

Inland Empire Multifamily Report

▲ 96.1% ▲ 2,450 ▲ 1,703 ▲ \$2,334

Occupancy Rate Net Absorption (Units) Completed Units Avg. Rent Per Unit

Note: Arrows indicate change from previous quarter.

Source: CBRE Econometric Advisors, Q2 2025.

MARKET HIGHLIGHTS

— The Inland Empire (IE) multifamily market closed Q2 2025 with an occupancy rate of 96.1%. This represented a .4% increase from Q1 2025 as the market tightened with the decline in available stock.

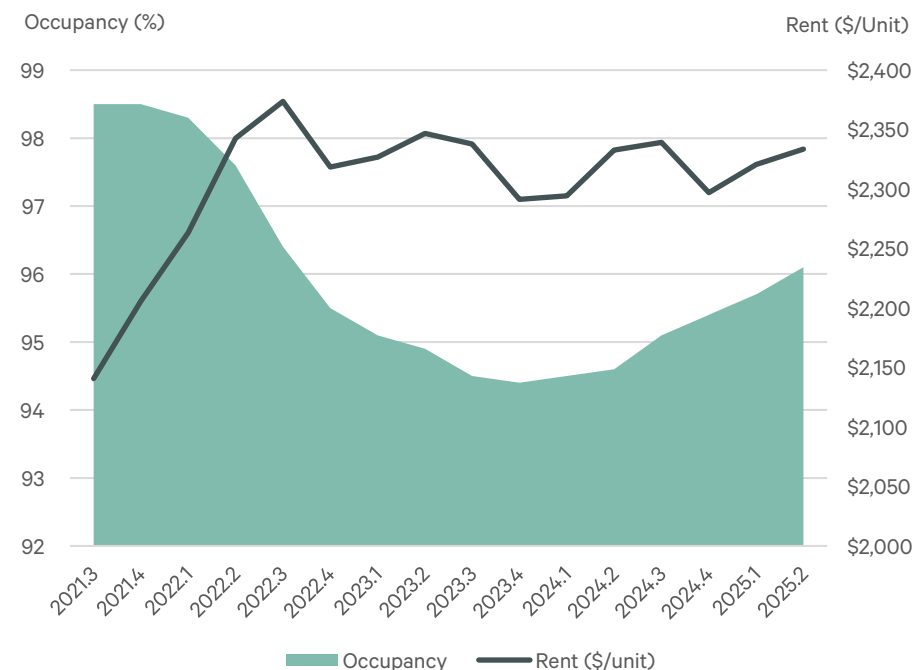
— There were 2,450 units absorbed in Q2 2025, compared to 1,974 units in Q1 2025 as demand for relatively affordable space in California drove renters to the IE.

— There were 1,703 units delivered in Q2 2025, compared to 1,512 units in Q1 2025. Multifamily development remained a highlight as developers identified population growth in the IE as a key indicator for construction opportunities.

— The overall average rent per unit for multifamily in Inland Empire ended Q2 2025 at \$2,334, which was up 0.6% from Q1 2025 due to increased competitiveness for limited available space, driving unit rents higher.

— The total multifamily investment sales in Q2 2025 amounted to \$86.3 million in total volume, compared to \$307.5 million in Q1 2025 as investors targeted smaller projects during the quarter.

FIGURE 1: Occupancy and Average Rent Per Unit



Source: CBRE Econometric Advisors, Q2 2025.

