

MARKET TRENDS

LOS ANGELES

MULTIFAMILY

↔ VACANCY

↑ UNEMPLOYMENT

↑ RENTAL
RATES

↓ CONSTRUCTION
DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 4Q 2024

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
The Gabriel	Pomona	312	\$115,000,000	\$368,590	Prime Residential	Greystar Real Estate Partners CP Capital (US) Partners LP
The Marquee Apt Homes	North Hollywood	236	\$44,000,000	\$186,441	Post Investment Group Walker & Dunlop Investment Partners	MG Properties
Los Arboles	ABC	158	\$43,459,500	\$275,060	Palos Verdes Investments	William Walters Company
Candela	Hollywood Hills	112	\$35,490,000	\$316,875	Cityview	Raintree Partners
Harbor Terrace Apt	Central San Pedro	93	\$24,250,000	\$260,753	Integrity Housing Post Investment Group	MWest Holdings

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Expected Delivery
5035 Coliseum	5035 Coliseum St	Crenshaw	800	4Q26
Alexan West End	600 W Broadway	Downtown Long Beach	750	4Q26
5420 W Sunset Blvd	5420 W Sunset Blvd	Little Armenia	735	1Q26
Olympic + Hill	1000 S Hill St	South Park	685	1Q25
321 W Ocean Blvd	321 W Ocean Blvd	Downtown Long Beach	580	2Q25

SIGNIFICANT COMPLETED CONSTRUCTION 4Q 2024

Property	Address	Submarket	Units	Delivery
Alloy	525 S Santa Fe Ave	Arts District	475	November 2024
Sagewind Ranch	43501 Oleander St	Outlying LA County	172	November 2024
The Barclay Hotel	103 W 4th St	Historic Downtown LA	158	November 2024
Palmdale Terrace Apartments	2650 E Avenue Q12	Outlying LA County	151	October 2024
The DeMilo	201 N La Brea Ave	Inglewood	144	December 2024

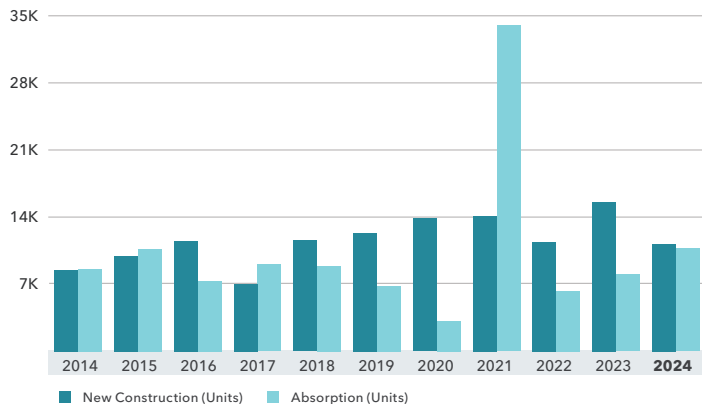
MARKET BREAKDOWN

	4Q24	3Q24	4Q23	YOY Change
Vacancy Rate	4.9%	4.9%	4.9%	0 bps
Average Asking Rents	\$2,240	\$2,244	\$2,221	0.86%
Under Construction	29,402	30,810	31,495	-6.65%
	4Q24	2024	2023	YOY Change
Construction Deliveries	2,162	11,218	15,590	-28.04%
Average Sales Price(Unit)	\$271,991	\$293,042	\$293,220	-0.06%
Net Absorption	2,260	10,699	8,005	33.65%

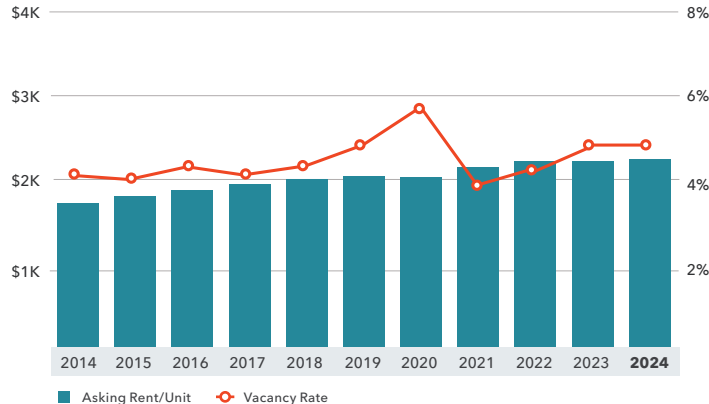
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,669
1 Bedroom	\$2,034
2 Bedroom	\$2,583
3 Bedroom	\$3,072

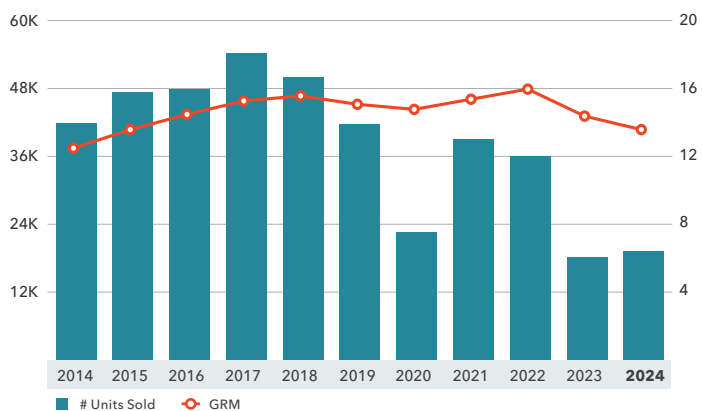
NEW CONSTRUCTION & ABSORPTION



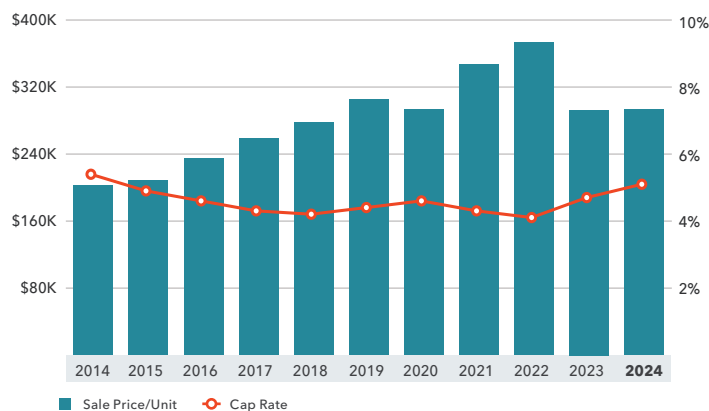
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar



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The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

31.7M

ANNUAL SALES SF

42.4M

ANNUAL LEASING SF

ASSET SERVICES

57M SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

260+

CLIENTS SERVED

VALUATION ADVISORY

2,600+

3-YEAR AVERAGE ASSIGNMENTS

43

TOTAL APPRAISERS

27

WITH MAI DESIGNATIONS

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