Supply pipeline decelerates while market fundamentals strengthen

▲ 95.8%	▲ 6,560	▼ 3,182	▲ $2,885
Occupancy Rate	Net Absorption (Units)	Completed Units	Avg. Rent Per Unit

Note: Arrows indicate change from previous quarter.
Source: CBRE Econometric Advisors, Q2 2025.

MARKET HIGHLIGHTS

— The Los Angeles multifamily market closed Q2 2025 with an occupancy rate of 95.8%. This represented a 0.3% increase from Q1 2025.

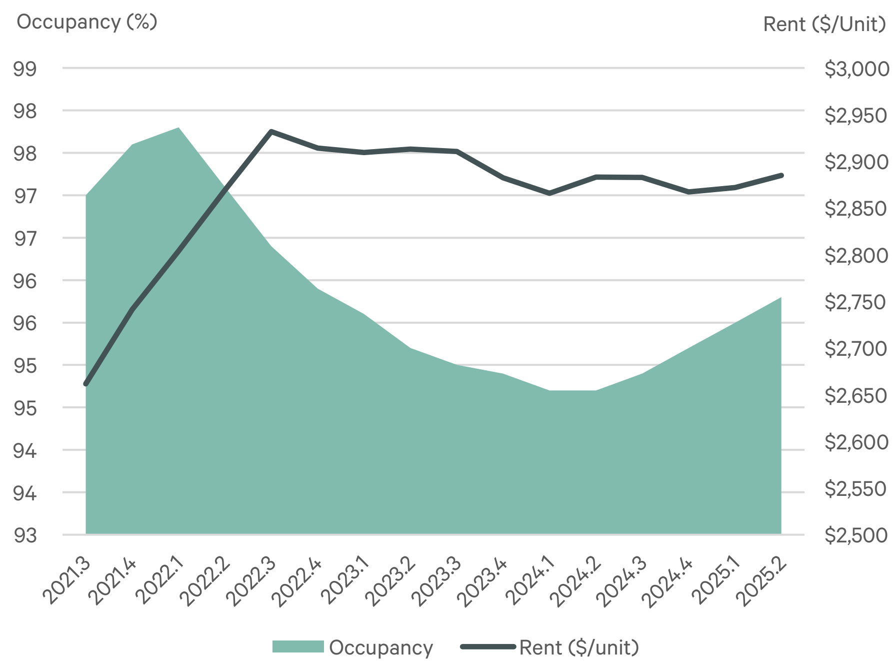
— There were 6,560 units absorbed in Q2 2025, compared to 5,795 units in Q1 2025.

— There were 3,182 units delivered in Q2 2025, compared to 3,379 units in Q1 2025.

— The overall average rent per unit for multifamily in Los Angeles ended Q2 2025 at $2,885, which was up 0.4% from Q1 2025.

— The total multifamily investment sales in Q2 2025 amounted to $1.2 billion in total volume, compared to $1.0 billion in Q1 2025.

FIGURE 1: Occupancy and Average Rent Per Unit



Source: CBRE Econometric Advisors, Q2 2025.

Market Overview

FIGURE 2: Market Statistics by Submarket

Market	Inventory (Units)	Rent Per Unit	Completions (Units)	Net Absorption (Units)	Vacancy Rate (%)
Total Market	1,158,566	$2,885	3,182	6,560	4.2
Antelope Valley	15,399	$1,946	0	(38)	3.2
Brentwood/Westwood/Beverly Hills	60,629	$3,767	11	362	4.6
Burbank/Glendale/Pasadena	107,953	$3,111	463	1,134	3.7
Downtown Los Angeles	49,817	$2,821	302	177	5.6
East Los Angeles	51,122	$2,138	555	225	3.5
Hollywood	94,786	$2,974	301	91	5.7
Long Beach	76,020	$2,784	465	834	4.6
Mid-Wilshire	124,201	$2,830	108	702	4.3
North San Gabriel Valley	30,764	$2,432	90	56	3.7
Northridge/Northwest San Fernando Valley	35,475	$2,484	0	591	3.4
Palms/Mar Vista	44,066	$3,392	104	495	4.2
Santa Clarita Valley	14,621	$2,700	0	144	2.9
Santa Monica/Marina del Rey	47,652	$3,884	0	567	3.7
Sherman Oaks/North Hollywood/Encino	48,187	$2,762	0	65	4.5
South Bay	61,340	$3,337	0	63	3.4
South Los Angeles	136,427	$2,912	208	1,316	4.5
South San Gabriel Valley	10,990	$2,393	0	88	2.8
Southeast Los Angeles	38,701	$2,518	59	112	3.4
Van Nuys/Northeast San Fernando Valley	88,817	$2,335	141	(416)	4.8
Woodland Hills	21,599	$2,788	375	293	4.3

