



CAVALRY
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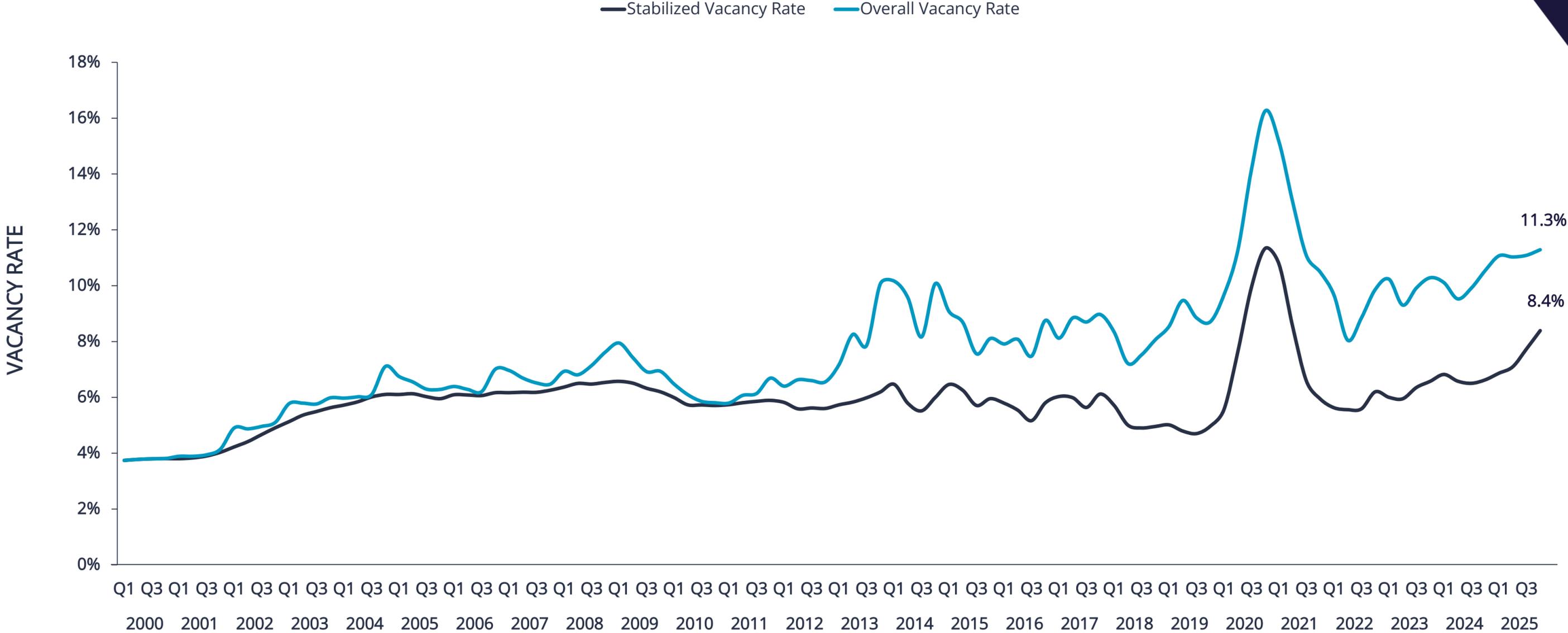
DISTRICT OF COLUMBIA
Q4 2025 MULTIFAMILY & OFFICE MARKET OVERVIEW

Presented by Will Rich, CRE

02.11.26

APARTMENT VACANCY RATE TREND

The District | 2000 - 2025



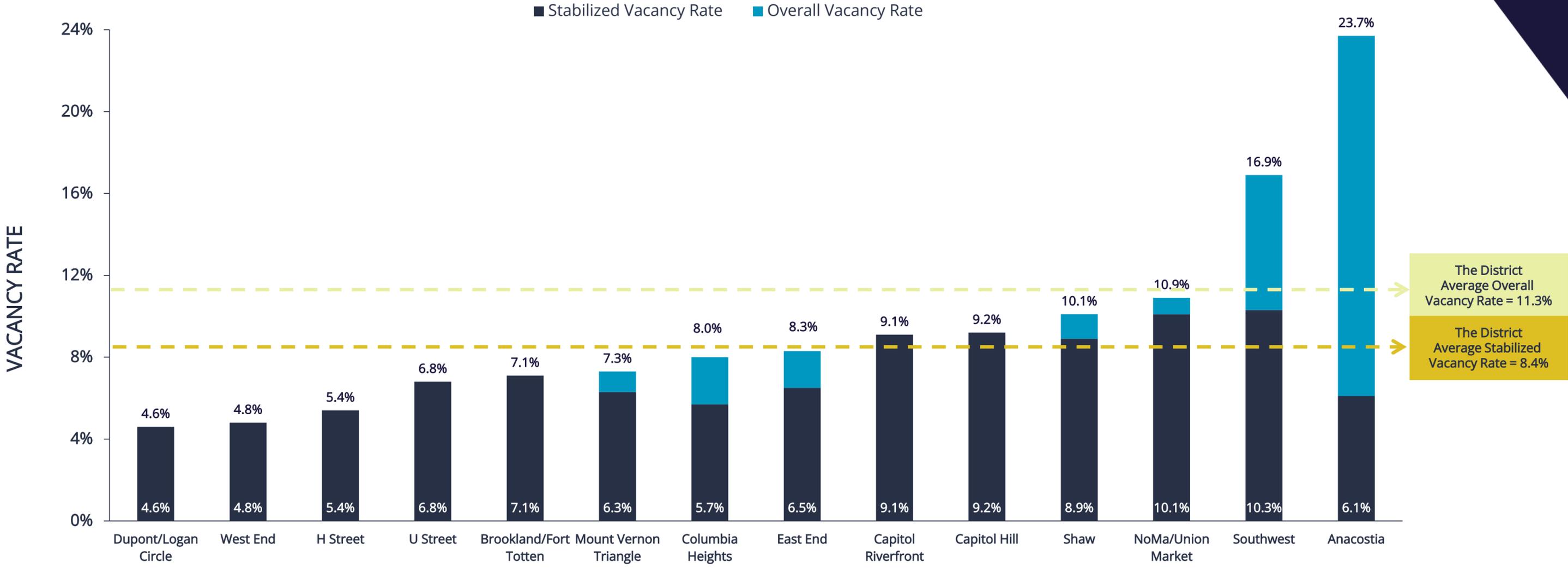
Source: CoStar, Cavalry Real Estate Advisors; February 2026.

