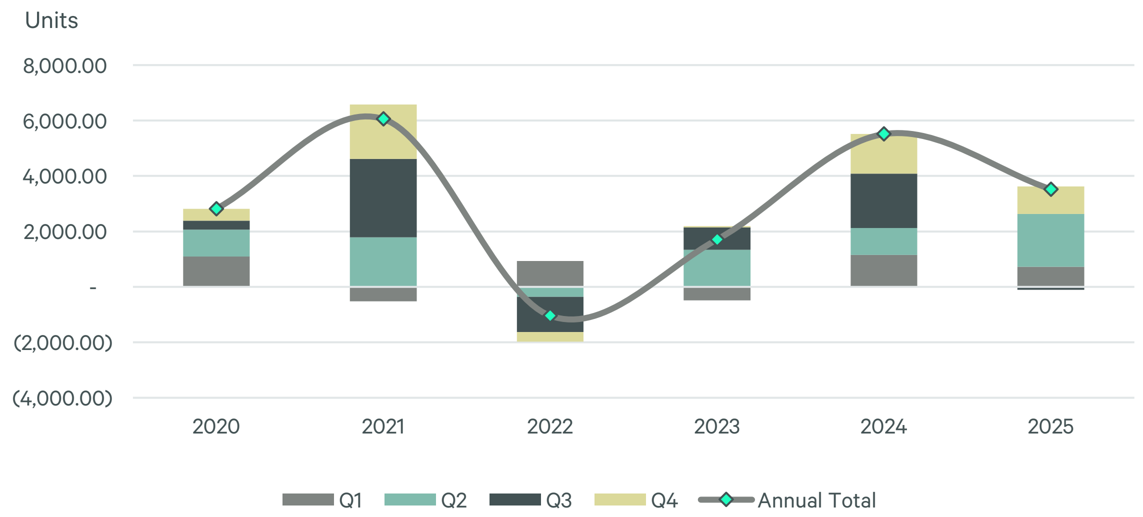


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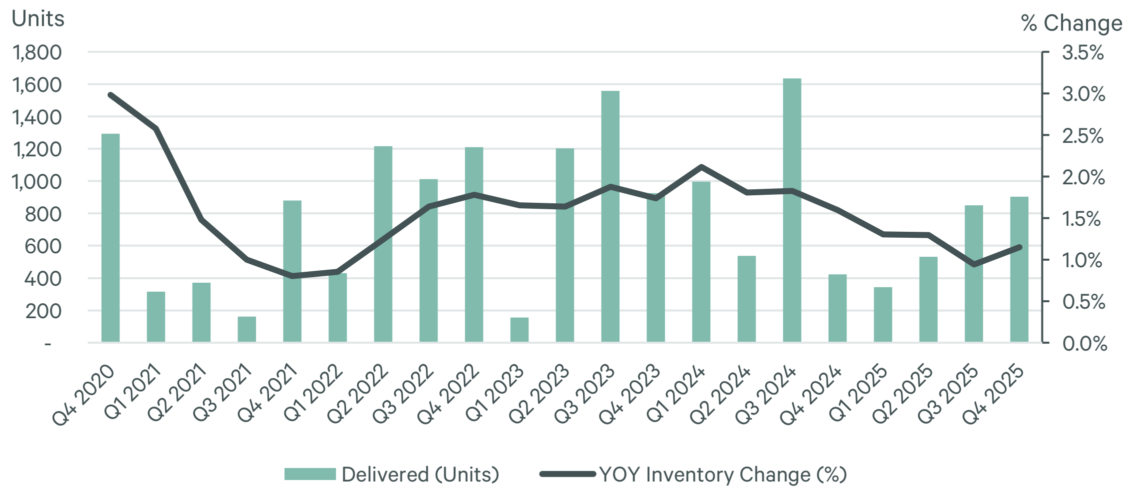

