

Los Angeles County

Multifamily Market Outlook Q3 2024



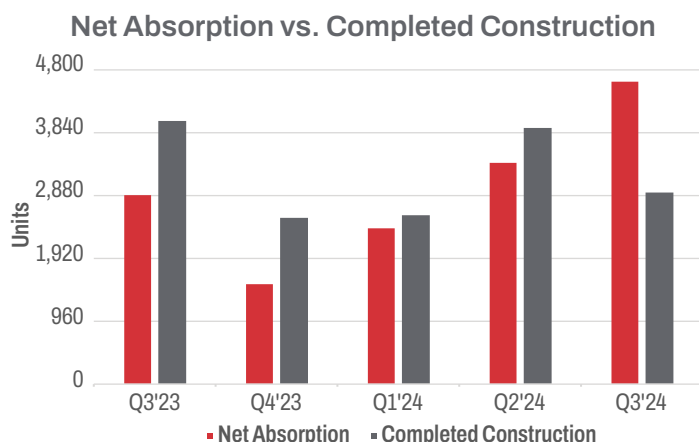
MARKET STATISTICS*

Submarket	Existing Inventory (Units)	Under Construction (Units)	Total Vacancy (%)	Average Asking Rent (\$/Unit)	YTD Units Sold	YTD Sales Volume (\$/Unit)	Average Sale Price (\$/Unit)	Average Cap Rate (%)
Central	230,368	9,203	5.4%	\$2,082	3,559	\$736,778,299	\$243,024	6.1%
East	196,714	4,263	3.7%	\$2,041	2,310	\$616,778,008	\$327,998	5.2%
West	312,708	8,606	6.1%	\$2,686	6,587	\$1,435,178,338	\$359,951	5.2%
North	269,705	5,766	3.8%	\$2,154	3,639	\$823,888,940	\$235,683	5.2%
South Bay	215,918	4,206	4.0%	\$1,964	2,689	\$763,600,881	\$306,796	5.2%
Los Angeles County	1,225,413	32,044	4.7%	\$2,232	18,784	\$4,376,224,466	\$302,526	5.4%

* Inventory includes all multifamily buildings. Rents reflect all market rate units.

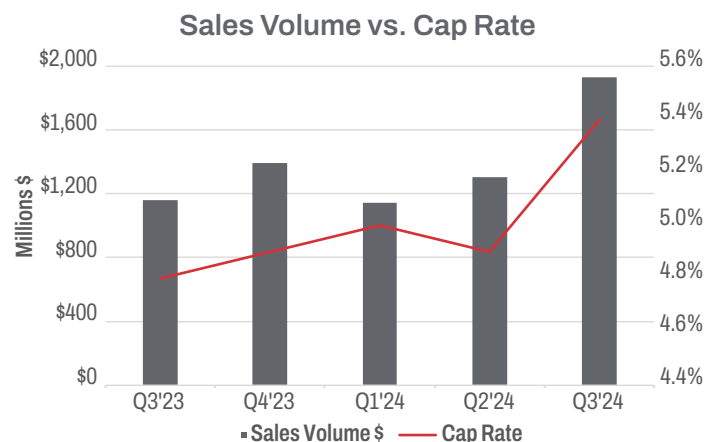
LEASING TRENDS

Over the past five quarters, 15,982 new units have been added to the market, underscoring shifting supply and demand dynamics. However, absorption during this period lagged 7.4% behind, highlighting a gap between the influx of new units and the pace of demand for multifamily housing.



SALES TRENDS

The third quarter reflects an upward trend in sales volume, driven by the impact of the Fed's interest rate cut. By Q3 2024, year-to-date sales volume reached approximately \$4.4 billion, a 3.2% increase over 2023. Additionally, the average cap rate on investment sales rose by 60 basis points from Q3 2023, reaching 5.4%.



SELECT SALES TRANSACTIONS

Address : Building Name	City	Submarket	Units	Sale Price
6th Street Portfolio of 11 Apartment Buildings	Santa Monica	West	463	\$120M
235 N Hoover St - Silva	Los Angeles	Central	221	\$110.25M
11179 Weddington St - Lofts at Noho Commons	North Hollywood	West	292	\$92.5M
700 S Myrtle Ave - Paragon at Old Town	Monrovia	East	163	\$87.25M
232 E 2nd St - Arrive Wakaba	Los Angeles	Central	240	\$86.1M
25935 Rolling Hills Rd - The Highlands	Torrance	South Bay	129	\$71.5M
138 N Beaudry Ave - Canvas LA	Los Angeles	Central	210	\$61.5M
99 S Raymond Ave - Historic Castle Green Hotel & Apartments	Pasadena	East	139	\$54M
3301-3305 S Canfield Ave	Los Angeles	West	50	\$39M
9301-9609 Crenshaw Blvd - Stadium Village Apartments	Inglewood	West	80	\$26.9M
8020 Birchcrest Rd - Downey Plaza	Downey	East	90	\$19.85M
8155 Foothill Blvd - Burns Manor Apartments	Sunland	North	41	\$8.75M