Note: Data includes Class A and Class B apartments with 50 or more units.



APARTMENT VACANCY RATE

Selected Submarkets | Q4 2025



The District Average Overall Vacancy Rate = 11.3%

The District Average Stabilized Vacancy Rate = 8.4%



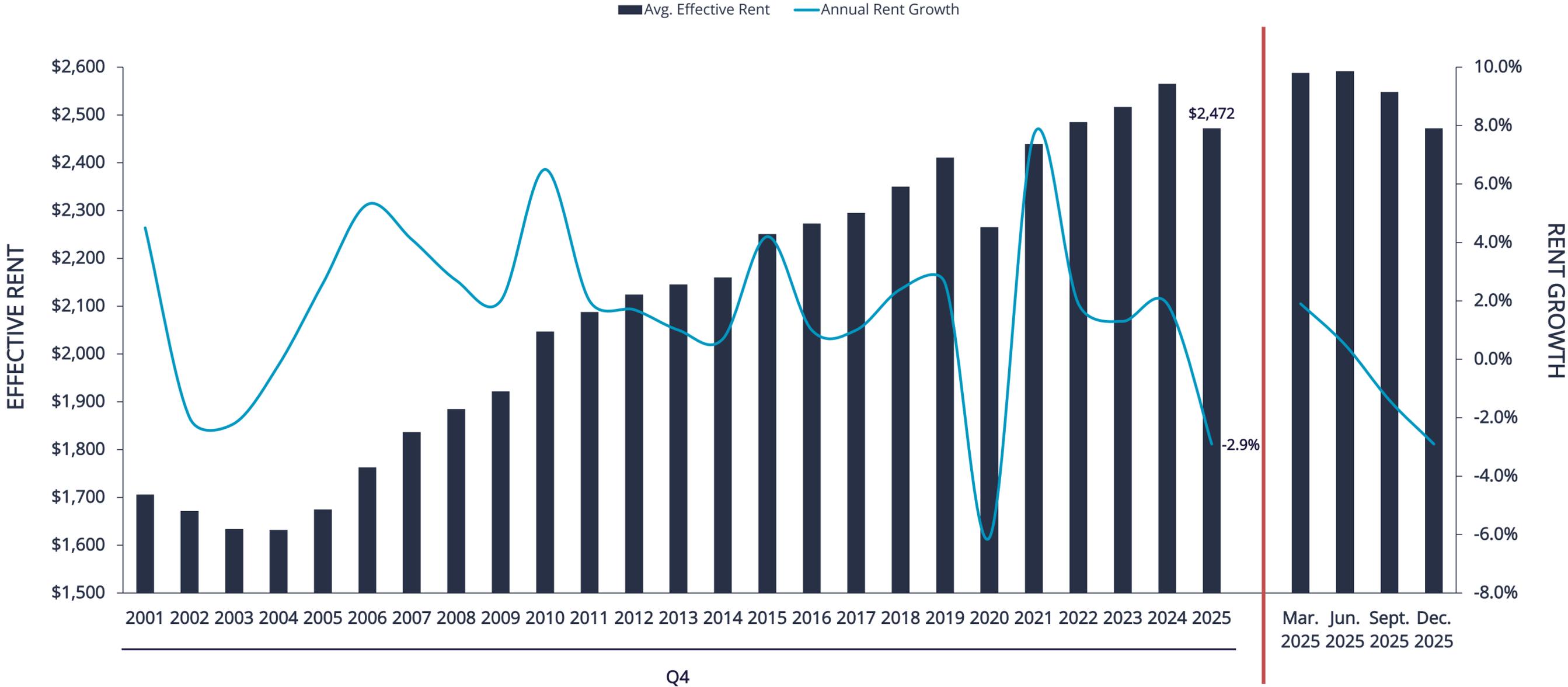
Source: CoStar, Cavalry Real Estate Advisors; February 2026.

Note: Data includes Class A and Class B apartments with 50 or more units.



