LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
BAKERSFIELD, CA

MULTIFAMILY MARKET OVERVIEW

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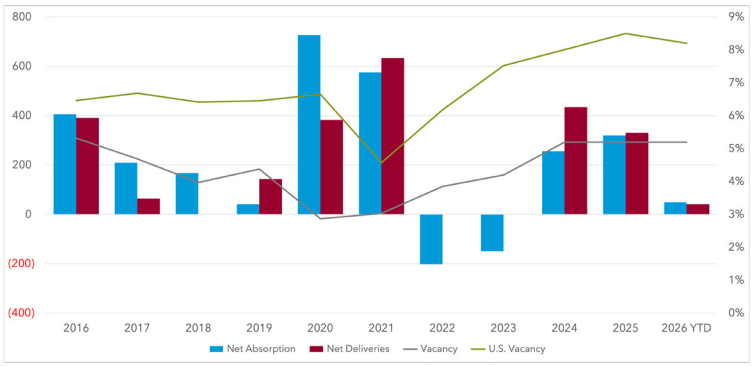
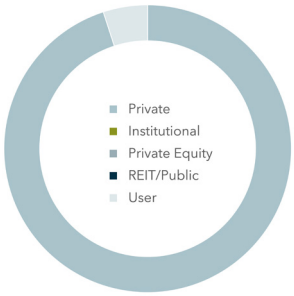
Bakersfield's multifamily market remained stable through Q2 2026 as new apartment deliveries slowed and demand kept pace with new supply. Vacancy held near 5%, reflecting a balanced market despite elevated construction activity. Nearly 900 units remain under development, led by the Park Center at Seven Oaks, which is expected to deliver in late 2026. Average asking rents continued to post modest annual growth, outperforming the national average, while Bakersfield remains one of California's more affordable housing markets. Looking ahead, steady demand and a manageable development pipeline are expected to support stable occupancy and gradual rent growth through the remainder of 2026.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ 12 Mo. Absorption Units	257	300	320	208	162
▲ Vacancy Rate	5.20%	5.10%	5.20%	5.60%	6.18%
▲ Asking Rent/Unit	$1,424	$1,417	$1,396	$1,396	$1,397
▲ Sale Price/Unit	$139,000	$133,000	$132,000	$127,000	$134,463
▼ Cap Rate	7.00%	7.10%	7.00%	7.10%	6.99%
▼ Under Construction Units	892	916	544	24	45
▲ Inventory Units	26,606	26,391	26,590	26,569	26,483

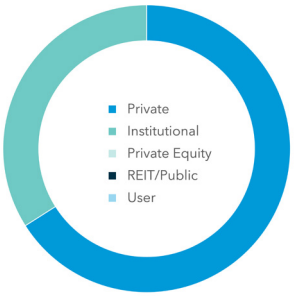
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



***'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.*

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
1401 Pacific Street Bakersfield, CA	$1,170,000 $117,000 Per Unit	10	Grigor Kyupelyan Kimchi Thi Hoang
4320 Columbus Street Bakersfield, CA	$1,050,000 $131,250 Per Unit	8	Undisclsoed Fredrick G. Gifforc

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Ideal Capital Group	$28,250,000
William & Ellen Morris	$18,600,000
Hai T Do & Mimi vu	$7,100,000
CFY Development, Inc.	$5,600,000
Vikas Ghai	$5,100,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Karen A Woods	$28,250,000
Nadav Ichaki	$18,600,000
Pama Management	$7,612,000
Kampar Corporation	$7,100,000
Positive Investments, Inc.	$5,600,000

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