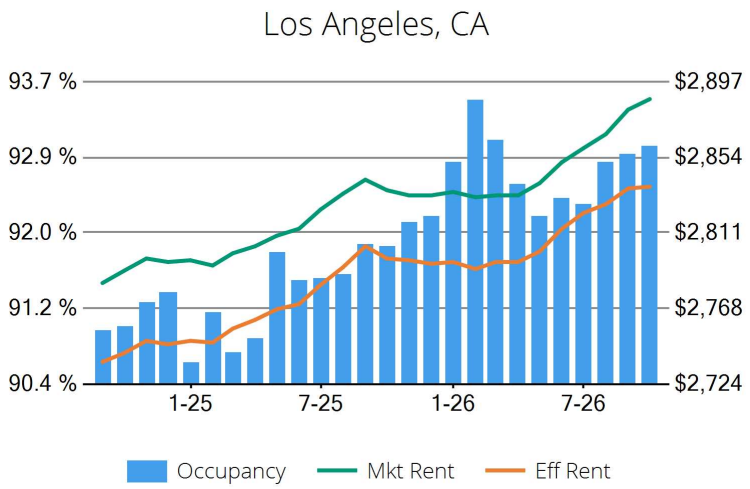
Los Angeles, CA

End of October, 2026

General Overview

Conventional Properties	Oct 2026	Annual Chg
Occupancy	93.0	+1.7%
Unit Change	9,013	
Units Absorbed (Annual)	18,003	
Average Size (SF)	863	-0.1%
Asking Rent	$2,887	+2.0%
Asking Rent per SF	$3.34	+2.0%
Effective Rent	$2,837	+1.6%
Effective Rent per SF	$3.29	+1.7%
% Offering Concessions	18%	+5.7%
Avg. Concession Package	7.0%	+14.9%



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%	7,175	619,078	93.0%	863	$2,887	$2,837	18.0%	7.0%
Affordable	14%	1,213	118,803	85.4%	784	$1,892	$1,873	5.9%	7.5%
Senior Living	9%	718	71,448	90.8%	651	$2,209	$2,202	4.5%	4.9%
Student Housing	2%	74	16,885	59.7%	899	$3,757	$3,746	3.6%	8.3%
Totals		**9,180**	**826,214**						

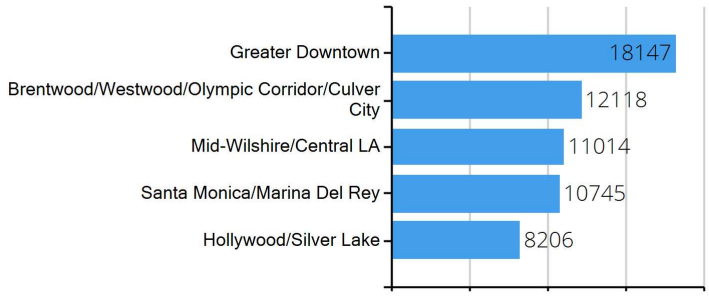
Top 5 Submarkets

Occupancy Annual Change	Oct-26	Change
Mid-Cities - West	78.8%	22.5%
Pasadena/Arcadia/Monrovia	89.9%	10.0%
Lancaster/Palmdale	93.1%	7.9%
Beach Cities	96.0%	7.6%
Mid-Wilshire/Central LA	85.9%	7.4%

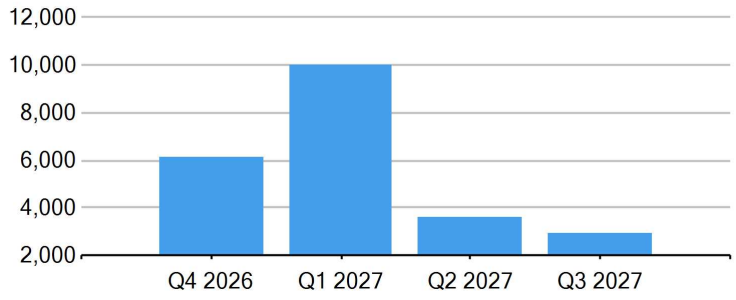
Effective Rent Gains	Oct-26	Change
Beach Cities	$3,384	5.9%
San Fernando Valley	$2,293	4.9%
Lakewood/Cerritos	$2,674	4.8%
Garden Grove/Westminster	$2,471	4.2%
Inglewood/Hawthorne/Gardena	$2,307	4.1%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



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