# Oakland/East Bay

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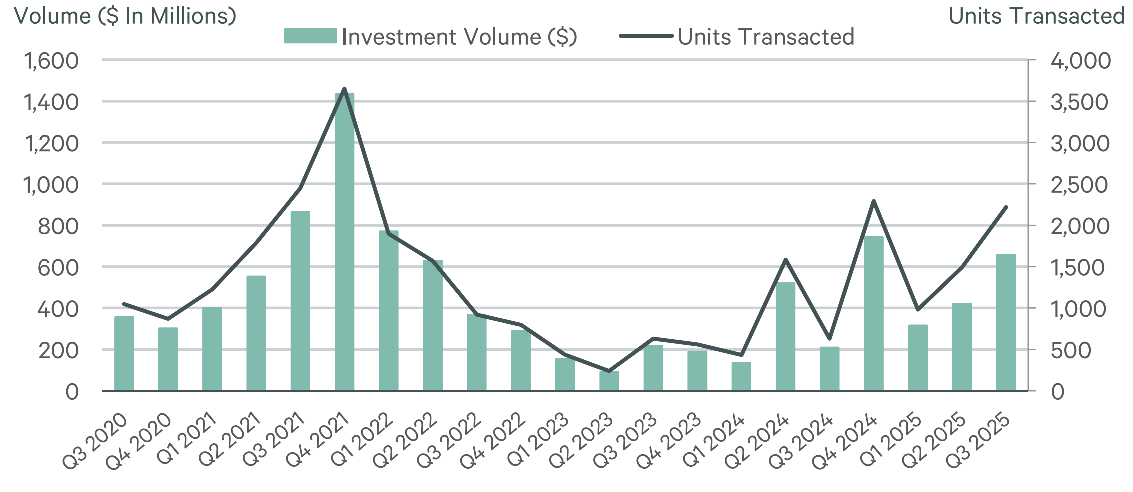


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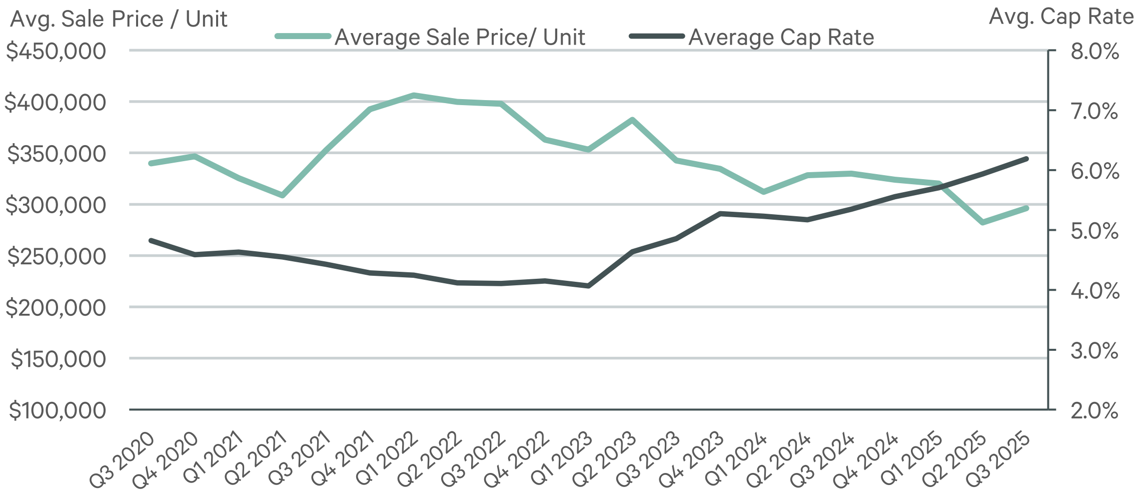


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| Lido Square Apartments | Pittsburg | 173 | 1970 | $90,000,000 | $520,231 | $498 | Dec-25 |
| Alderwood Park | Livermore | 91 | 1985 | $24,550,000 | $269,780 | $481 | Dec-25 |
| Outrigger Apartments | Livermore | 39 | 1964 | $11,625,000 | $298,077 | $263 | Dec-25 |
| Vue Fremont | Fremont | 134 | 1986 | $50,250,000 | $375,000 | $475 | Nov-25 |
| Olivera Villa Apartments | Concord | 94 | 1971 | $18,685,000 | $198,777 | $147 | Nov-25 |
| 401 29th Street | Oakland | 83 | 2019 | $21,000,000 | $253,012 | $302 | Nov-25 |
| Mosser Portfolio | Oakland | 286 | Portfolio | $30,000,000 | $104,895 | Portfolio | Oct-25 |
| Hanover Walnut Creek | Walnut Creek | 285 | 2021 | $163,000,000 | $571,930 | $669 | Oct-25 |
| Riverstone Apartments | Antioch | 136 | 1985 | $21,000,000 | $154,412 | $199 | Oct-25 |

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# Notable Bay Area Transactions