Market Overview

FIGURE 2: Market Statistics by Submarket

Market	Inventory (Units)	Rent Per Unit	Completions (Units)	Net Absorption (Units)	Vacancy Rate (%)
Total Market	188,185	\$2,334	1,703	2,450	3.9
Coachella Valley	27,728	\$2,086	0	(152)	6.1
Corona	9,222	\$2,434	0	(19)	3.4
Fontana/Rialto/Colton	16,587	\$1,963	548	624	3.5
Hemet/Perris/Lake Elsinore	11,032	\$2,140	288	337	3.7
Ontario/Chino	21,069	\$2,609	172	143	3.7
Rancho Cucamonga/Upland	18,419	\$2,586	291	457	3.6
Redlands	12,232	\$2,327	282	389	2.3
Riverside	17,825	\$2,367	34	89	4.3
San Bernardino	16,516	\$1,893	0	10	5.1
Temecula/Murrieta	10,061	\$2,298	0	25	4.7
University City/Moreno Valley	15,368	\$2,219	88	199	3.8
Victorville/Outer San Bernardino	12,126	\$1,801	0	186	3.6

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	\$1,843	7.0%	96	1.4%
Built 1970s	\$2,016	2.4%	96.2	2.0%
Built 1980s	\$2,133	1.3%	96.5	1.9%
Built 1990s	\$2,293	1.8%	96.1	0.6%
Built 2000s	\$2,466	0.1%	96.3	1.0%
Built 2010-present	\$2,682	0.5%	95.9	1.2%

Source: CBRE Econometric Advisors, Q2 2025.

FIGURE 4: Market Statistics by Unit Type

Unit Type	Avg Rent	% Rent Growth (Y-o-Y)
Studio	\$1,719	2.6%
1 Bedroom	\$2,011	2.3%
2 Bedroom	\$2,389	2.0%
3 Bedroom	\$2,987	2.1%

Source: CBRE Econometric Advisors, Q2 2025.

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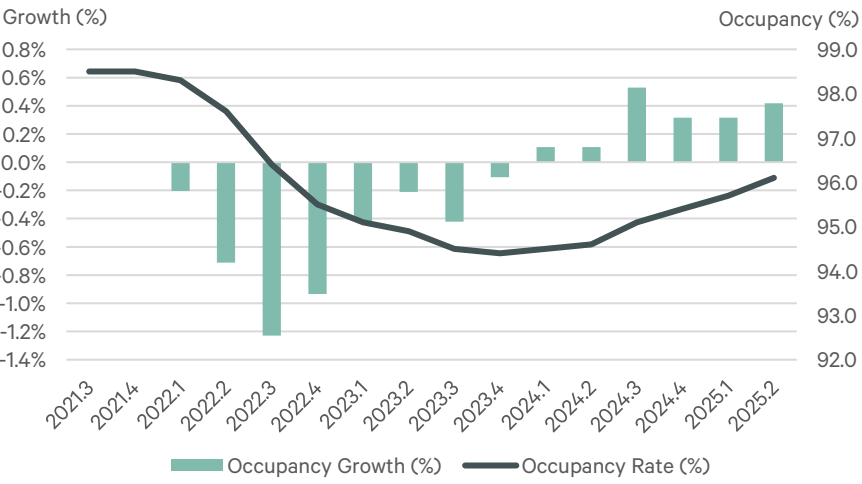
Average Rents and Occupancy

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



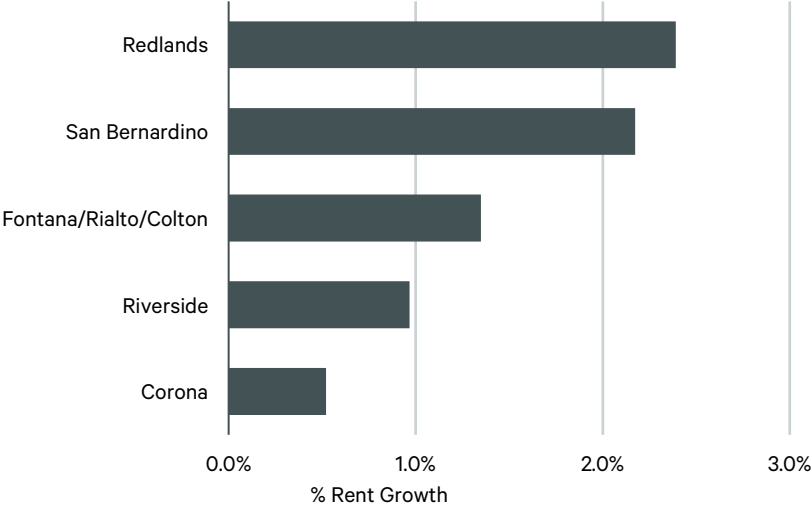
Source: CBRE Econometric Advisors, Q2 2025.