ANNUAL APARTMENT EFFECTIVE RENT TREND

The District | Q4 2001 – Q4 2025



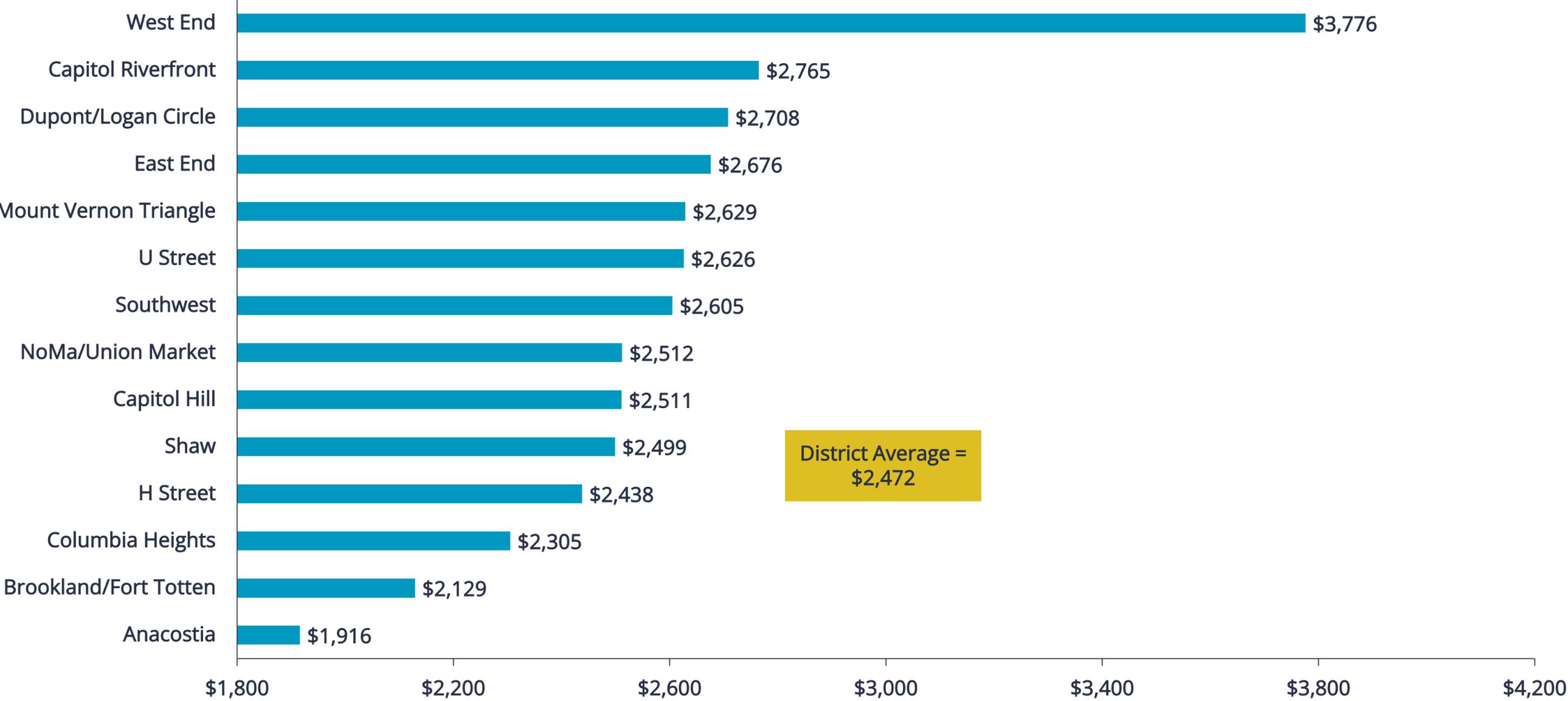
Source: CoStar, Cavalry Real Estate Advisors; February 2026.

Note: Data includes Class A and Class B apartments with 50 or more units.



APARTMENT EFFECTIVE RENTS

Selected Submarkets | Q4 2025



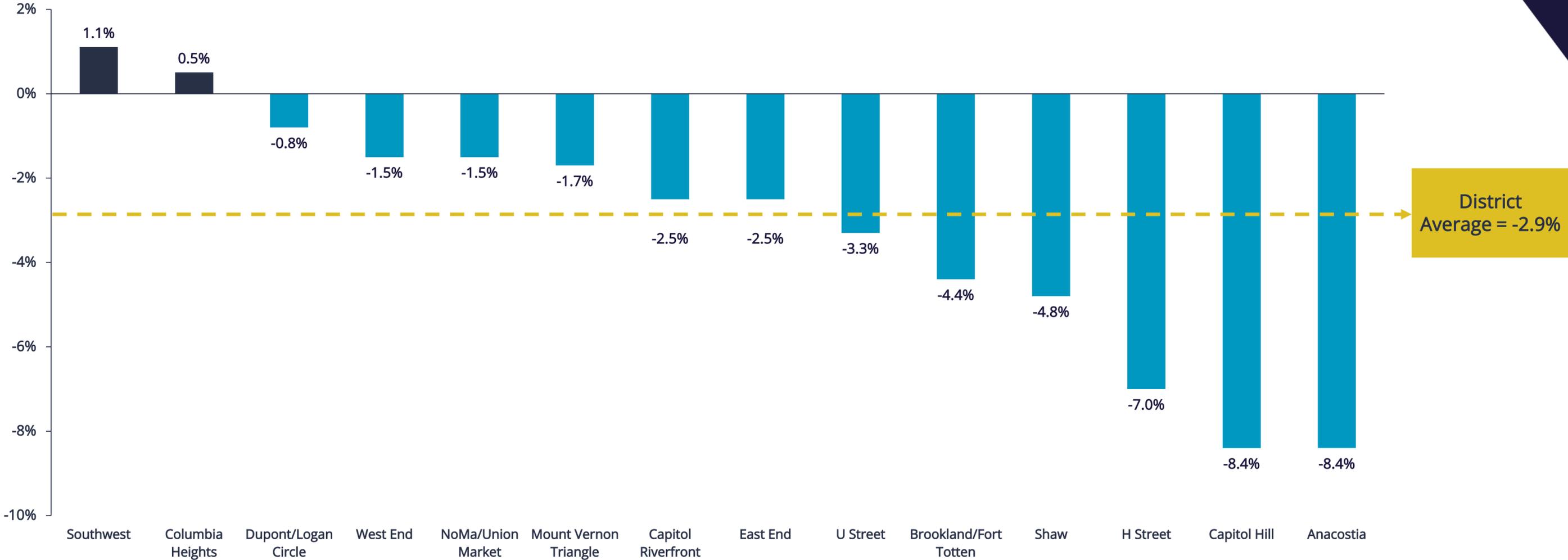
Source: CoStar, Cavalry Real Estate Advisors; February 2026.

