LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
BAKERSFIELD, CA

MULTIFAMILY MARKET OVERVIEW

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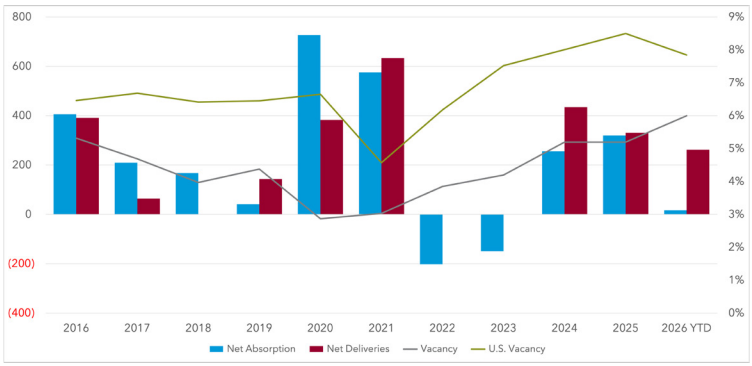
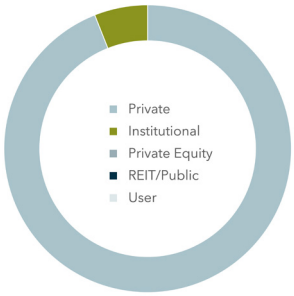
Bakersfield's multifamily market experienced modest softening through Q3 2026 as new supply continued to outpace tenant demand. Vacancy increased to approximately 6.0%, while net absorption totaled 79 units over the trailing 12 months compared to 260 units delivered. Construction activity remains elevated, with 670 units underway, led by the 520-unit Park Center at Seven Oaks development. Despite rising vacancy, average asking rents increased 2.1% year over year, outperforming national growth. Bakersfield continues to offer relatively affordable housing compared to other California markets, supportinglong-term demand. However, additional deliveries and moderate population growth are expected to place near-term pressure on occupancy and rent growth.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Absorption Units	93	257	300	320	208
▲ Vacancy Rate	6.00%	5.20%	5.10%	5.20%	5.60%
▲ Asking Rent/Unit	$1,453.00	$1,424.00	$1,417.00	$1,396.00	$1,396.00
▼ Sale Price/Unit	$137,000.00	$139,000.00	$133,000.00	$132,000.00	$127,000.00
▲ Cap Rate	7.10%	7.00%	7.10%	7.00%	7.10%
▼ Under Construction Units	672	892	916	544	24
▲ Inventory Units	26,914	26,606	26,391	26,590	26,569

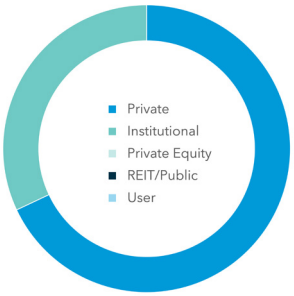
NET ABSORPTION, NET DELIVERIES, & VACANCY



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
116 Beardsley Ave Bakersfield, CA	$1,150,000 $82,143 PPU	14	Sanjeet Nijjar Karen Chakhnazarian & Sona Mousaelian
1700 Lincoln St Bakersfield, CA	$900,000 $90,000 PPU	10	Antonio Zamudio Edward A Vaneenenaam
1800 Forrest St Bakersfield, CA	$1,185,000 $148,125 PPU	8	Adiitya Choksi RPS Property Management

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
Vikas Ghai	$5,100,000
William & Karen Dinino	$5,100,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Karen A Woods	$28,250,000
Nadav Ichaki	$18,600,000
Kampar Corporation	$7,100,000
Pama Management	$6,150,000
RC Kern County Holdings LLC	$5,100,000

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