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



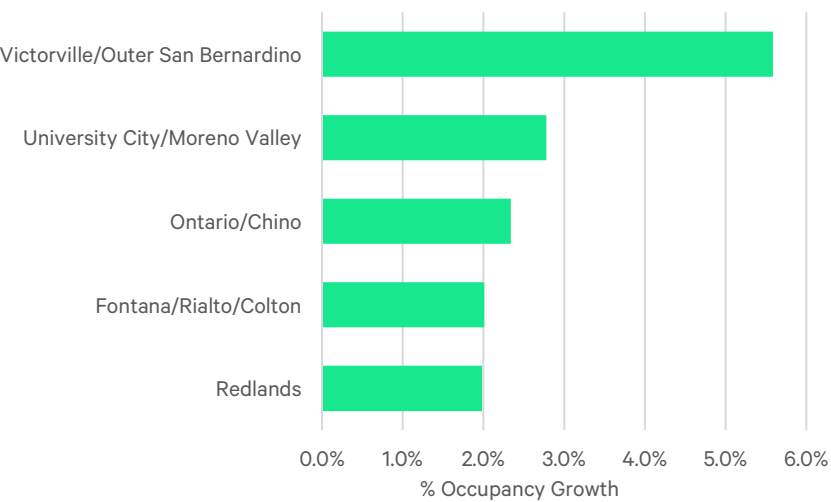
Source: CBRE Econometric Advisors, Q2 2025.

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



Source: CBRE Econometric Advisors, Q2 2025.

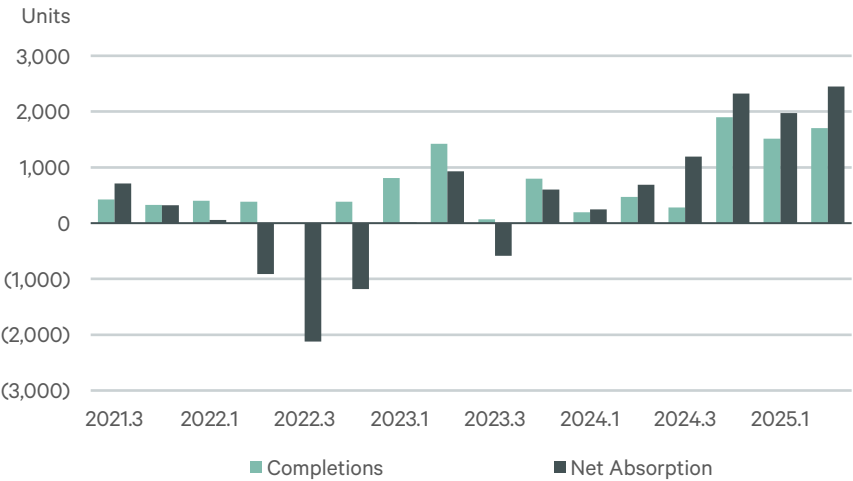
FIGURE 8: Top Submarkets by Occupancy Growth Y-o-Y



Source: CBRE Econometric Advisors, Q2 2025.