Note: Data includes Class A and Class B apartments with 50 units and larger.



APARTMENT EFFECTIVE RENT GROWTH

Selected Submarkets | 2025



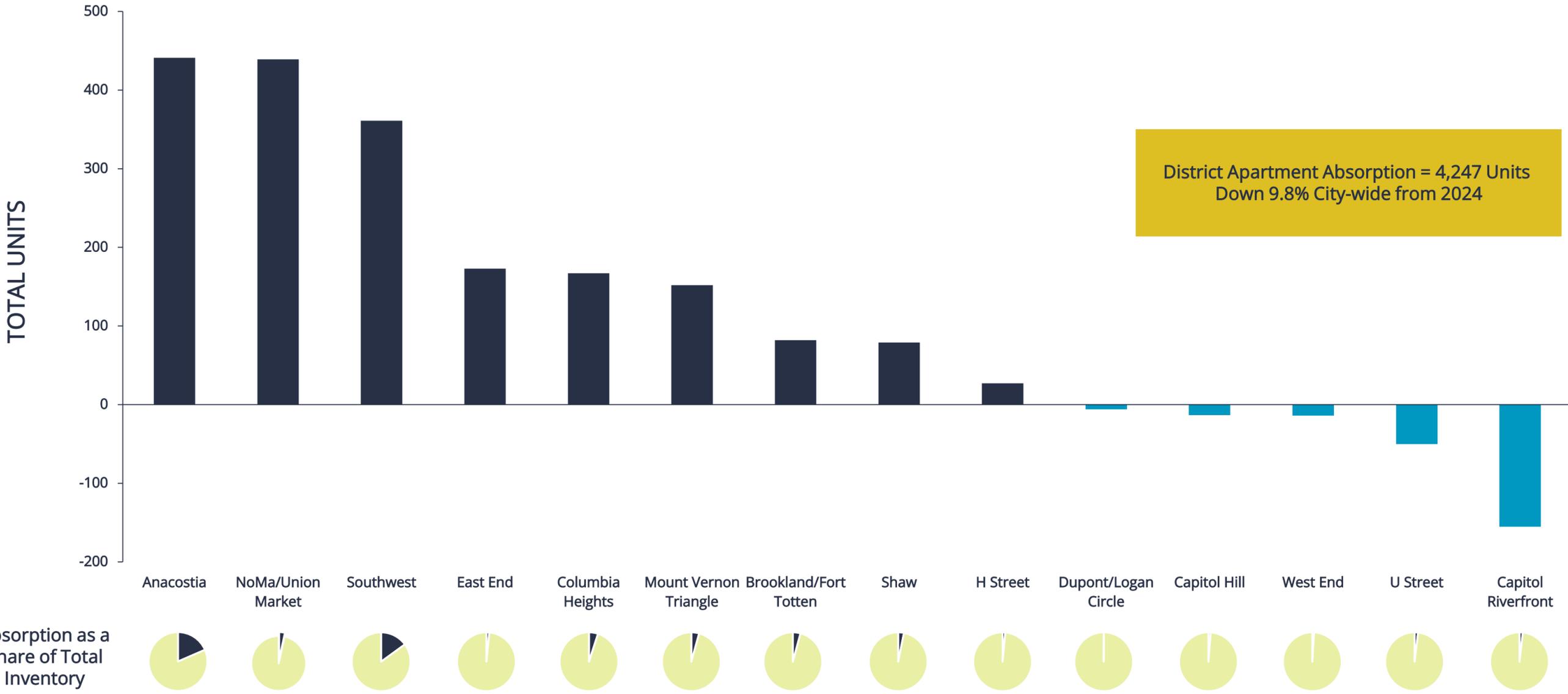
Source: CoStar, Cavalry Real Estate Advisors; February 2026.

Note: Data includes Class A and Class B apartments with 50 units and larger.