Source: CBRE Econometric Advisors, Q2 2025.

FIGURE 3: Market Statistics by Building Vintage

Year Built	Avg Rent	% Rent Growth (Y-o-Y)	Occupancy Rate (%)	Occupancy Change (Y-o-Y)
Built 1960s	$2,378	-0.1%	96.4	1.8%
Built 1970s	$2,518	2.1%	96.7	0.7%
Built 1980s	$2,508	0.7%	95.3	-0.1%
Built 1990s	$2,826	1.6%	95.8	0.4%
Built 2000s	$3,068	-0.3%	96	1.1%
Built 2010-present	$3,198	1.0%	95.6	1.2%

Source: CBRE Econometric Advisors, Q2 2025.

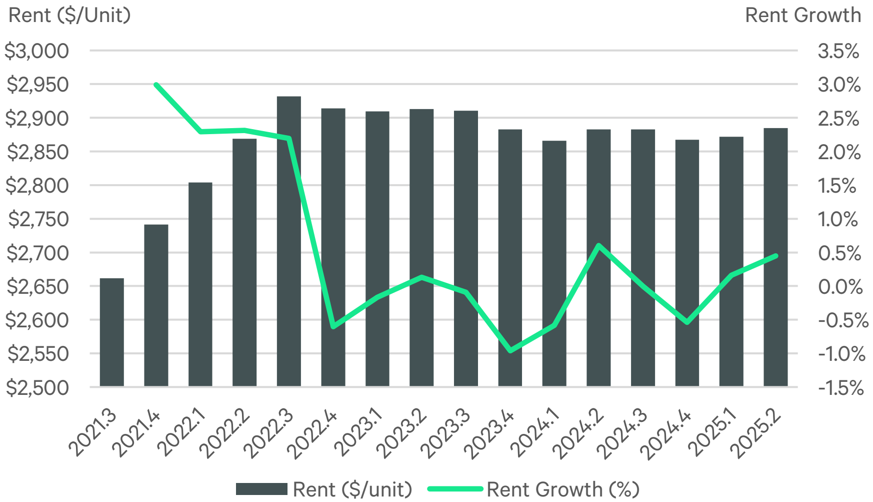
FIGURE 4: Market Statistics by Unit Type

Unit Type	Avg Rent	% Rent Growth (Y-o-Y)
Studio	$2,148	1.9%
1 Bedroom	$2,571	1.9%
2 Bedroom	$3,331	2.2%
3 Bedroom	$4,514	1.1%

Source: CBRE Econometric Advisors, Q2 2025.

