



APARTMENT VALUATION

The Most Reliable Approach to Multifamily Valuation in Southern California

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Los Angeles County Fourth Quarter 2024 Multifamily Market Report

	Units	Vacancy	Unit Absorption		Units Delivered		Units Under Const.
			Q3	TTM	Q3	TTM	
Antelope Valley	10,707	6.8%	1.2%	4.0%	323	552	0
Beach Communities	13,708	4.4%	0.0%	-0.1%	0	0	127
Beverly Hills/Century City/UCLA	42,083	7.7%	0.1%	0.3%	0	124	966
Burbank	15,776	5.3%	-0.1%	0.1%	0	29	619
Central San Fernando Valley	8,772	3.6%	0.1%	-0.2%	0	0	57
Downtown Los Angeles	40,504	10.6%	0.1%	2.7%	475	1,033	2,075
East Hollywood	35,443	5.3%	0.0%	0.6%	0	167	1,434
Glendale	35,730	3.9%	0.0%	0.1%	0	32	256
Greater Culver City	42,580	5.6%	0.3%	0.6%	65	252	1,274
Greater Inglewood	57,668	5.2%	0.6%	1.3%	272	514	1,382
Hollywood	43,375	7.2%	0.1%	0.8%	276	686	584
Koreatown	63,300	6.1%	0.4%	2.0%	39	1,591	2,211
Long Beach/Ports	63,384	5.1%	0.2%	0.6%	0	401	1,275
Mid-Wilshire	39,710	6.5%	0.0%	1.0%	16	270	672
North Hills/Panorama City	15,187	2.7%	-0.1%	0.0%	0	12	26
North San Fernando Valley	6,079	3.1%	-0.1%	0.2%	0	33	294
Northeast Los Angeles	20,304	4.6%	-0.1%	1.6%	0	233	1,044
Northridge	12,374	4.6%	-0.1%	-0.2%	0	54	0
Pasadena	27,659	4.0%	-0.1%	0.2%	81	109	202
San Gabriel Valley	69,008	4.3%	0.3%	0.9%	120	1,074	1,733
Santa Clarita Valley	13,248	4.8%	0.0%	0.0%	0	0	228
Santa Monica	26,393	7.5%	0.1%	1.2%	0	81	612
Sherman Oaks	15,383	5.1%	0.0%	0.2%	0	37	582
South Bay	50,897	3.4%	0.2%	0.0%	104	109	626
South Los Angeles	26,853	3.1%	0.0%	0.1%	0	6	0
Southeast Los Angeles	61,871	2.8%	0.1%	0.4%	84	242	492
Studio City/N Hollywood	53,156	4.3%	0.0%	0.7%	23	315	262
Sun Valley	8,863	4.1%	0.1%	-0.4%	0	12	0
Tarzana	6,829	3.8%	0.0%	-0.5%	0	0	0
Van Nuys	23,617	3.4%	0.0%	0.3%	6	106	306
Venice Beach	22,089	6.1%	0.3%	0.3%	0	107	367
West County	2,539	4.3%	-2.2%	-2.0%	0	0	0
West Hollywood	16,272	5.4%	-0.1%	0.1%	0	71	203
West San Fernando Valley	14,860	3.6%	0.3%	0.5%	123	166	0
Westlake	23,490	5.6%	0.5%	1.1%	145	446	540
Woodland Hills	16,335	4.7%	-0.1%	1.1%	0	0	530
Los Angeles County Total	1,046,053	5.2%	0.1%	0.7%	2,152	8,864	20,979

Source: CoStar – Fourth Quarter 2024 Data

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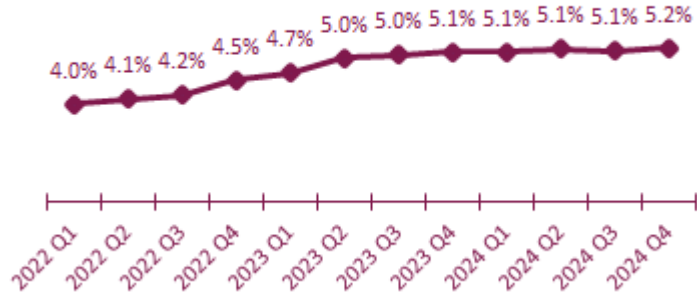
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Vacancy

