

LOS ANGELES SOUTH

MULTIFAMILY REPORT

FIRST QUARTER 2021



MARKET AT A GLANCE



OCCUPANCY RATE **96.3%**
Down **70 bps** since 1Q20



EFFECTIVE RENT **\$1,955**
Down **1.1%** since 1Q20

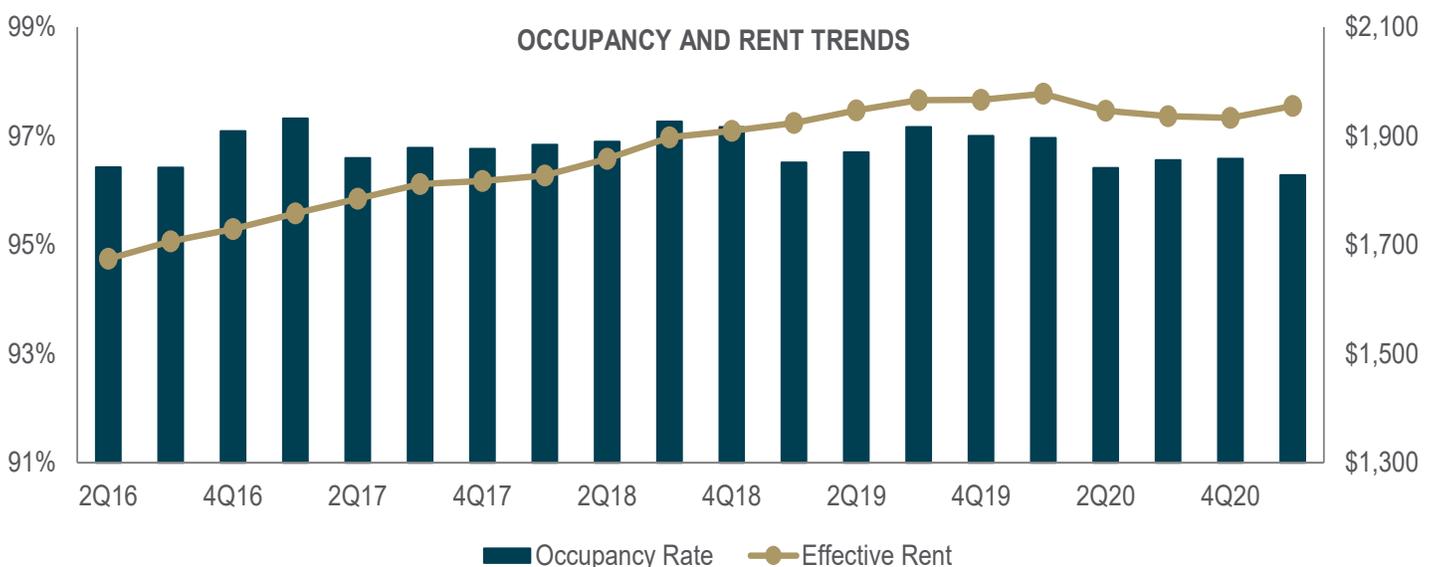


RENT PAYMENT TRACKER (APRIL 1-20) **91.5%**
Down **120 bps** YOY

OCCUPANCY AND RENT TRENDS

SOFI STADIUM & OTHER DEVELOPMENTS TO AID ECONOMIC RECOVERY

Even amid the pandemic, Los Angeles South remained an attractive option for many renters on a budget. First-quarter average monthly effective rent for the market averaged \$1,955, about 12% lower than the countywide average. While annual leasing activity was positive in four submarkets, net negative apartment absorption in two other submarkets fueled a 70-basis-point annual reduction in Los Angeles South occupancy to 96.3% in the first quarter of 2021. A major contributor to this reduction was the pandemic-driven, 10.1% year-over-year decrease in employment through March 2021. Looking forward, new developments bode well for the economy. SoFi Stadium is expected to start filling permanent and temporary positions later this year. In the coming years, new employment drivers will include the new, \$1.8 billion Inglewood Basketball and Entertainment Center for the Los Angeles Clippers that is expected to open in late 2024 and the 157-acre, District at South Bay mixed-use development in Carson, which will bring 1.6 million square feet of new commercial space. Multifamily development will help meet future housing demand in Los Angeles South as 4,325 apartment units are scheduled for delivery during the next four quarters.



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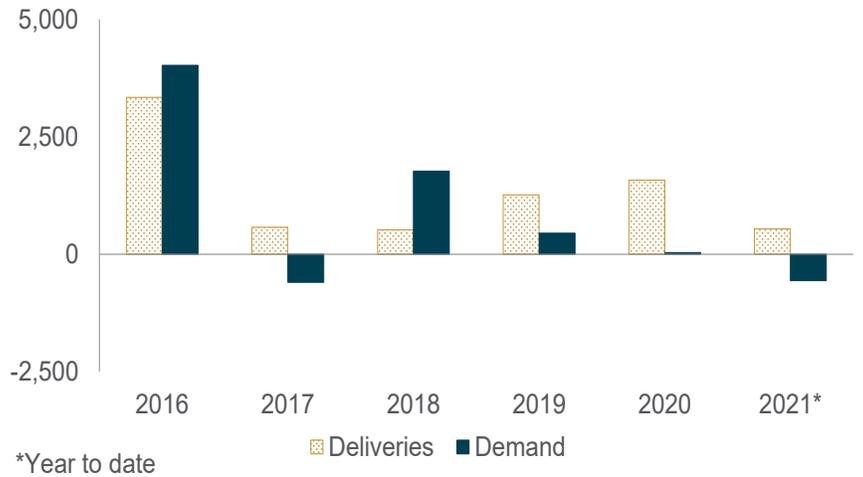
DELIVERIES AND DEMAND



DELIVERIES 543
Units YTD



NET ABSORPTION -560
Units YTD



ECONOMIC TRENDS



*March



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SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	1Q21	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	1Q21	Q-o-Q Change	Y-o-Y Change	1Q21	Annual	1Q21	Annual
East Los Angeles	97.0%	-70	10	\$1,664	0.4%	-0.6%	-364	74	0	0
Long Beach	95.9%	-60	-10	\$2,109	0.6%	1.3%	-228	873	198	1,015
South Bay	95.0%	-40	-110	\$2,501	2.4%	-4.5%	-186	-277	45	420
South Los Angeles	96.6%	10	-150	\$1,718	1.1%	-1.6%	375	-1,418	300	410
South San Gabriel Valley	97.4%	50	80	\$1,876	2.5%	3.9%	59	87	0	0
Southeast Los Angeles	96.7%	-50	0	\$1,909	0.5%	0.8%	-215	16	0	0
TOTALS	96.3%	-30	-70	\$1,955	1.2%	-1.1%	-560	-644	543	1,845

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