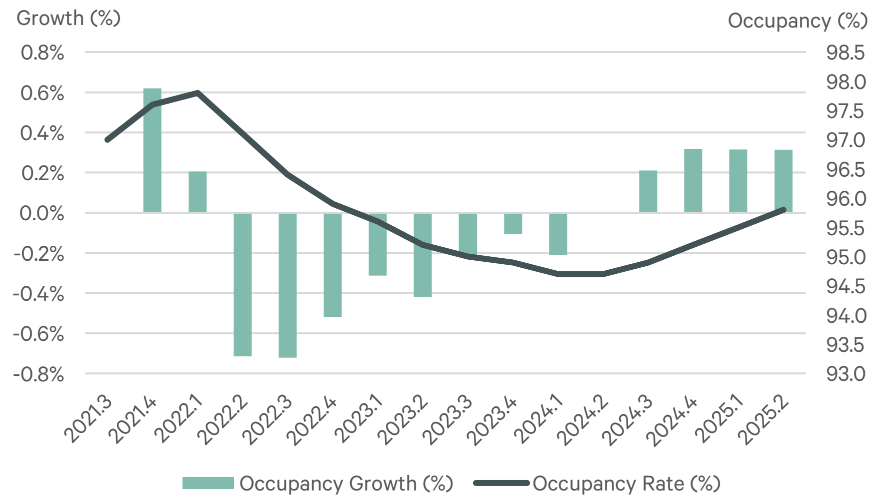
Average Rents and Occupancy

FIGURE 5: Rent Change Q-o-Q and Average Rent Trend



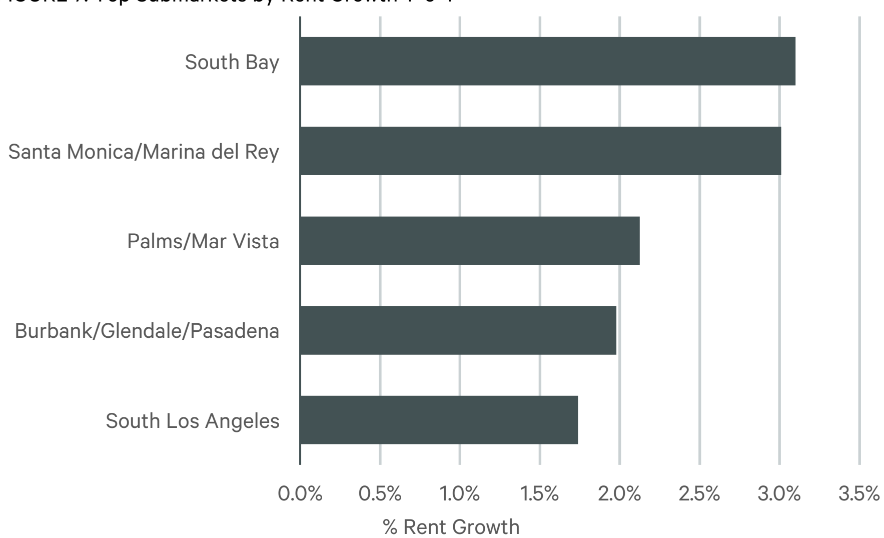
Source: CBRE Econometric Advisors, Q2 2025.

FIGURE 6: Occupancy Change Q-o-Q and Occupancy Rate Trend



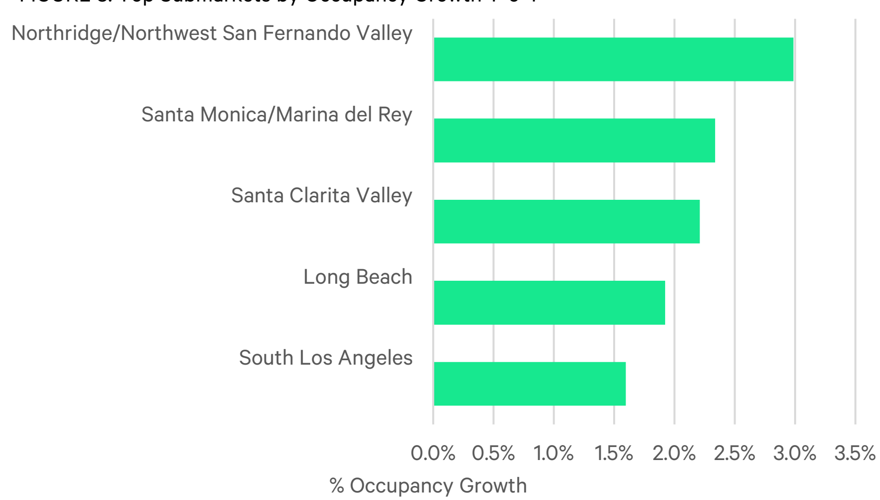
Source: CBRE Econometric Advisors, Q2 2025.

