

# Net absorption decelerates as occupancy rate decreases

▼ 95.6% ▼ 728 ▼ 2,808 ▲ \$2,893

Occupancy Rate

Net Absorption (Units)

Completed Units

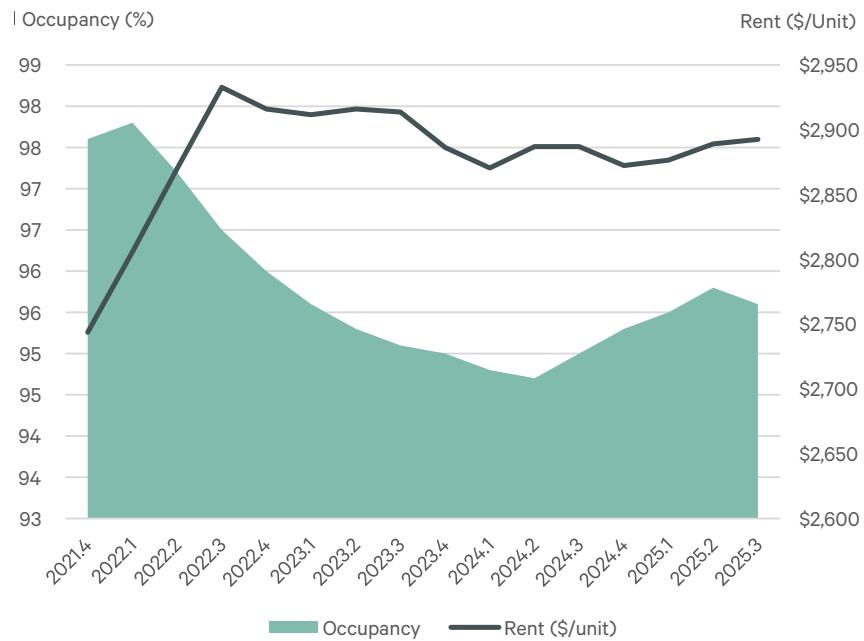
▲ \$2,893

Note: Arrows indicate change from previous quarter.

Source: CBRE Econometric Advisors, Q3 2025.

## MARKET HIGHLIGHTS

- The Los Angeles multifamily market closed Q3 2025 with an occupancy rate of 95.6%. This represented a 0.2% decrease from Q2 2025.
- There were 728 units absorbed in Q3 2025, compared to 6,316 units in Q2 2025.
- There were 2,808 units delivered in Q3 2025, compared to 3,036 units in Q2 2025.
- The overall average rent per unit for multifamily in Los Angeles ended Q3 2025 at \$2,893, which was up 0.1% from Q2 2025.
- The total multifamily investment sales in Q3 2025 amounted to \$2.1 billion in total volume, compared to \$1.3 billion in Q2 2025.



Source: CBRE Econometric Advisors, Q3 2025.

## Market Overview

FIGURE 2: Market Statistics by Submarket

Market	Inventory (Units)	Rent Per Unit	Completions (Units)	Completions Last 12 mos	Net Absorption (Units)	Net Absorption Last 12 mos	Vacancy Rate (%)
Total Market	1,161,034	\$2,893	2,808	11,494	728	18,740	4.4
Antelope Valley	15,399	\$1,902	0	162	(106)	161	3.8
Brentwood/Westwood/Beverly Hills	60,629	\$3,787	0	605	(486)	394	5.3
Burbank/Glendale/Pasadena	108,569	\$3,118	676	1,662	165	2,632	4.4
Downtown Los Angeles	49,848	\$2,835	31	884	98	1,342	5.3
East Los Angeles	51,267	\$2,140	103	765	200	873	3.4
Hollywood	94,878	\$3,019	92	997	292	1,282	5.5
Long Beach	75,749	\$2,793	0	392	(18)	1,233	4.6
Mid-Wilshire	124,621	\$2,845	494	1,407	912	2,843	4.0
North San Gabriel Valley	30,843	\$2,417	79	210	62	217	3.8
Northridge/Northwest San Fernando Valley	35,475	\$2,465	0	114	(239)	886	3.8
Palms/Mar Vista	44,213	\$3,438	147	501	139	908	4.2
Santa Clarita Valley	14,621	\$2,741	0	0	(96)	164	3.6
Santa Monica/Marina del Rey	47,652	\$3,932	0	13	(156)	797	4.0
Sherman Oaks/North Hollywood/Encino	48,252	\$2,746	65	65	37	66	4.6
South Bay	61,238	\$3,297	0	367	(211)	517	3.7
South Los Angeles	137,099	\$2,923	547	1,675	(304)	2,215	4.8
South San Gabriel Valley	10,990	\$2,407	0	0	88	222	2.1
Southeast Los Angeles	38,701	\$2,523	0	59	(282)	(16)	3.8
Van Nuys/Northeast San Fernando Valley	89,391	\$2,331	574	1,241	330	518	4.7
Woodland Hills	21,599	\$2,784	0	375	(127)	157	4.9

