

# Multifamily Market Outlook

## Los Angeles County | Q1 2026



### MARKET STATISTICS

Submarket	Existing Rentable Units	Vacant Units	Under Construction SF	Vacancy Rate	Average Asking Rent (\$/MTH/Unit)	YTD Units Sold	YTD Sales Volume (\$)	Average Sale Price (\$/Unit)	Average Cap Rate (%)
Central	239,063	15,309	8,830	6.4%	\$2,077	866	\$171,535,000	\$211,510	6.5%
East	201,251	8,847	2,628	4.4%	\$2,083	996	\$305,000,998	\$309,117	5.2%
West	320,085	21,108	7,645	6.6%	\$2,746	1,244	\$449,446,338	\$397,037	5.3%
North	274,744	13,679	3,766	5.0%	\$2,179	1,020	\$258,785,525	\$247,642	5.9%
South Bay	221,061	10,190	4,401	4.6%	\$2,055	1,008	\$232,705,099	\$237,297	5.7%
<b>Los Angeles County</b>	<b>1,256,204</b>	<b>69,133</b>	<b>27,270</b>	<b>5.5%</b>	<b>\$2,278</b>	<b>5,134</b>	<b>\$1,417,472,960</b>	<b>\$286,159</b>	<b>5.7%</b>

\*Existing rentable units include all multifamily buildings. Rents reflect all market rate units, monthly.

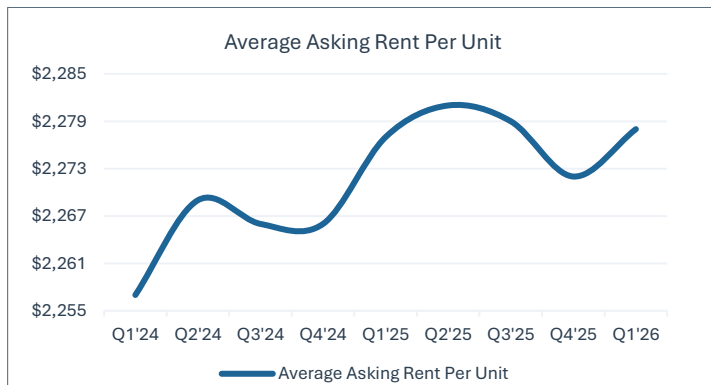
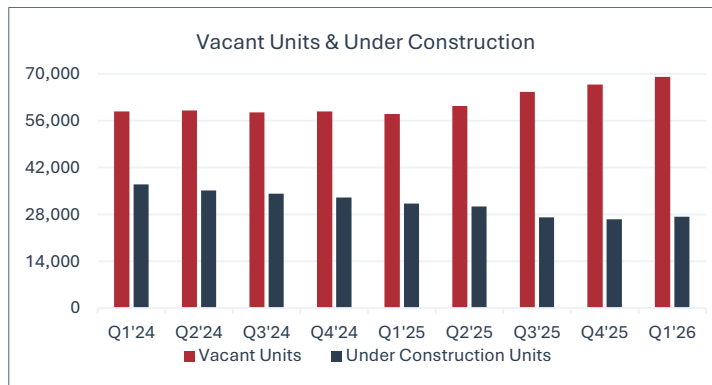
### SELECT SALE TRANSACTIONS

Address	City	Submarket	Units
1700 Fasana Rd	Duarte	East	344
12100 226 <sup>th</sup> St	Hawaiian G.	East	101
11924 W Washington Bl	Los Angeles	West	97
23500 The Old Rd	Newhall	North	87
3351 Marine Ave	Gardena	South Bay	81

Address	City	Submarket	Units
12035 Wilshire Bl	Los Angeles	West	81
7524 S Hoover St	Los Angeles	Central	79
15450 Plummer St	North Hills	North	75
11640 Mayfield Av	Los Angeles	West	72
11011 Huston St	N. Hollywood	North	65

### LEASING TRENDS

Vacant units rose 3.5% QoQ and 19.1% YoY, while units under construction edged up 2.7% QoQ but remain 12.8% below year-ago levels. Asking rent was flat, up just 0.3% QoQ and unchanged YoY, reflecting continued oversupply pressure.



### SALES TRENDS

Units sold fell 52.3% QoQ but remained 2.9% above year-ago levels, while average sale price per unit declined 2.1% QoQ and 6.1% YoY, pointing to softening pricing alongside a sharp quarterly pullback in volume.