FIGURE 7: Top Submarkets by Rent Growth Y-o-Y



Source: CBRE Econometric Advisors, Q2 2025.

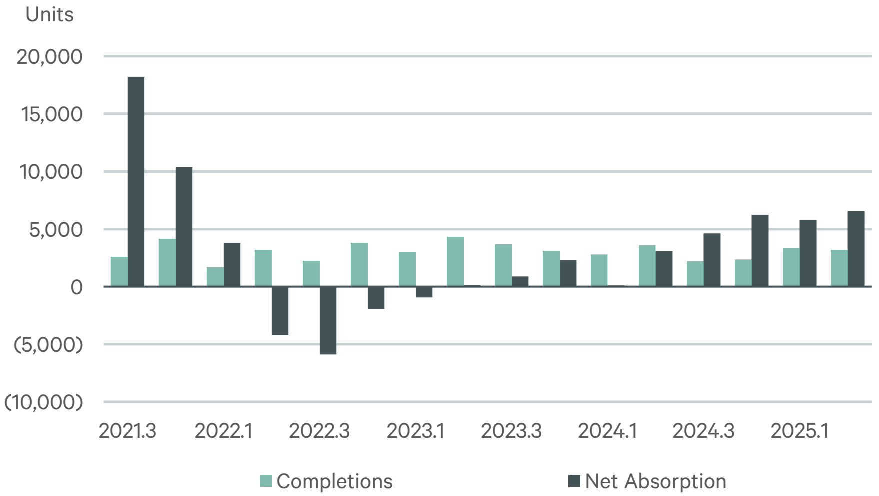
FIGURE 8: Top Submarkets by Occupancy Growth Y-o-Y



Source: CBRE Econometric Advisors, Q2 2025.

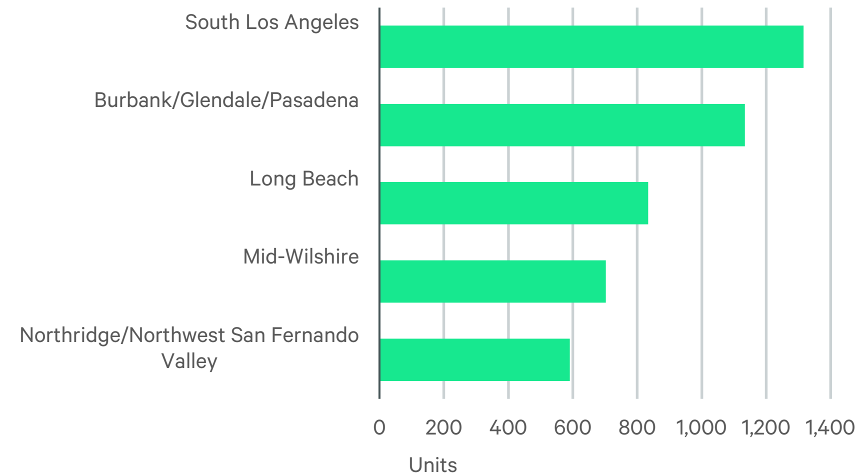
Construction, Net Absorption, and Detail by Inventory Type