Source: CBRE Econometric Advisors, Q3 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	\$2,421	1.8%	96.5	1.5%
Built 1970s	\$2,522	1.7%	96.1	-0.2%
Built 1980s	\$2,523	0.5%	95.3	-0.2%
Built 1990s	\$2,862	3.0%	95.7	-0.4%
Built 2000s	\$3,073	-0.5%	95.7	0.6%
Built 2010-present	\$3,261	0.4%	94.8	1.0%

Source: CBRE Econometric Advisors, Q3 2025.

FIGURE 4: Market Statistics by Unit Type

Unit Type	Avg Rent	% Rent Growth (Y-o-Y)
Studio	\$2,196	3.4%
1 Bedroom	\$2,604	3.0%
2 Bedroom	\$3,372	3.5%
3 Bedroom	\$4,578	2.4%

Source: CBRE Econometric Advisors, Q3 2025.

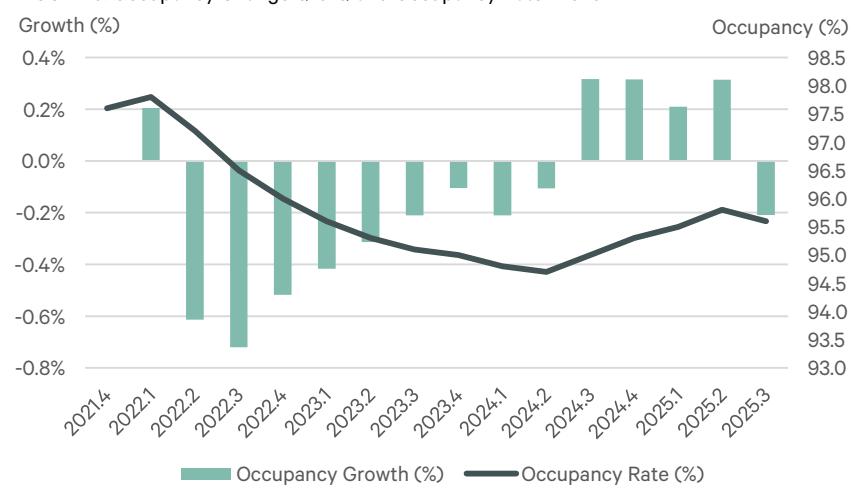
## Average Rents and Occupancy

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



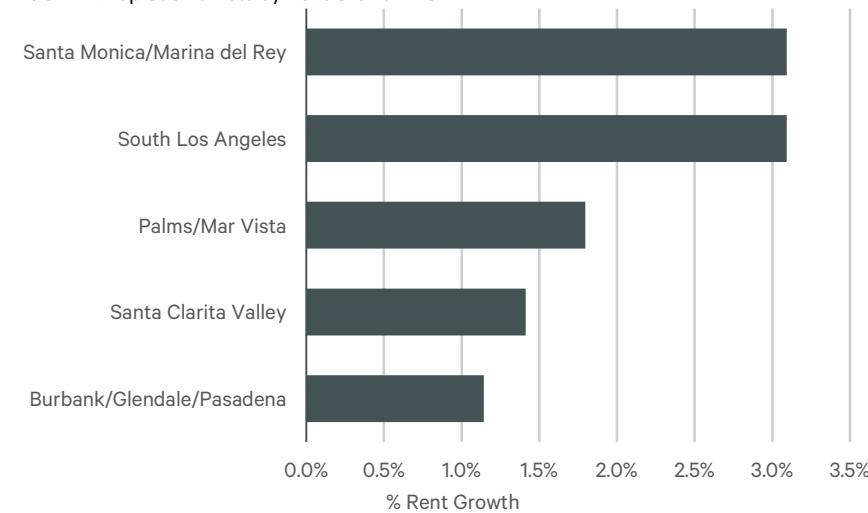
Source: CBRE Econometric Advisors, Q3 2025.

