



### MARKET AT A GLANCE



**OCCUPANCY RATE** **95.4%**  
Down **120 bps** since 2Q19



**EFFECTIVE RENT** **\$2,262**  
Down **2.1%** since 2Q19



**RENT PAYMENT TRACKER (July 1-13)** **90.0%**  
Up **30 bps** since June 1-13

### OCCUPANCY AND RENT TRENDS

#### ON-TIME APARTMENT RENT PAYMENTS IMPROVE IN FIRST HALF OF JULY

Employers in Los Angeles County embarked on economic recovery, adding a net 190,400 workers to payrolls in the two-month period ending in June 2020. The recent resurgence in the pandemic suggests the county's economic recovery may come in fits and starts, though. Amid this uncertainty, 90% of renters followed through on rent obligations from July 1 to July 13, outpacing the rate recorded one month earlier. Shelter-in-place orders reduced renter mobility over the last few months, curbing leasing activity. Renters occupied 7,658 fewer apartments in the second quarter of 2020, and combined with sustained apartment development, the supply-demand imbalance fueled a 100-basis-point reduction in occupancy from March to 95.4% in June. Monthly effective rent simultaneously fell 3.0% to \$2,262. Class C apartments were least affected by the economic disruption as average occupancy fell just 40 basis points since March 2020, while effective rent ticked up 0.3%. Economic diversity and lower cost of living in Los Angeles South enabled apartment fundamentals to outpace the northern and western portions of the county. Los Angeles South June occupancy still exceeded 96%, and effective rent fell only 1.5% since the first quarter.



# LOS ANGELES COUNTY

MULTIFAMILY REPORT

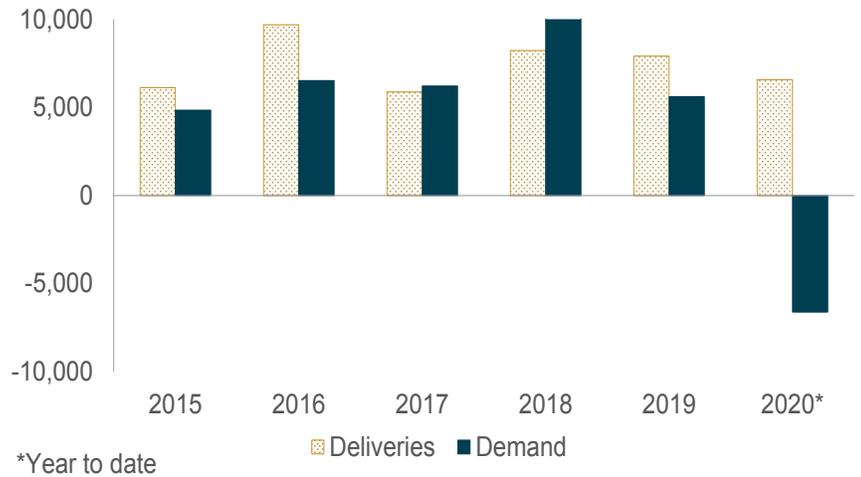
## DELIVERIES AND DEMAND



**DELIVERIES** 6,573  
Units YTD



**NET ABSORPTION** -6,613  
Units YTD



## ECONOMIC TRENDS

2019 4.5% ..... **UNEMPLOYMENT\*** 1,660 BPS CHANGE ..... 2020 21.1%

2019 4.6m ..... **EMPLOYMENT\*\*** -10.3% CHANGE ..... 2020 4.1m

2019 61.1k ..... **EXISTING SFH SALES\*\*** -16.5% CHANGE ..... 2020 51.0k

2019 10.0m ..... **POPULATION\*\*** 0.1% CHANGE ..... 2020 10.0m

2019 2.07% ..... **10-YEAR TREASURY\*\*** -130 BPS CHANGE ..... 2020 0.73%

\*May; \*\*June



# LOS ANGELES COUNTY

## MULTIFAMILY REPORT

### SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	2Q20	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	2Q20	Q-o-Q Change	Y-o-Y Change	2Q20	Annual	2Q20	Annual
Antelope Valley	97.0%	10	70	\$1,383	-0.2%	2.3%	14	97	0	0
Brentwood/Westwood/Beverly Hills	93.0%	-290	-420	\$3,401	-2.0%	-2.0%	-1,602	-2,044	0	341
Burbank/Glendale/Pasadena	95.0%	-140	-130	\$2,363	-4.5%	-3.2%	-1,448	-1,026	0	310
Downtown Los Angeles	92.5%	-150	-200	\$2,478	-3.9%	-5.6%	406	1,241	1,284	2,412
East Los Angeles	97.1%	30	-10	\$1,646	-1.2%	0.3%	138	-44	0	0
Hollywood	94.1%	-160	-140	\$2,546	-4.8%	-5.1%	-1,096	-351	341	997
Long Beach	95.6%	-40	-80	\$2,004	-1.3%	0.3%	-154	226	131	814
Mid-Wilshire	95.3%	-110	-110	\$2,321	-6.3%	-5.5%	-949	-481	334	868
North San Gabriel Valley	96.4%	-30	-30	\$1,777	-0.4%	1.5%	-102	-81	0	0
Northridge/Northwest San Fernando Valley	95.5%	-60	-160	\$1,934	-1.6%	-1.4%	-40	-400	196	196
Palms/Mar Vista	95.1%	-140	-190	\$2,755	-3.4%	-2.3%	-463	47	168	905
Santa Clarita Valley	95.9%	60	-50	\$2,101	-0.9%	-0.5%	91	-82	0	0
Santa Monica/Marina del Rey	94.6%	-170	-170	\$3,363	-3.1%	-1.3%	-474	228	371	1,085
Sherman Oaks/North Hollywood/Encino	95.5%	-60	-90	\$2,293	-3.8%	-2.1%	21	458	344	922
South Bay	94.7%	-130	-150	\$2,535	-3.9%	-3.1%	-698	-554	150	385
South Los Angeles	97.3%	-80	-20	\$1,754	-0.1%	1.4%	-841	-52	117	158
South San Gabriel Valley	96.0%	-60	-100	\$1,755	-1.2%	0.2%	-61	-106	0	0
Southeast Los Angeles	96.5%	-20	-70	\$1,872	-0.9%	1.9%	-82	-282	0	0
Van Nuys/Northeast San Fernando Valley	96.6%	-40	-70	\$1,827	-1.2%	0.4%	-373	-547	0	86
Woodland Hills	95.7%	-10	-10	\$2,199	-2.4%	-5.1%	56	575	84	614
<b>TOTALS</b>	<b>95.4%</b>	<b>-100</b>	<b>-120</b>	<b>\$2,262</b>	<b>-3.0%</b>	<b>-2.1%</b>	<b>-7,658</b>	<b>-3,178</b>	<b>3,520</b>	<b>10,093</b>



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