FIGURE 9: Completions and Net Absorption



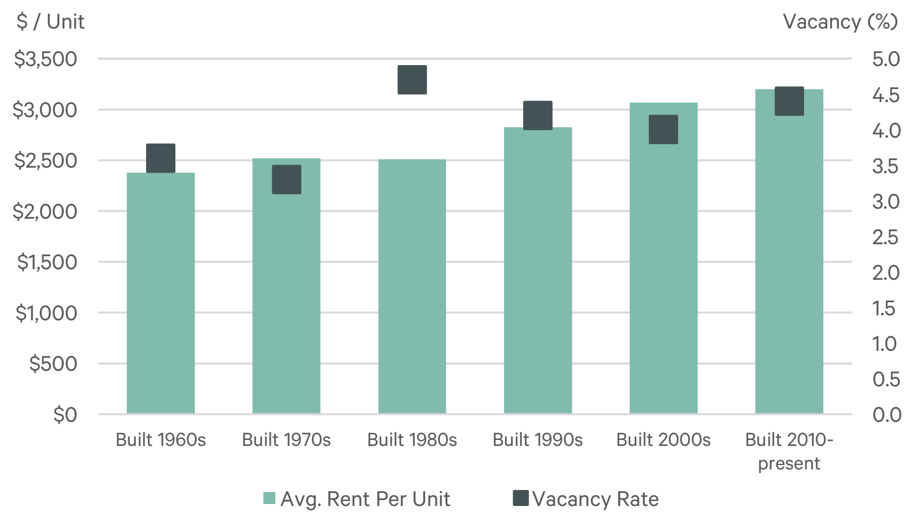
Source: CBRE Econometric Advisors, Q2 2025.

FIGURE 10: Top Submarkets by Net Absorption



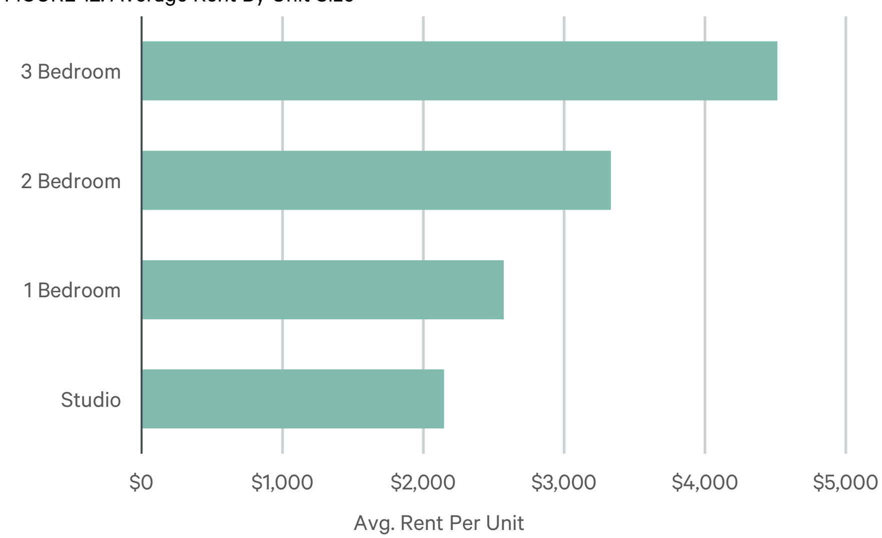
Source: CBRE Econometric Advisors, Q2 2025.

FIGURE 11: Rent and Vacancy by Property Vintage



Source: CBRE Econometric Advisors, Q2 2025.

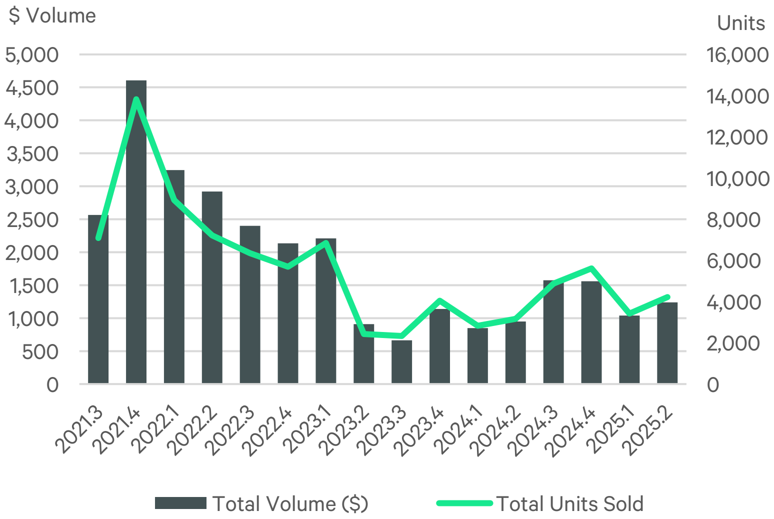
FIGURE 12: Average Rent By Unit Size



Source: CBRE Econometric Advisors, Q2 2025.