APARTMENT ABSORPTION

Selected Neighborhoods | 2025



District Apartment Absorption = 4,247 Units
Down 9.8% City-wide from 2024

Absorption as a Share of Total Inventory

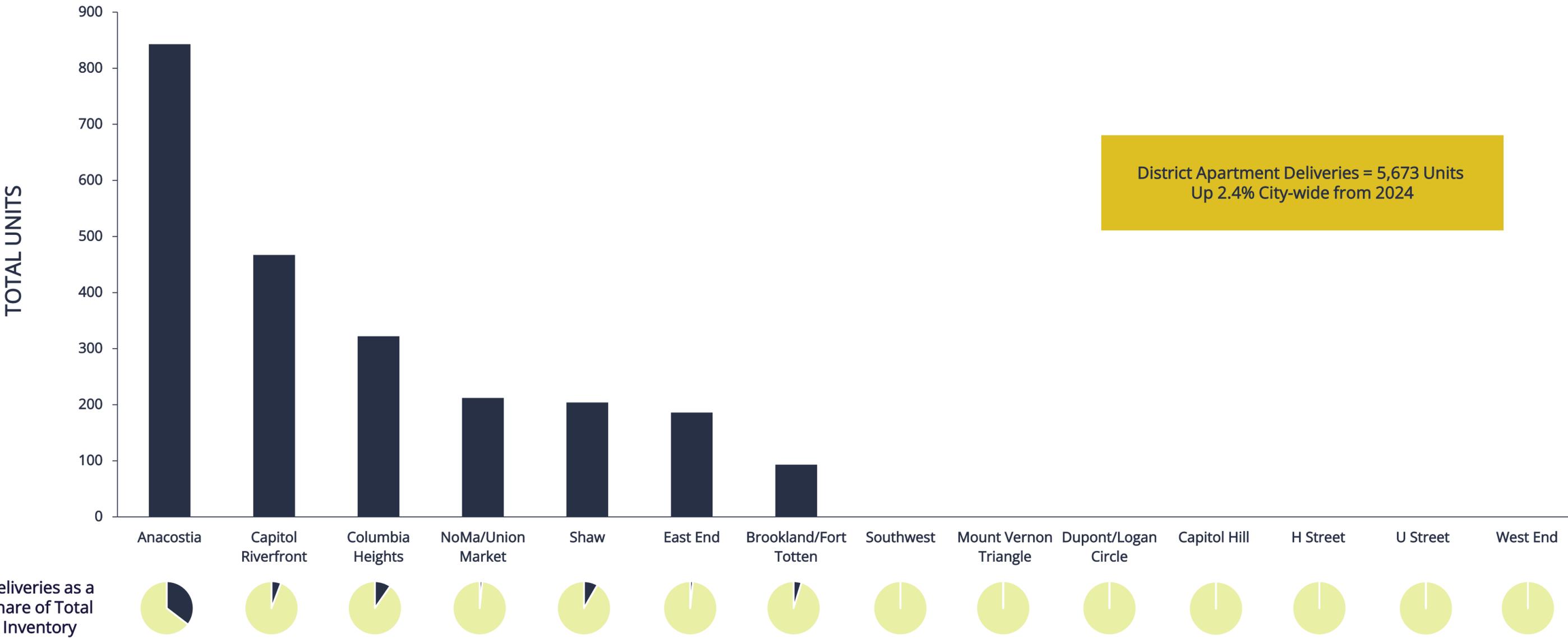
Source: CoStar, Cavalry Real Estate Advisors; February 2026.

Note: Data includes Class A and Class B apartments with 50 or more units.



APARTMENT DELIVERIES

Selected Neighborhoods | 2025



Deliveries as a Share of Total Inventory

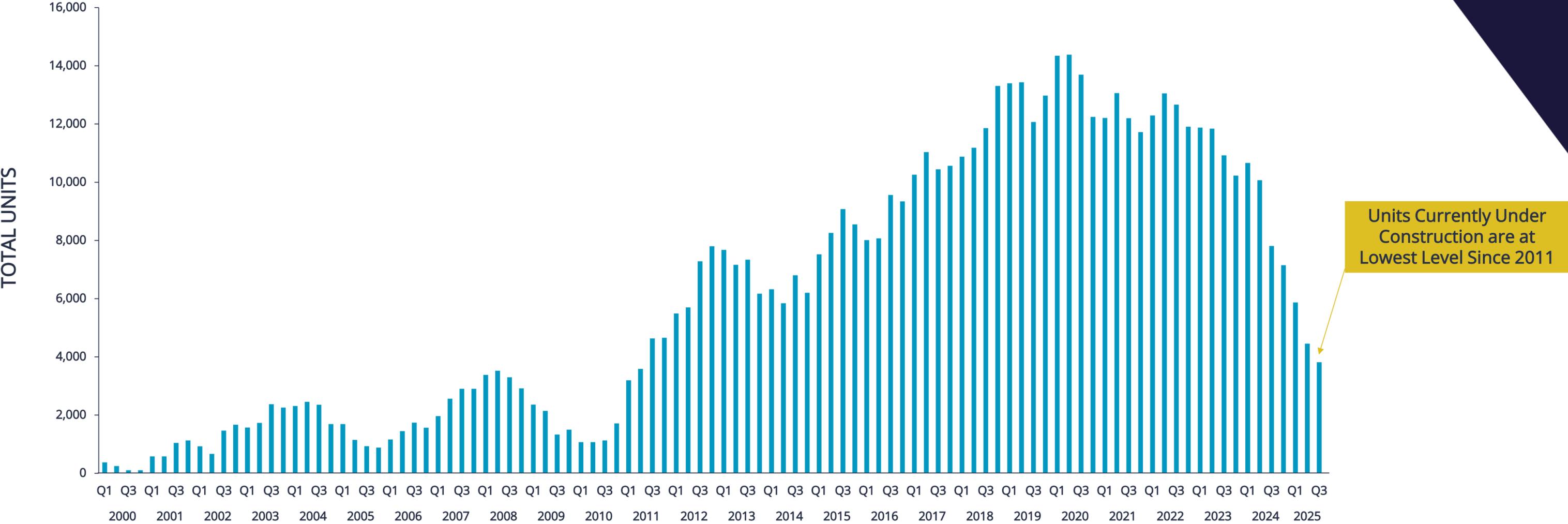
Source: CoStar, Cavalry Real Estate Advisors; February 2026.