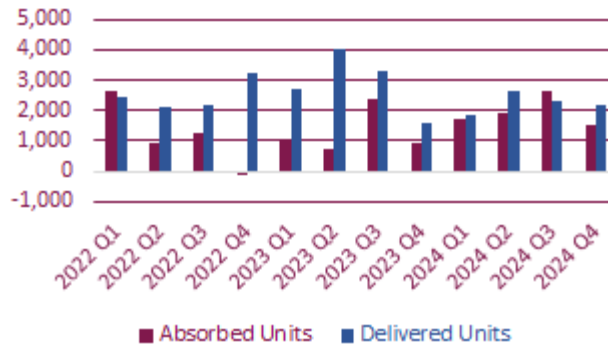
The Los Angeles multifamily market finished 2024 Q4 with a 5.2% vacancy rate. The market vacancy rate has ranged from 4.0% to 5.2%, with an average of 4.8%, over the past three years. Q4 vacancy was highest in the Downtown Los Angeles submarket, and lowest in the North Hills / Panorama City submarket.



Source: CoStar

Absorption & Deliveries

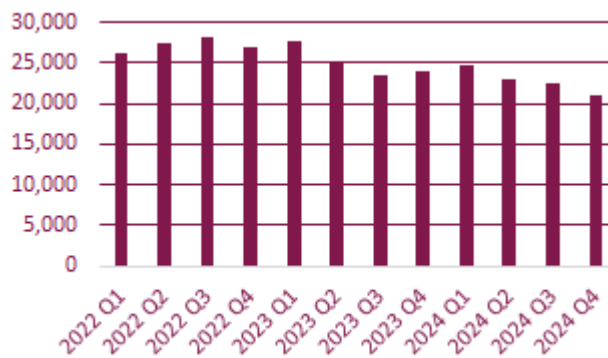
Absorption has been positive in 12 of the past 12 quarters. Deliveries outpaced absorption from 2022 Q2 through 2024 Q2, with that relationship reversing in 2024 Q3, then resuming in 2024 Q4. The Koreatown submarket remains the most active submarket for new construction, with 1,591 units delivered over the past 12 months.



Source: CoStar

Units Under Construction

As of the end of 2024 Q4, 20,979 units were under construction in the Los Angeles Market, down 19.8% compared to 2024 Q3 (22,571 units).



Source: CoStar



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Demographics

	2020	2021	2022	2023	2024
Population (January Est.) ¹	10,014,009	9,955,445	9,861,493	9,819,312	9,824,091
YoY Change	-1.5%	-0.6%	-0.9%	-0.4%	0.0%
Housed Population ²	9,795,624	9,767,161	9,647,801	9,599,891	9,605,222
Households ³	3,420,628	3,433,829	3,461,324	3,487,644	3,518,197
YoY Change	2.4%	0.4%	0.8%	0.8%	0.9%
Average Household Size ⁴	2.86	2.84	2.79	2.75	2.73
Median Household Income ⁵	\$75,624	\$77,356	\$82,455	\$86,499	-
YoY Change	4.0%	2.3%	6.6%	4.9%	-