Investment Sales

FIGURE 13: Multifamily Investment Sale Volume



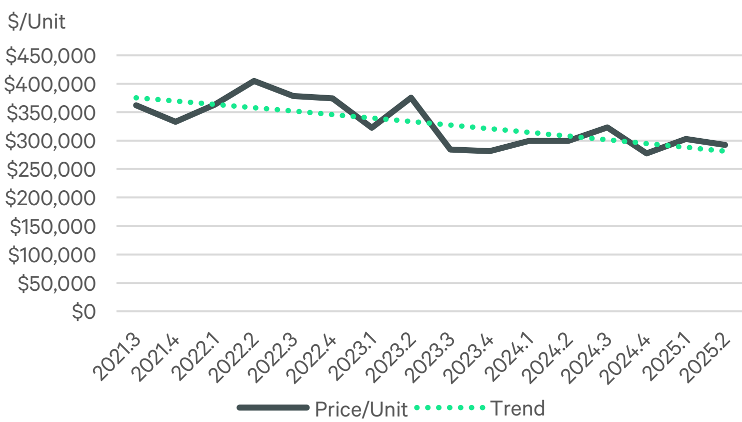
Source: MSCI Real Capital Analytics, Q2 2025.

FIGURE 14: Q2 2025 Largest Sale Transactions by # of Units

Buyer	Property Name	City	Units	Sale Price	Price / Unit
Sobrato Development	Modera Glendale	Glendale	235	$126,000,000	$536,170
Grubb Properties	The Fifty Five Fifty	Los Angeles	280	$98,350,000	$351,250
JRK Property Holdings	Chase Knolls	Los Angeles	260	$83,802,967	$322,319
JRK Property Holdings	Chase Knolls (Phase II)	Sherman Oak	141	$45,446,993	$322,319
WNC & Associates Inc	Witmer Manor	Los Angeles	239	$48,400,000	$202,510
Post Investment Group	Candlewood North Apartments	Los Angeles	189	$51,100,000	$270,370
Landmark Properties	West 27th Place	Los Angeles	161	$48,500,000	$301,242
TIAA-CREF	Somerset Glen	La Mirada	161	$43,300,000	$268,944
Community HousingWor	NOVO Apartments	Rowland Hei	126	$38,300,000	$303,968
Undisclosed	Acapulco Apartments	Bellflower	78	$13,200,000	$169,231
Alon Abady	127 N Avenue 50	Los Angeles	66	$7,350,000	$111,364
Pemm Real Estate Grour	Roxbury Apartments	Los Angeles	60	$16,500,000	$275,000

Source: MSCI Real Capital Analytics, Q2 2025.

FIGURE 15: Multifamily Investment Sale Price Per Unit



Source: MSCI Real Capital Analytics, Q2 2025.

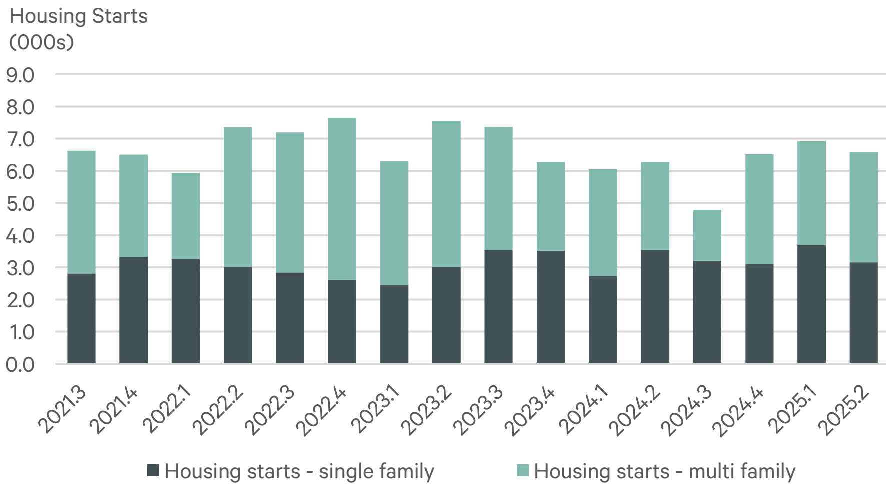
FIGURE 16: Q2 2025 Multifamily Investment Sales by Building Vintage