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



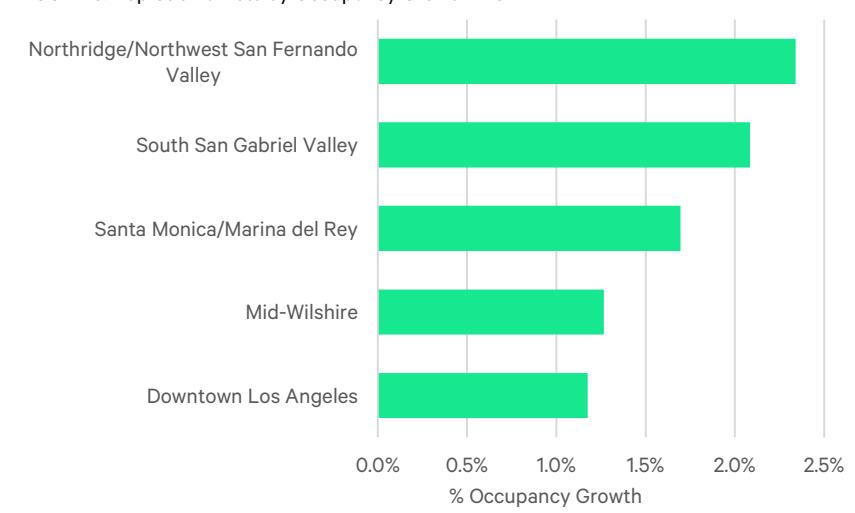
Source: CBRE Econometric Advisors, Q3 2025.

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



Source: CBRE Econometric Advisors, Q3 2025.

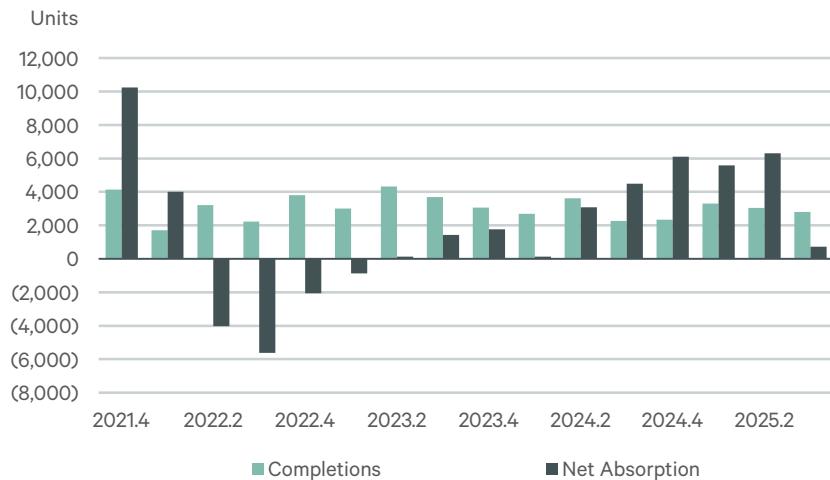
FIGURE 8: Top Submarkets by Occupancy Growth Y-o-Y



Source: CBRE Econometric Advisors, Q3 2025.

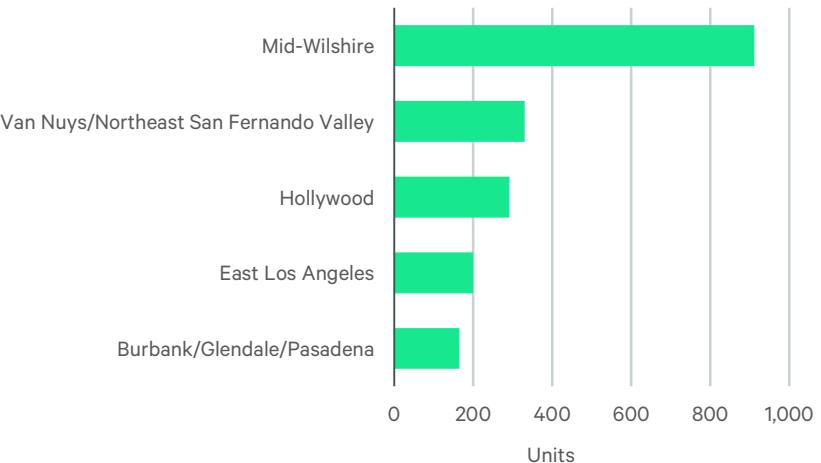
## Construction, Net Absorption, and Detail by Inventory Type

FIGURE 9: Completions and Net Absorption



Source: CBRE Econometric Advisors, Q3 2025.