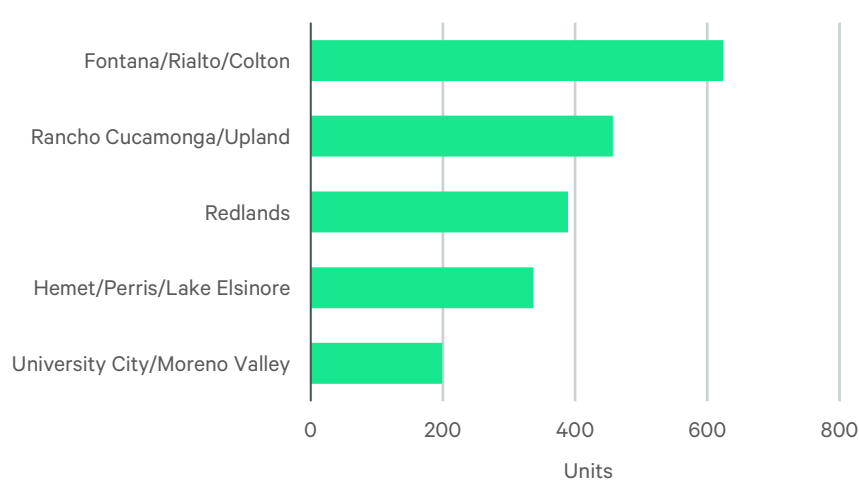
Construction, Net Absorption, and Detail by Inventory Type

FIGURE 9: Completions and Net Absorption



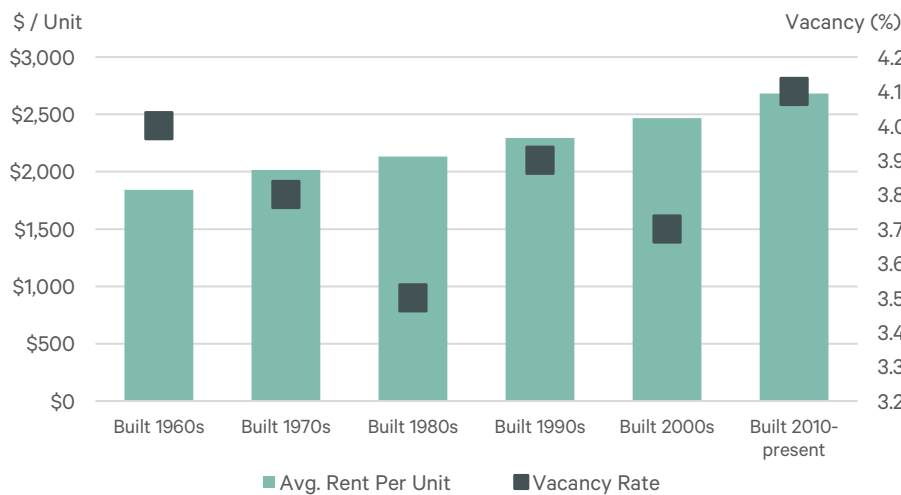
Source: CBRE Econometric Advisors, Q2 2025.

FIGURE 10: Top Submarkets by Net Absorption



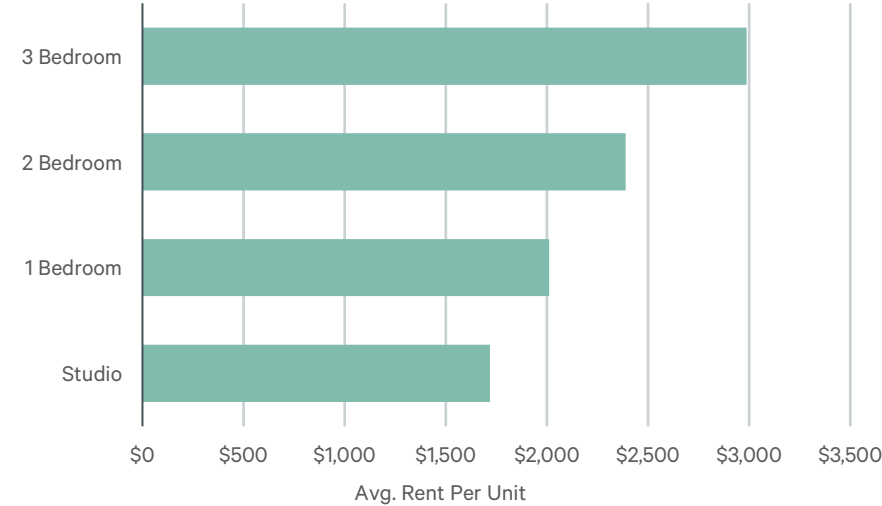
Source: CBRE Econometric Advisors, Q2 2025.