Year Built	Volume ($)	Property Count	Total Units	Avg. PPU
Pre-1960	$323,524,892	45	1,469	$220,235
1960s	$268,864,000	35	1,000	$268,864
1970s	$81,357,000	9	254	$320,303
1980s	$114,206,500	15	351	$325,375
1990s	$51,100,000	3	193	$264,767
2000s	$8,380,000	2	25	$335,200
2010 - present	$384,970,993	7	919	$418,902
Grand Total	$1,232,403,385	116	4,211	$307,664

Source: MSCI Real Capital Analytics, Q2 2025.

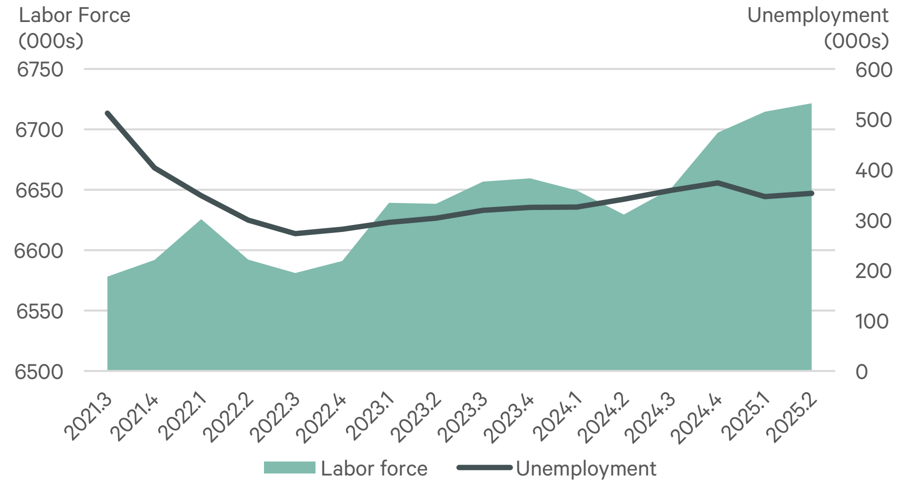
Economic Overview

FIGURE 17: Housing Starts



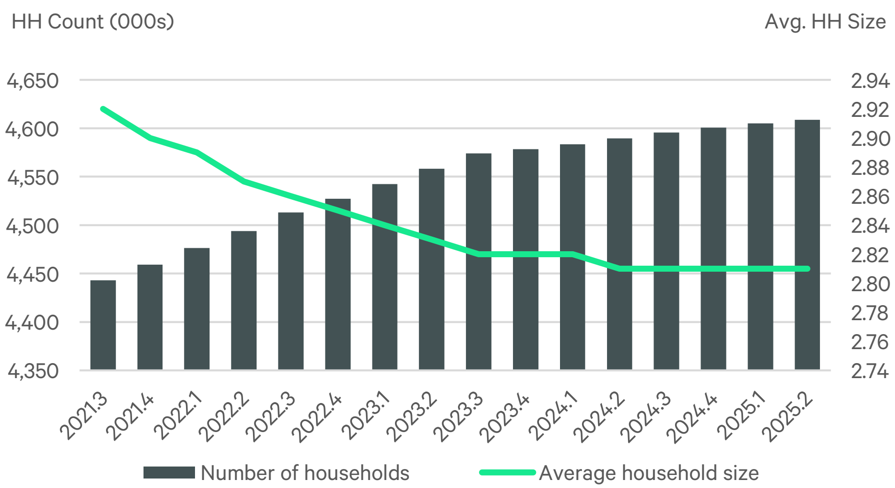
Source: Oxford Economics, Q2 2025.

