BLAKE INVESTMENT ADVISORS
MULTIFAMILY ADVISORY & BROKERAGE

2026 Q2 PIERCE COUNTY MULTIFAMILY METRICS

5+ UNIT PROPERTIES 2026 Q2 SALES DATA

	2026 Q1	2026 Q2	+/ —
Total Sales Volume	$41M	$11M	-73%
Average Price/Unit	$136K	$206K	-51%
Average Price/SF	$185	$249	+35%
Average Year Built	1966	1997	+31 YR
Average Rent	$1,697	$1,697	+0%
Average Occupancy	92.9%	92.9%	+0%
Buildings Sold	9	4	-55%

Source: Blake Investment Advisors' Research Department, CoStar

PIERCE COUNTY OVERVIEW

946,300 POPULATION

5.2% UNEMPLOYMENT
May 2026

+13% POPULATION CHANGE: 2013-2023

$96,600 MEDIAN HH INCOME

7.1% VACANCY RATE

98,390 UNITS TOTAL INVENTORY (5+)

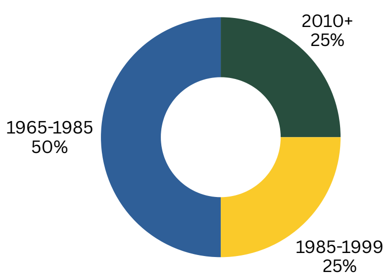
1,989 UNITS UNDER CONSTRUCTION (5+)

Source: Blake Investment Advisors' Research Department, CoStar

PIERCE COUNTY 5-24 UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

		2026 Q1	2026 Q2	+ / -
	Total Sales Volume	$6M	$11M	+83%
AVERAGE	Price/Unit	$153K	$206K	+34%
AVERAGE	Price Per Sq Foot	$216	$249K	+15%
AVERAGE	Year Built	1948	1997	+49 YR

2026 Q2 TRANSACTIONS BY YEAR BUILT

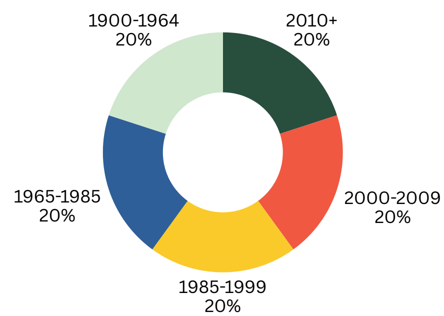


	# Sales	Avg Price/ Unit	Avg Price/SF
2010+	1	$293K	$299
2000-2009	0	-	-
1985-1999	1	$233K	$277
1965-1985	2	$148K	$200
1900-1964	-	-	-

PIERCE COUNTY 25+ UNIT MULTIFAMILY PROPERTY SALES ANALYSIS

		2026 Q1	2026 Q2	+ / -
	Total Sales Volume	$7M	$0	-
AVERAGE	Price/Unit	$123K	-	-
AVERAGE	Price Per Sq Foot	$161	-	-
AVERAGE	Year Built	1981	-	-

2026 Q2 TRANSACTIONS BY YEAR BUILT



	# Sales	Avg Price/ Unit	Avg Price/SF
2010+	0	-	-
2000-2009	0	-	-
1985-1999	0	-	-
1965-1985	0	-	-
1900-1964	0	-	-

TOP SALES SALES FOR Q2 2026 BY PRICE/UNIT

South Tacoma 12 Unit

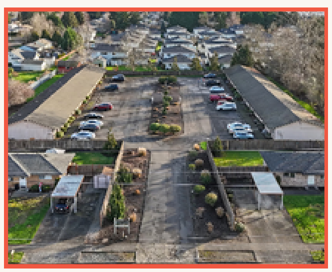
6402 Pacific Ave
Sold for $3.53M
12 units, $293K/Unit
$299/SF, Built in 2026

American Lake 9 Unit

14312 W Thorne Ln SW
Sold for $2.1M
9 units, $233K/Unit
$297/SF, Built in 1999

Fife Village Apartments

2102-2104 62nd Ave E
Sold for $2.43M
16 units, $151K/Unit
$176/SF, Built in 1984



Country Village

1019 9th St SE
Sold for $3.2M
22 units, $145K/Unit
$224/SF, Built in 1978

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BLAKE INVESTMENT ADVISORS
MULTIFAMILY ADVISORY & BROKERAGE

Blake Investment Advisors exclusively concentrates on apartment owners, apartment properties, and the apartment markets in Washington State. The firm offers multifamily advisory services and brokerage expertise for apartment investors.

The exclusive focus of the platform results in an efficient marketplace dedicated to apartments, enabling the firm to gather data, provide practical research, and implement innovative marketing strategies, all aimed at delivering optimal value for apartment owners.

100% FOCUS ON MULTIFAMILY

At BIA, our unwavering commitment to multifamily real estate sets us apart. Every facet of our resources, technology, personnel, and relationships is devoted solely to the multifamily arena. We eliminate distractions, ensuring that our clients receive the most focused and relevant guidance without any dilution from unrelated ventures.