FIGURE 11: Rent and Vacancy by Property Vintage



Source: CBRE Econometric Advisors, Q2 2025.

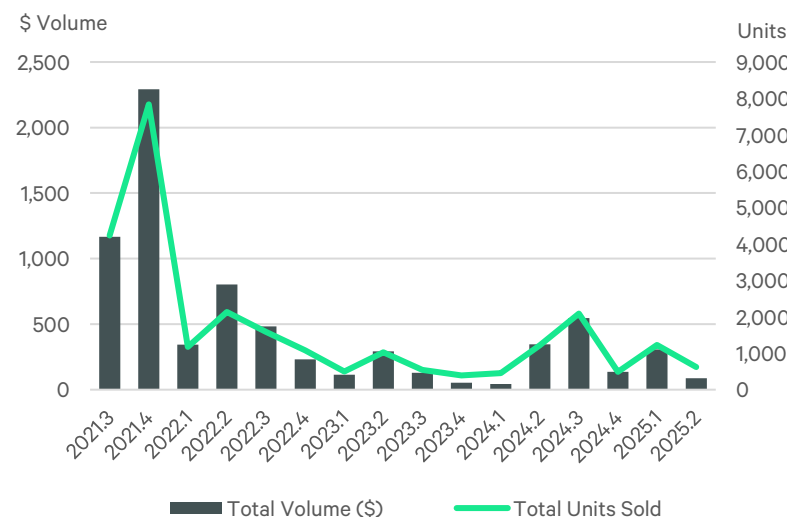
FIGURE 12: Average Rent By Unit Size



Source: CBRE Econometric Advisors, Q2 2025.

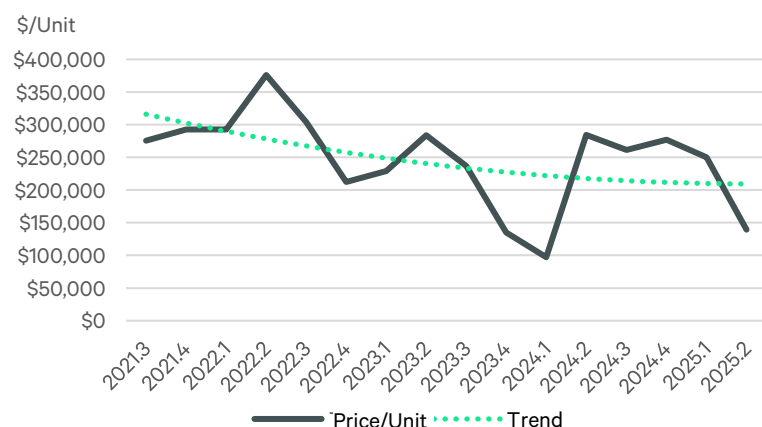
Investment Sales

FIGURE 13: Multifamily Investment Sale Volume



Source: MSCI Real Capital Analytics, Q2 2025.

FIGURE 15: Multifamily Investment Sale Price Per Unit



Source: MSCI Real Capital Analytics, Q2 2025.