FIGURE 10: Top Submarkets by Net Absorption



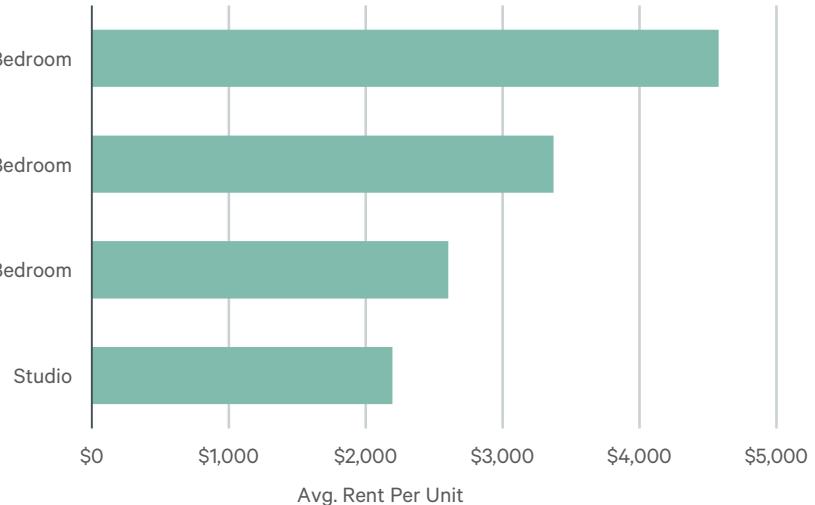
Source: CBRE Econometric Advisors, Q3 2025.

FIGURE 11: Rent and Vacancy by Property Vintage



Source: CBRE Econometric Advisors, Q3 2025.

FIGURE 12: Average Rent By Unit Size



Source: CBRE Econometric Advisors, Q3 2025.

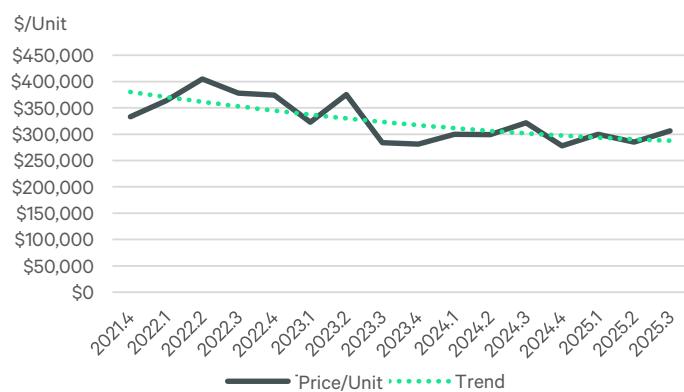
## Investment Sales

FIGURE 13: Multifamily Investment Sale Volume



Source: MSCI Real Capital Analytics, Q3 2025.

FIGURE 15: Multifamily Investment Sale Price Per Unit



Source: MSCI Real Capital Analytics, Q3 2025.

FIGURE 14: Q3 2025 Largest Sale Transactions by # of Units

Buyer	Property Name	City	Units	Sale Price	Price / Unit
Waterton Associates	Kitt at Warner Center	Los Angeles	522	\$179,881,000	\$344,600
Hines	Runway at Playa Vista (Apartment)	Los Angeles	420	\$199,375,736	\$474,704
AEW	The Ovelo	Los Angeles	369	\$159,000,000	\$430,894
Legacy Prtnrs Res	Citrus Place	Azusa	320	\$91,750,000	\$286,719
Lighthouse Group	Alaya Hollywood	Los Angeles	218	\$73,900,000	\$338,991
Acacia Capital Corp	Avila	Pasadena	201	\$115,000,000	\$572,139
Undisclosed	The Piedmont Luxury Senior Apartments	Los Angeles	198	\$45,000,000	\$227,273
VDM Partners LLC	Villa Del Mar	Los Angeles	196	\$63,776,741	\$325,392
Concord Capital Partners	The Langham	Los Angeles	181	\$26,100,000	\$144,199
Concord Capital Partners	Park Wilshire Apartments	Los Angeles	170	\$25,000,000	\$147,059
Joshua Plattner	The Parker	El Monte	177	\$46,675,000	\$263,701
California State Polytechnic	The Current Pomona	Pomona	177	\$126,000,000	\$711,864

Source: MSCI Real Capital Analytics, Q3 2025.

