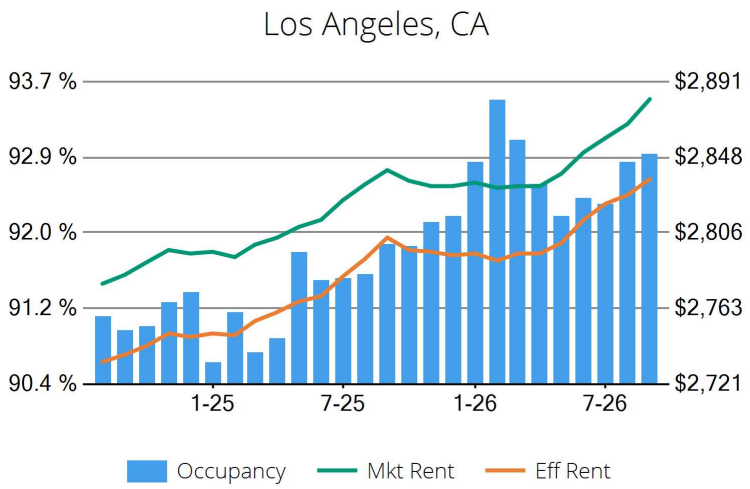
Los Angeles, CA

End of September, 2026

General Overview

Conventional Properties	Sep 2026	Annual Chg
Occupancy	92.9	+0.3%
Unit Change	9,705	
Units Absorbed (Annual)	10,607	
Average Size (SF)	863	0%
Asking Rent	$2,881	+1.5%
Asking Rent per SF	$3.34	+1.6%
Effective Rent	$2,836	+1.3%
Effective Rent per SF	$3.28	+1.3%
% Offering Concessions	16%	-4.7%
Avg. Concession Package	7.0%	+13.1%



Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	75%	7,143	617,954	92.9%	863	$2,881	$2,836	16.2%	7.0%
Affordable	14%	1,206	118,038	86.6%	784	$1,888	$1,871	4.9%	7.7%
Senior Living	9%	718	71,448	91.2%	651	$2,201	$2,194	4.5%	5.4%
Student Housing	2%	74	16,885	70.9%	899	$3,762	$3,762	0.0%	0.0%
Totals		**9,141**	**824,325**						

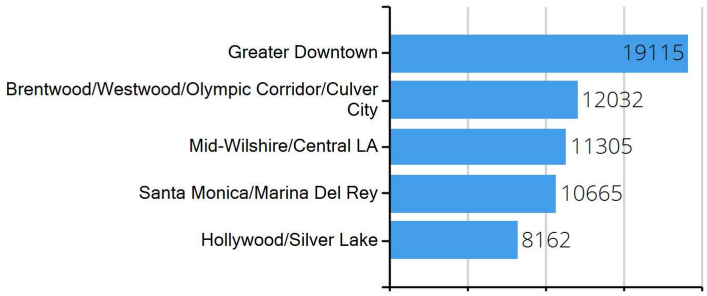
Top 5 Submarkets

Occupancy Annual Change	Sep-26	Change
Pasadena/Arcadia/Monrovia	91.2%	10.2%
Mid-Cities - West	78.8%	8.9%
Beach Cities	96.0%	7.7%
Lancaster/Palmdale	93.2%	6.6%
Woodland Hills/Canoga Park	94.5%	5.2%

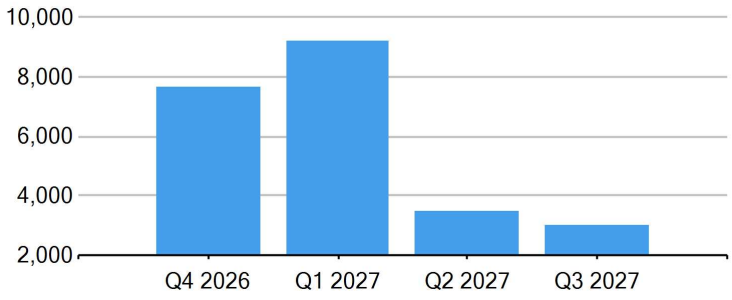
Effective Rent Gains	Sep-26	Change
Beach Cities	$3,392	4.8%
San Fernando Valley	$2,262	3.6%
Lakewood/Cerritos	$2,639	3.4%
Costa Mesa/Newport Beach	$3,250	3.4%
Seal Beach/Huntington Beach	$2,929	3.2%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



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