FIGURE 18: Unemployment



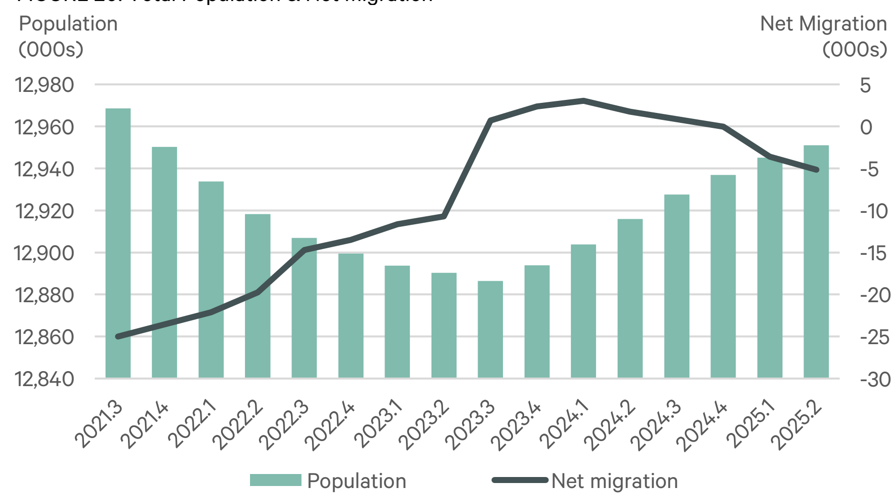
Source: Oxford Economics, Q2 2025.

FIGURE 19: Household Count & Average Size



Source: Oxford Economics, Q2 2025.

FIGURE 20: Total Population & Net Migration



Source: Oxford Economics, Q2 2025.

Contacts

Rachel Stein
Research Analyst
rachel.stein@cbre.com

Alex Hall
Research Manager
alex.hall1@cbre.com

Konrad Knutsen
Director of Research
konrad.knutsen@cbre.com

CBRE Econometric Advisors

Tyler Mangin
Sr. Economist, Multifamily
tyler.mangin@cbre.com

Matt Vance
Vice President, Multifamily Research
matt.vance@cbre.com

Multifamily Definitions

— Stock units Total count of market-rate, multifamily units in structures containing five or more units. Does not include condos.
— Occupied Stock units Total count of occupied multifamily units.
— Rentable Completions units Change in rentable stock from one period to the next due to the construction of new multifamily units. Only includes market-rate units in structures containing five or more units. Does not include condos. A structure is considered complete when 60% or more of the building has been occupied.
— Net Absorption units Change in occupied stock from one period to the next.
— Vacancy Rate % Unoccupied units expressed as a percent of rentable stock.
— Rent $/unit/month, $/SF/month Average price for multifamily space. Estimated from a sample of institutionally managed, market-rate properties with five or more units. Does not include condos. Properties must appear in current and previous quarterly sample ("same-store") to count toward this average. Rent levels represent effective rates that account for the impact of concessions offered in the form of free-rent periods or prorated discounts. Other leasing incentives such as reduced deposits, amenity upgrades and merchandise giveaways are not accounted for in the effective rent calculations.

Market Definition

Antelope Valley, Brentwood/Westwood/Beverly Hills, Burbank/Glendale/Pasadena, Downtown Los Angeles, East Los Angeles, Hollywood, Long Beach, Mid-Wilshire, North San Gabriel Valley, Northridge/Northwest San Fernando Valley, Palms/Mar Vista, Santa Clarita Valley, Santa Monica/Marina del Rey, Sherman Oaks/North Hollywood/Encino, South Bay, South Los Angeles, South San Gabriel Valley, Southeast Los Angeles, Van Nuys/Northeast San Fernando Valley, and Woodland Hills.