Housing⁶

	2020	2021	2022	2023	2024
Median Home Price ⁷	\$660,000	\$826,500	\$799,670	\$853,340	\$912,370
YoY Change	2.9%	25.2%	-3.2%	6.7%	6.9%
Median Condo/Townhouse Price ⁸	\$556,000	\$649,000	\$600,000	\$658,000	\$696,500
YoY Change	6.5%	16.7%	-7.6%	9.7%	5.9%
Housing Units ⁹					
Single Detached Units	1,740,847	1,744,661	1,749,100	1,758,014	1,766,717
Single Attached Units	241,907	242,428	242,796	246,719	251,482
Two to Four Units	288,708	292,808	297,503	298,575	300,006
Five Plus Units	1,264,273	1,276,674	1,289,545	1,304,576	1,321,900
Mobile Homes	56,246	56,285	56,293	56,298	56,303
County Total	3,591,981	3,612,856	3,635,237	3,664,182	3,518,197
Average Asking Rent ¹⁰					
Studio / Bachelor Units	\$1,536	\$1,623	\$1,664	\$1,653	\$1,705
1 BR Units	\$1,826	\$1,944	\$2,005	\$2,006	\$2,079
2 BR Units	\$2,337	\$2,489	\$2,568	\$2,580	\$2,657
3 BR Units	\$3,127	\$3,263	\$3,360	\$3,378	\$3,493
Market Average / Unit	\$2,029	\$2,155	\$2,269	\$2,279	\$2,299
% of Median Household Income	32%	33%	33%	32%	-

¹ State of California Department of Finance

² State of California Department of Finance

³ State of California Department of Finance

⁴ State of California Department of Finance

⁵ United States Census Bureau (2024 figures not yet published)

⁶ As of Year-end for Each Year

⁷ California Association of Realtors – Median Price Reported for Sales Closed in December of Each Year

⁸ CRMLS – Median Price Reported for Sales Closed in December of Each Year

⁹ State of California Department of Finance

¹⁰ CoStar



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The median single-family home price rose an average 9.6% per year from 2020 through 2024, while condominiums and townhomes rose an average of 6.3% per year. The median home price in December 2024 was \$912,370, up 6.9% from December 2023. Due to the almost continuously increasing home prices, and relatively-high mortgage interest rates, many of the county’s residents remain priced out of home ownership.

As of the end of Q4 2024, average asking rent was reported at \$2,299 per unit in Los Angeles County, an increase of 0.9% compared to the end of 2023 (\$2,279 / unit).

Average rent as a percentage of household income fell slightly in 2023. Although 2024 household income data has not yet been published, it is likely that average asking rents will remain fairly steady as a percentage of median household income.

Multifamily Sale Trends¹¹

	2020	2021	2022	2023	2024
Sales Volume (\$ Billions)	\$7.6	\$13.4	\$13.6	\$5.9	\$6.8
Transactions	1,576	2,210	1,915	1,221	1,387
Average Price Per Unit	\$280,196	\$334,749	\$358,634	\$278,322	\$264,830
Median Price Per Unit	\$250,000	\$273,000	\$292,500	\$258,333	\$250,000
Average Actual Cap Rate	4.5%	4.3%	4.1%	4.7%	5.2%
Median Actual Cap Rate	4.4%	4.2%	4.0%	4.7%	5.1%
Average GRM	14.8	15.1	15.7	14.2	13.1
Median GRM	14.4	14.9	15.4	13.8	12.9

Although higher than 2023, sales volume in 2024 remained relatively depressed in 2024 as the market continues to digest interest rate increases and tougher lending standards that began in mid-2022. Cap rates continued to rise in 2024. In 2024, the average price per unit was down 4.8% and the median price per unit was down 3.2% compared to 2023.

In Q4 2024, sales volume totaled \$2.26 billion in LA County, and the median sale price was reported at \$245,667. The average actual cap rate for the quarter was reported at 5.3%.

About Apartment Valuation

Apartment Valuation was formed by Aaron Soave, MAI in response to high demand for reliable appraisal services from a variety of client types, including attorneys, financial institutions, financial advisors, government agencies, insurance companies, estates / trusts, and individuals. Aaron Soave, MAI has more than 19 years of experience appraising commercial properties, and specializes in the valuation of apartment properties in Southern California. Aaron Soave, MAI holds a certified general appraisal license from the State of California ([license #3001269](#)), and is a designated member of the Appraisal Institute.

¹¹ CoStar