Note: Data includes Class A and Class B apartments with 50 or more units.



APARTMENT UNITS UNDER CONSTRUCTION

The District | 2000 - 2025



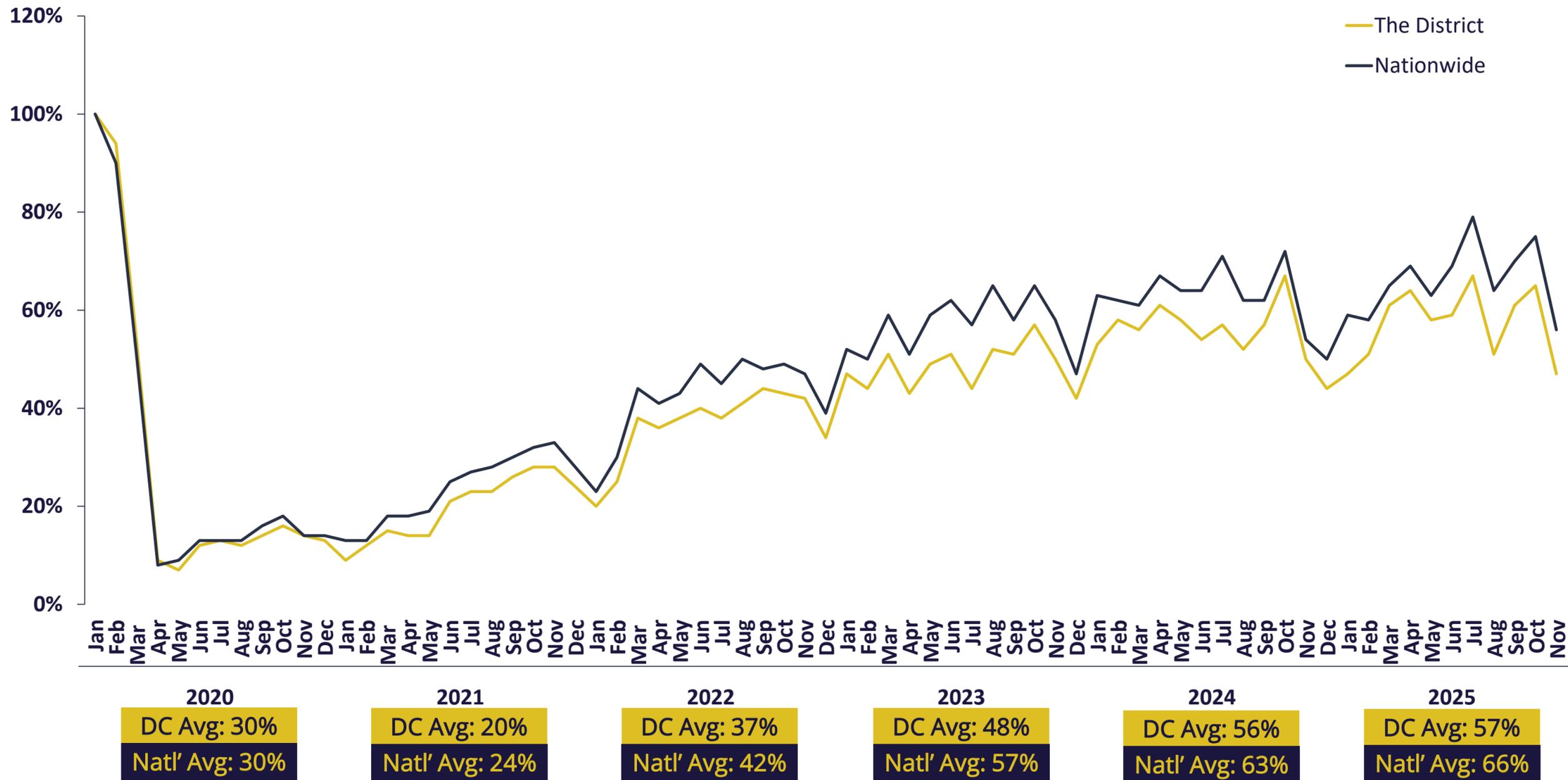
Source: CoStar, Cavalry Real Estate Advisors; February 2026.

Note: Data includes Class A and Class B apartments with 50 or more units.



RETURN TO OFFICE RECOVERY TREND

The District vs. Nationwide | 2020 - 2025



Source: Placer.ai, Cavalry Real Estate Advisors; February 2026.