FIGURE 14: Q2 2025 Largest Sale Transactions by # of Units

Buyer	Property Name	City	Units	Sale Price	Price / Unit
Yong Yuan (CA)	La Vista Apartments	Fontana	72	\$22,725,000	\$315,625
Yong Yuan (CA)	8969 Newport Avenue	Fontana	24	\$7,575,000	\$315,625
Pro Res Services Inc	Oasis Village	Adelanto	81	\$6,327,500	\$78,117
Pro Res Services Inc	Suncrest Apartments	Barstow	81	\$4,812,500	\$59,414
Pro Res Services Inc	3 Palms Apartments	Hesperia	113	\$4,056,000	\$35,894
Pro Res Services Inc	Villa Monterey Apartment	Blythe	81	\$3,730,000	\$46,049
Torben Welch	Echo Apartments	San Bernardi	38	\$12,300,000	\$323,684
Cypress Apartments Proj	9223 Cypress Avenue	Fontana	14	\$6,150,000	\$439,286
Beaumont Park Apartme	1451 Michigan Avenue	Beaumont	33	\$5,300,000	\$160,606
Group XIII properties Inc	1609-1699 N Arrowhead /	San Bernardi	42	\$5,250,000	\$125,000
Group Xiii Properties LP	Redlands Apartments	Redlands	25	\$4,800,000	\$192,000
Lam Trinh	3060 Panorama Road	Riverside	15	\$3,300,000	\$220,000

Source: MSCI Real Capital Analytics, Q2 2025.

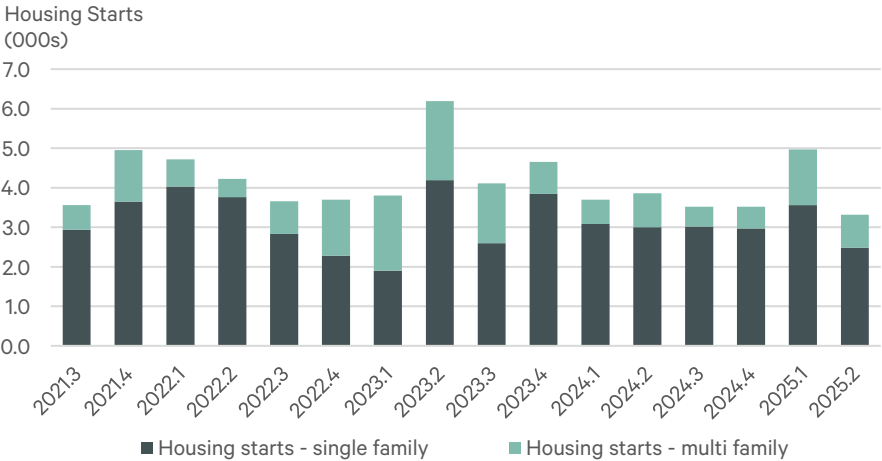
FIGURE 16: Q2 2025 Multifamily Investment Sales by Building Vintage

Year Built	Volume (\$)	Property Count	Total Units	Avg. PPU
Pre-1960	\$0	0	0	\$0
1960s	\$4,800,000	1	25	\$192,000
1970s	\$10,550,000	2	75	\$140,667
1980s	\$0	0	0	\$0
1990s	\$0	0	0	\$0
2000s	\$18,926,000	4	356	\$53,163
2010 - present	\$36,450,000	3	110	\$331,364
Grand Total	\$70,726,000	10	566	\$179,298

Source: MSCI Real Capital Analytics, Q2 2025.