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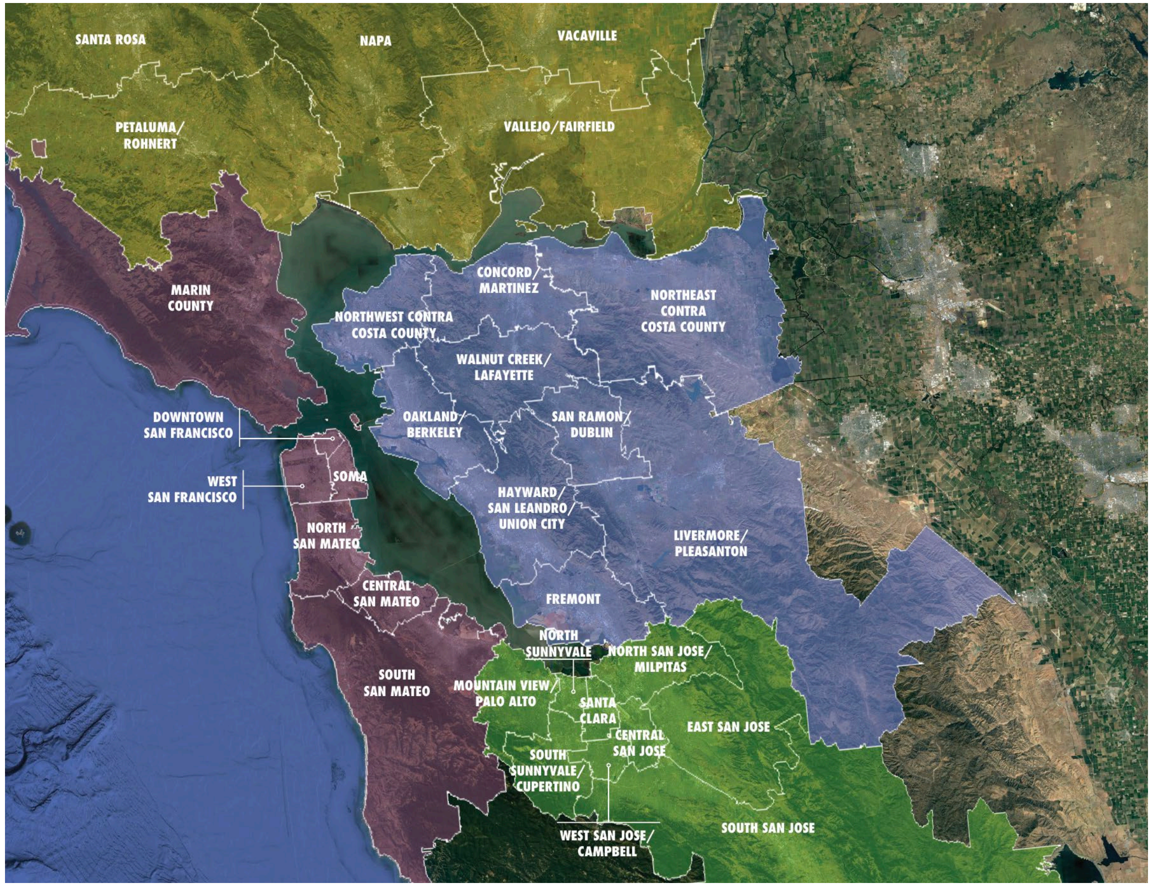
| Montecito | Santa Clara | 110 | 1970 | $51,650,000 | $469,545 | $533 | Dec-25 |
| Vue Fremont | Fremont | 134 | 1986 | $50,250,000 | $375,000 | $475 | Nov-25 |
| Woodchase Apartment Homes | San Leandro | 186 | 1976 | $47,375,000 | $254,704 | $367 | Dec-25 |
| 2030 Vallejo Street | San Francisco | 53 | 1966 | $39,000,000 | $735,849 | $409 | Nov-25 |
| Grosvenor Court | San Francisco | 86 | 1975 | $31,900,000 | $370,930 | $408 | Nov-25 |
| Mosser Portfolio | Oakland | 286 | Portfolio | $30,000,000 | $104,895 | Portfolio | Oct-25 |
| Crest Royal | San Francisco | 56 | 1955 | $24,609,992 | $539,130 | $484 | Oct-25 |
| Alderwood Park | Livermore | 91 | 1985 | $24,550,000 | $269,780 | $481 | Dec-25 |
| 273 88th Street | Daly City | 80 | 1966 | $22,375,000 | $279,688 | $259 | Oct-25 |
| 401 29th Street | Oakland | 83 | 2019 | $21,000,000 | $253,012 | $302 | Nov-25 |
| Riverstone Apartments | Antioch | 136 | 1985 | $21,000,000 | $154,412 | $199 | Oct-25 |
| Olivera Villa Apartments | Concord | 94 | 1971 | $18,685,000 | $198,777 | $147 | Nov-25 |
| Atrium Garden Studio Apartments | San Jose | 160 | 2000 | $18,485,000 | $115,531 | $136 | Oct-25 |
| 22 Marinero Circle | Tiburon | 23 | 1971 | $12,400,000 | $439,464 | $325 | Oct-25 |
| Outrigger Apartments | Livermore | 39 | 1964 | $11,625,000 | $298,077 | $263 | Dec-25 |
| Rancho Verde Apartments | San Jose | 30 | 1990 | $11,150,000 | $371,667 | $455 | Oct-25 |

Source: CBRE Research, Real Capital Analytics, Q4 2025

# 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.