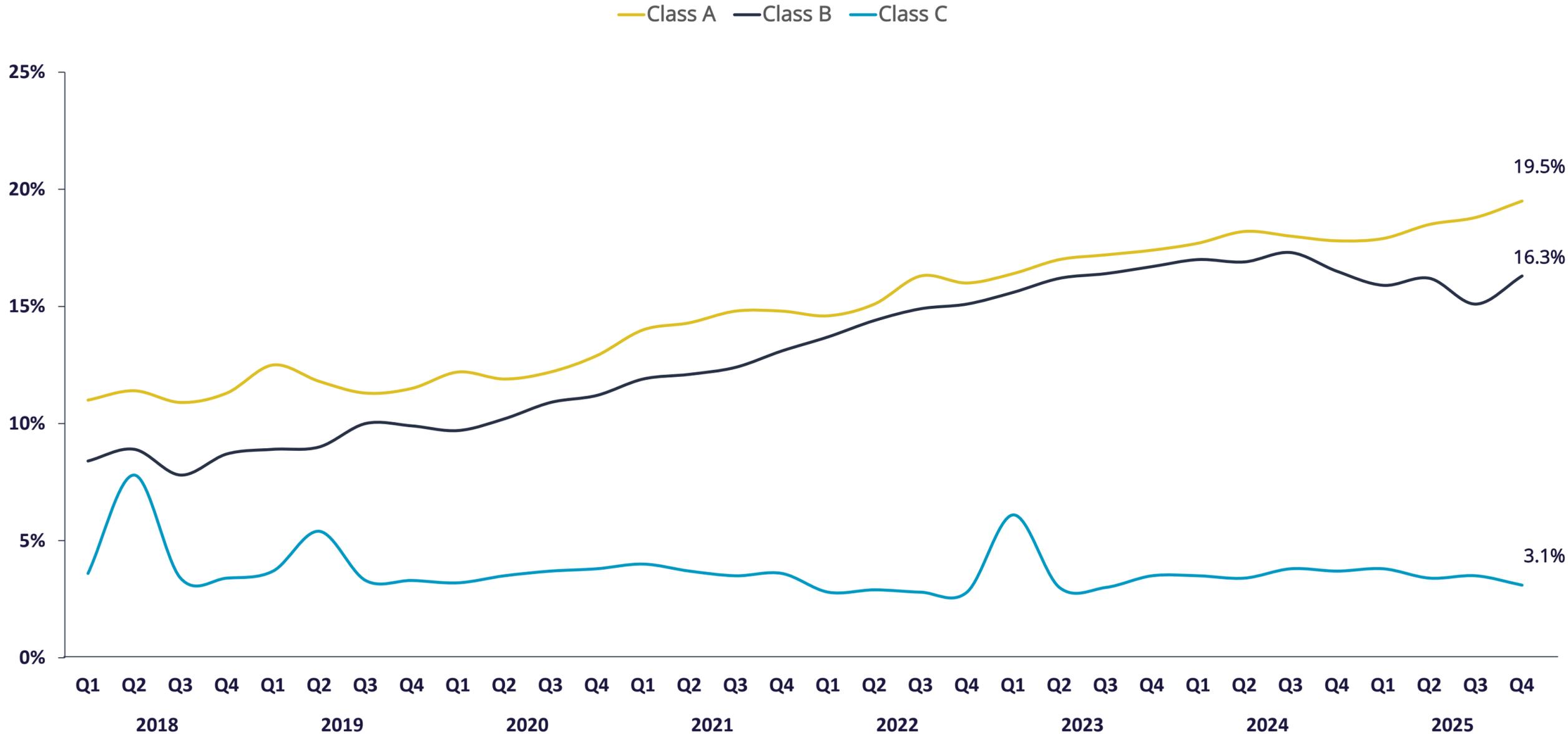
Note: Data is for top-tier office buildings.



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OFFICE DIRECT VACANCY RATE TREND

District of Columbia | 2018 - 2025



Washington Metro Area
Averages at Q4 2025:
Class A: 21.1%
Class B: 13.9%
Class C: 4.3%

Source: CoStar, Cavalry Real Estate Advisors; February 2026.



CLASS A OFFICE DIRECT VACANCY RATE

District of Columbia Submarkets | Q4 2025



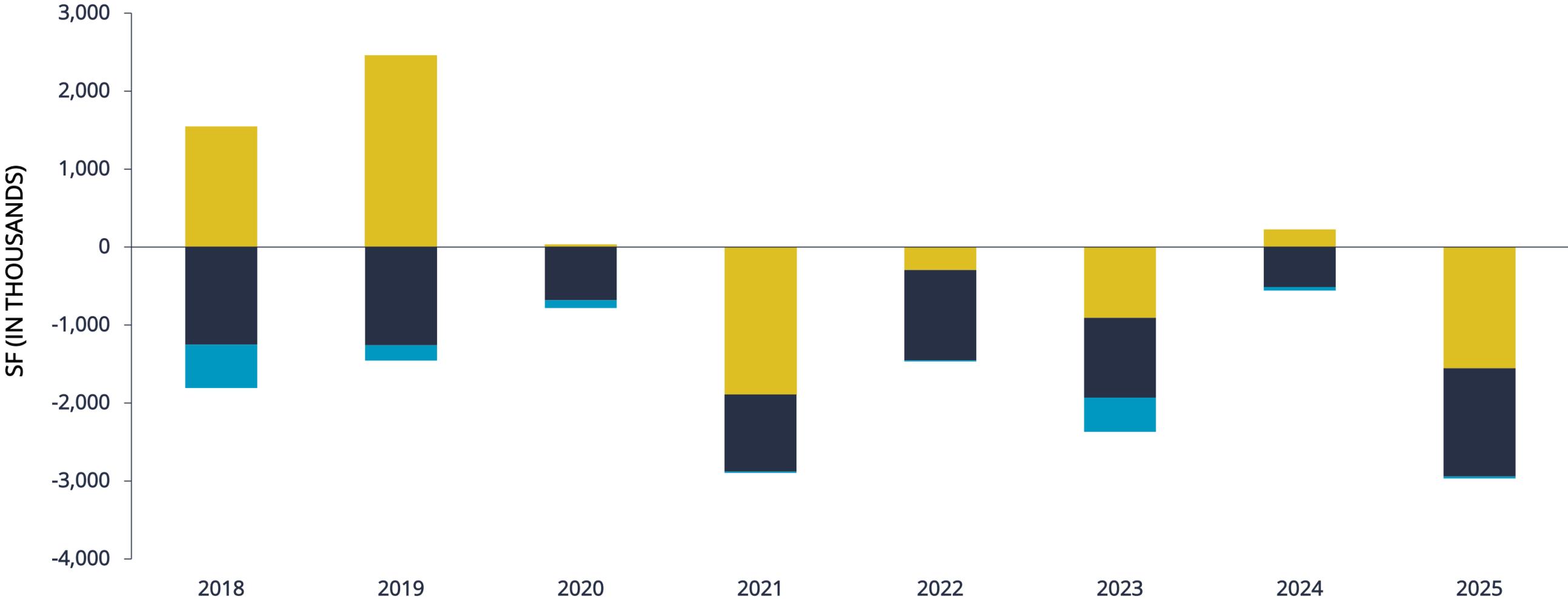
Source: CoStar, Cavalry Real Estate Advisors; February 2026.



