Multifamily Market Outlook

Los Angeles County | Q2 2026

MARKET STATISTICS

Submarket	Existing Rentable Units	Vacant Units	Under Construction Units	Vacancy Rate	Average Asking Rent ($/MTH/Unit)	YTD Units Sold	YTD Sales Volume ($)	Average Sale Price ($/Unit)	Average Cap Rate (%)
Central	240,533	15,349	8,585	6.4%	$2,084	2,341	$496,501,720	$194,183	6.4%
East	201,727	8,859	2,342	4.4%	$2,102	2,498	$660,449,283	$256,604	5.4%
West	321,621	21,333	7,293	6.6%	$2,765	3,584	$1,426,718,224	$413,955	5.6%
North	275,101	12,943	4,017	4.7%	$2,186	2,710	$638,147,934	$220,385	5.7%
South Bay	221,931	9,747	4,121	4.4%	$2,075	2,899	$699,571,556	$255,196	5.8%
Los Angeles County	**1,260,913**	**68,231**	**26,358**	**5.4%**	**$2,292**	**14,032**	**$3,921,388,717**	**$279,271**	**5.7%**

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

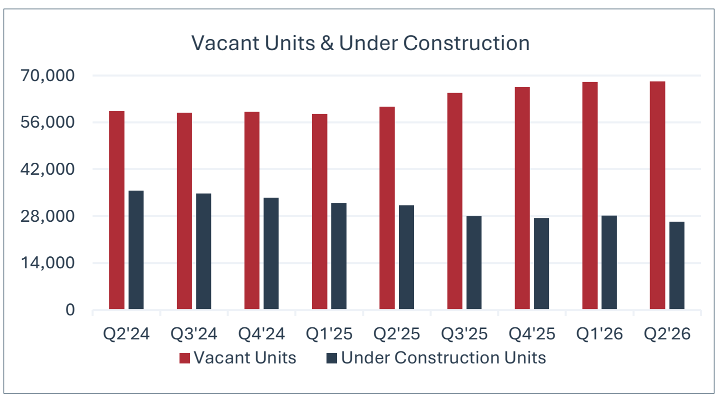
SELECT SALE TRANSACTIONS

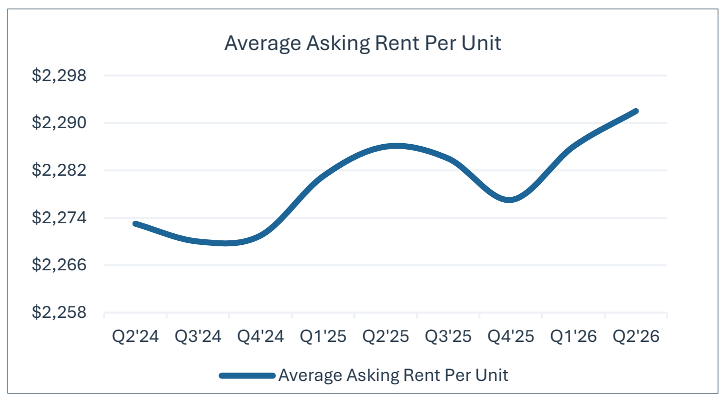
Address	City	Submarket	Units
620 S Virgil Ave	Los Angeles	West	398
15446 Sherman Way	Van Nuys	North	390
451 S Main St	Los Angeles	Central	398
1550 N El Centro Ave	Los Angeles	West	200
6390 De Longpre Ave	Los Angeles	West	193

Address	City	Submarket	Units
1901 E Amar Rd	West Covina	East	169
15909 Vermont Ave	Paramount	South Bay	153
740 S Burnside Ave	Los Angeles	West	132
1900 Fullerton Rd	Rowland Heights	East	126
1315 S Flower St	Los Angeles	Central	117

LEASING TRENDS

Vacant units rose 0.3% QoQ and 12.4% YoY, while units under construction fell 15.6% both QoQ and YoY, reflecting a pullback in new development amid continued oversupply pressure. Average asking rent per unit was flat, up just 0.3% QoQ and YoY.





SALES TRENDS

Units sold rose 54.4% QoQ and 19.8% YoY, while average sale price per unit fell 2.5% QoQ but remained up 1.6% YoY, pointing to strong volume growth alongside relatively stable pricing.