FIGURE 16: Q3 2025 Multifamily Investment Sales by Building Vintage

Year Built	Volume (\$)	Property Count	Total Units	Avg. PPU
Pre-1960	\$286,163,998	54	1,624	\$176,209
1960s	\$295,441,500	39	1,094	\$270,056
1970s	\$206,613,741	11	699	\$295,585
1980s	\$192,359,000	14	645	\$298,231
1990s	\$57,720,299	9	192	\$300,627
2000s	\$256,381,000	3	861	\$297,771
2010 - present	\$745,436,230	9	1,561	\$477,538
Grand Total	\$2,040,115,768	139	6,676	\$302,288

Source: MSCI Real Capital Analytics, Q3 2025.

## Economic Overview

FIGURE 17: Housing Starts



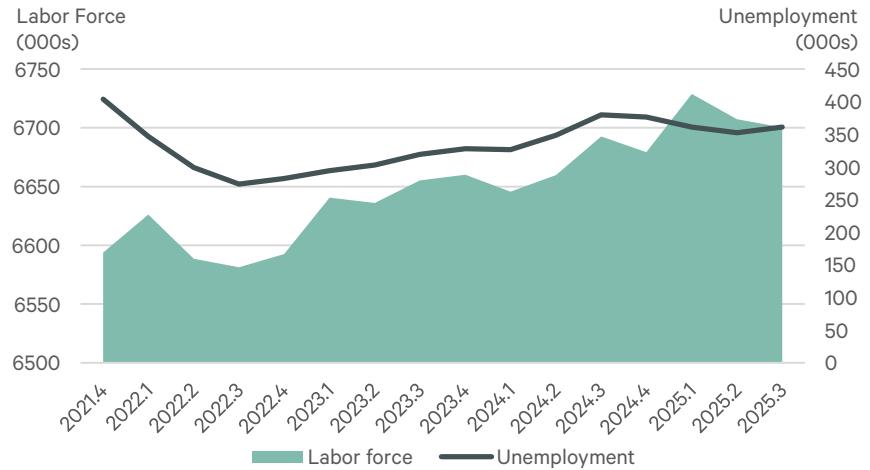
Source: Oxford Economics, Q3 2025.

FIGURE 19: Household Count & Average Size



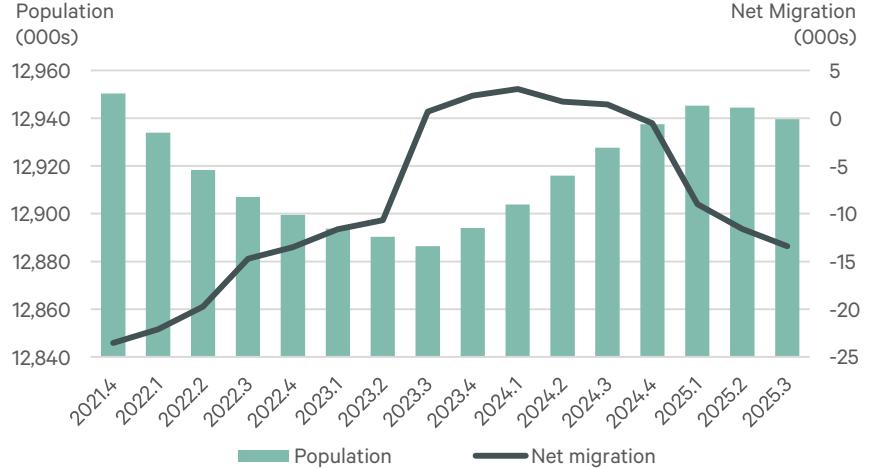
Source: Oxford Economics, Q3 2025.

FIGURE 18: Unemployment



Source: Oxford Economics, Q3 2025.

FIGURE 20: Total Population & Net Migration



Source: Oxford Economics, Q3 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.

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