ANNUAL OFFICE NET ABSORPTION

District of Columbia | 2018 - 2025

■ Class A ■ Class B ■ Class C

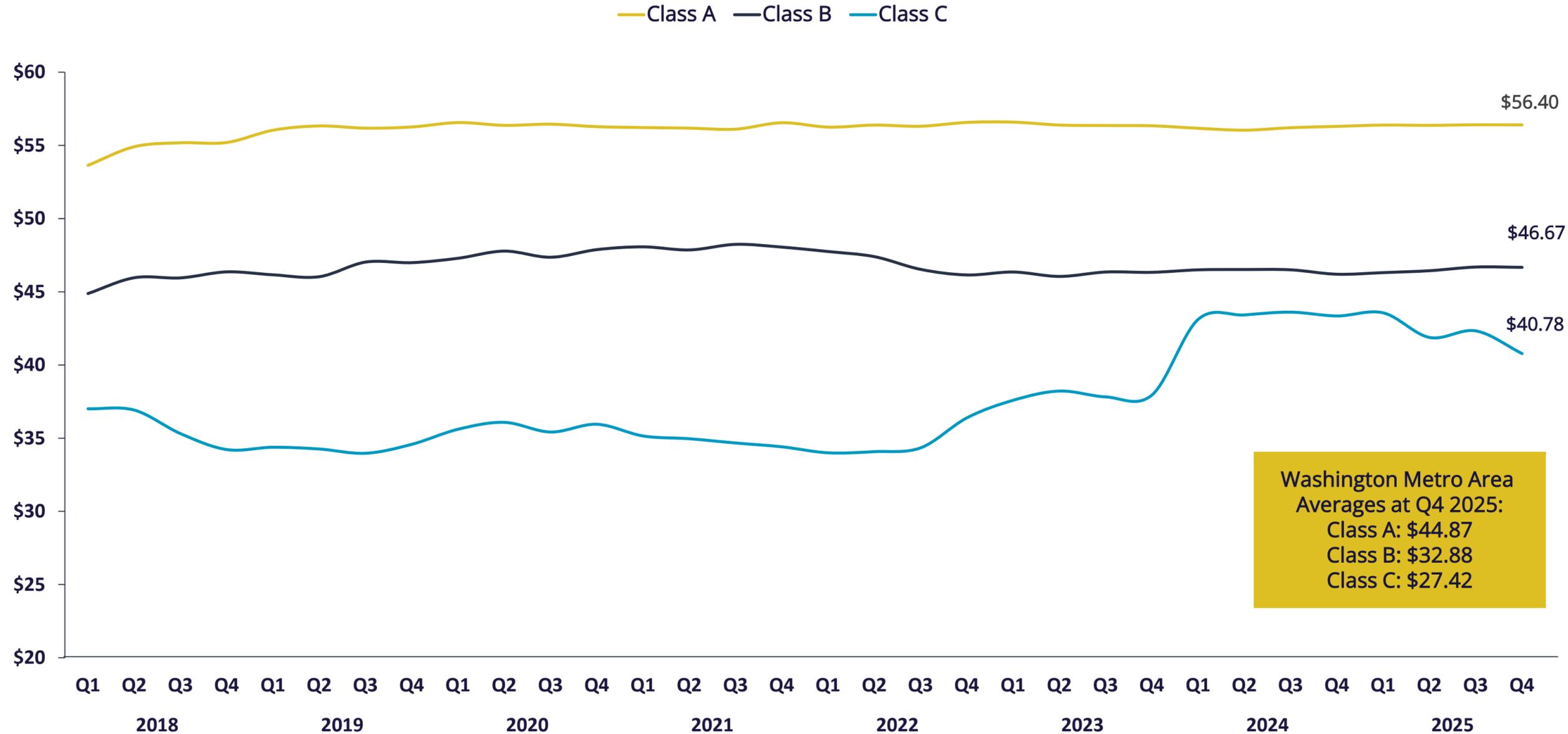


Source: CoStar, Cavalry Real Estate Advisors; February 2026.



OFFICE DIRECT BASE RENT TREND

District of Columbia | 2018 - 2025



Source: CoStar, Cavalry Real Estate Advisors; February 2026.



ANNUAL OFFICE DIRECT RENT GROWTH

District of Columbia | 2019 - 2025



Source: CoStar, Cavalry Real Estate Advisors; February 2026.

Note: Data is from Q4 of each year.