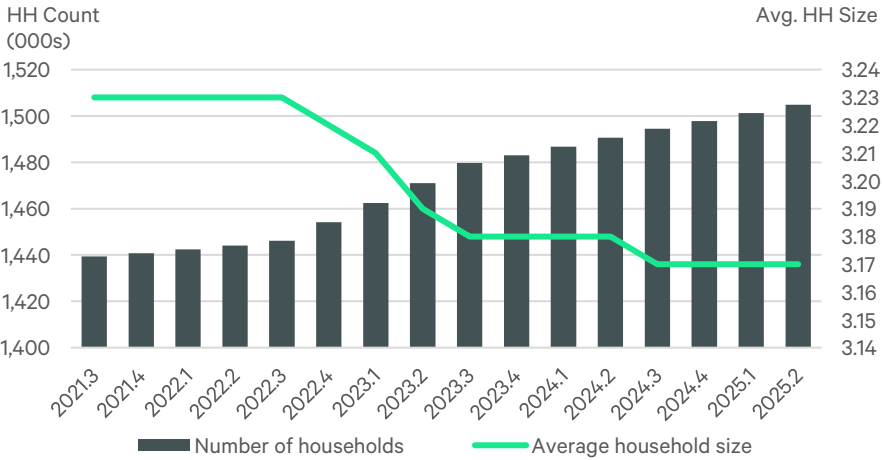
Economic Overview

FIGURE 17: Housing Starts



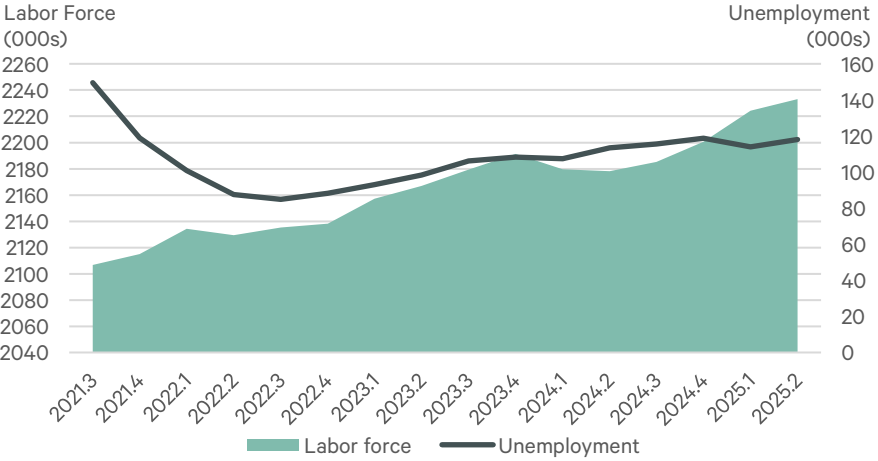
Source: Oxford Economics, Q2 2025.

FIGURE 19: Household Count & Average Size



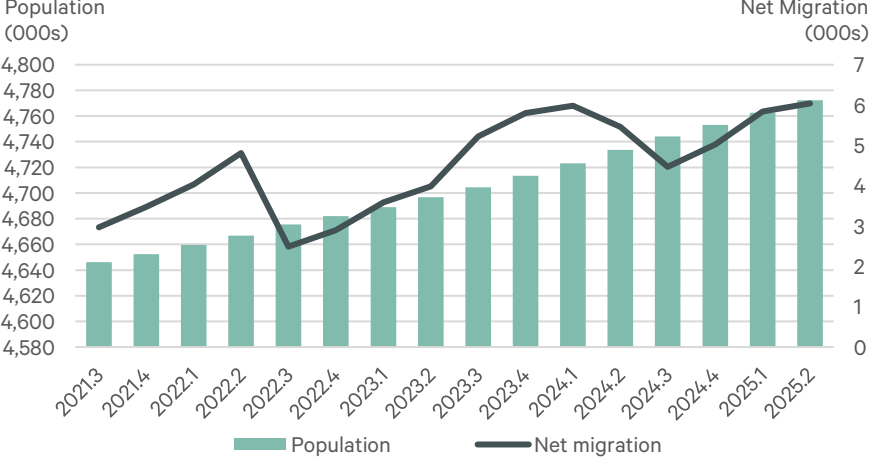
Source: Oxford Economics, Q2 2025.

FIGURE 18: Unemployment



Source: Oxford Economics, Q2 2025.

FIGURE 20: Total Population & Net Migration



Source: Oxford Economics, Q2 2025.

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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.
- 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 is made up of Coachella Valley, Corona, Fontana/Rialto/Colton, Hemet/Perris/Lake Elsinore, Ontario/Chino, Rancho Cucamonga/Upland, Redlands, Riverside, San Bernardino, Temecula/Murrieta, University City/Moreno Valley, and Victorville/Outer San Bernardino.

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