

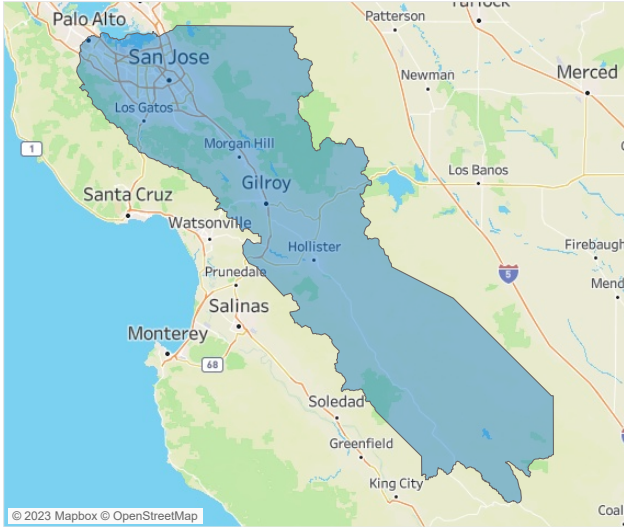


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Bay Area - South Bay
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Bay Area - South Bay is the **38th** largest multifamily market with **140,288** completed units and **53,161** units in development, **10,286** of which have already broken ground.

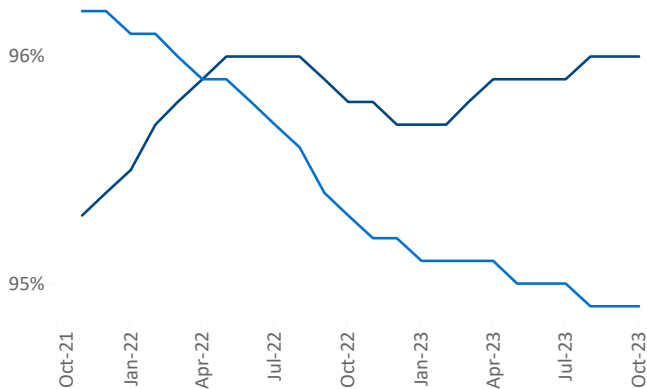
New lease asking **rents** are at **\$3,043**, down **-2.6%** ▼ from the previous year placing Bay Area - South Bay at **111th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **2,582** ▲ net units absorbed over the past twelve months. This is down **-2,400** ▼ units from the previous year's gain of **4,982** ▲ absorbed units.

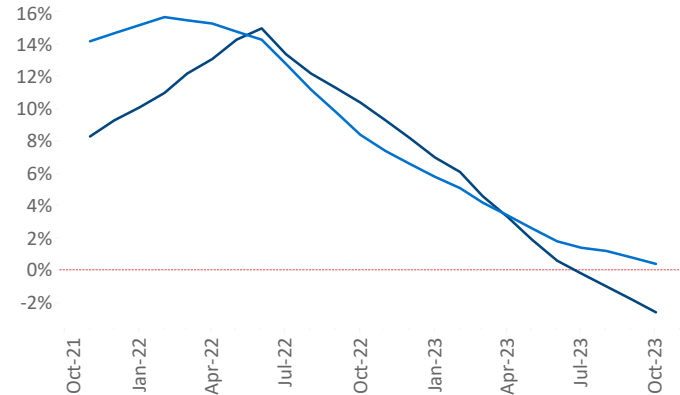
Employment in Bay Area - South Bay has grown by **1.0%** ▲ over the past 12 months, while hourly wages have risen by **4.6%** ▲ YoY to **\$53.11** according to the *Bureau of Labor Statistics*.

■ Bay Area - South Bay ■ National

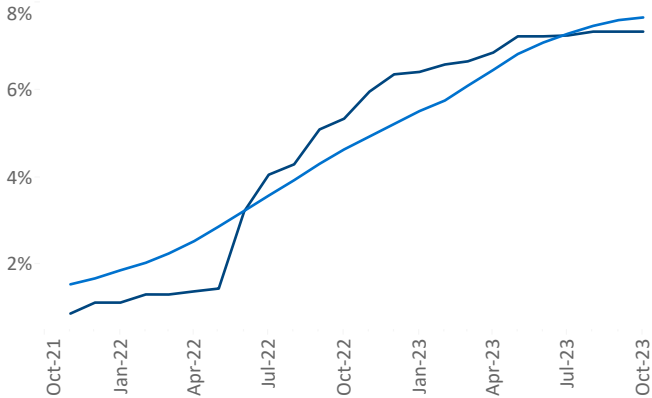
Occupancy



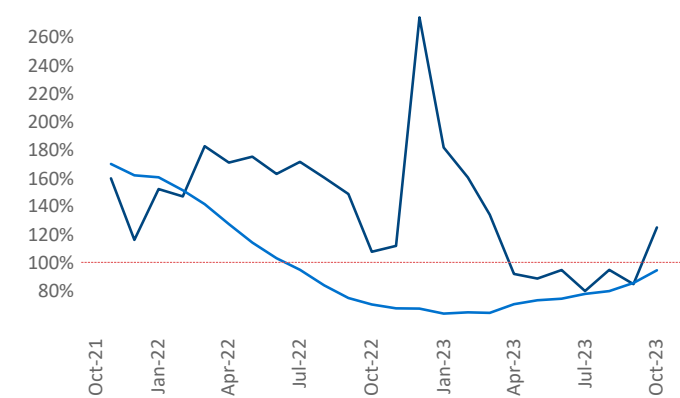
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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