



**FOUR CORNERS VALUATIONS**  
REAL ESTATE ADVISORY SERVICES

QUARTERLY MARKET UPDATE

# MULTI-FAMILY

**LOS ANGELES MSA | CA**

Q2 | 2024



## POPULATION TRENDS

<b>Population Estimate</b>	<b>12,872,322</b>
<b>Total Households</b>	<b>4,500,951</b>
<b>Percentage of Income Qualified Households</b>	<b>47.50%</b>
<b>Income Qualified Households Income Band</b>	<b>2,139,077</b>
<b>Propensity of Renter Occupied Housing</b>	<b>46%</b>



## SUPPLY

<b>Existing Competitive Supply</b>	<b>1,019,379</b>
<b>Under Construction / Proposed Units</b>	<b>11,837</b>
<b>Total Projected Supply</b>	<b>1,031,216</b>



## DEMAND

<b>Income Qualified Households (Current Demand)</b>	<b>973,280</b>
<b>Friction Vacancy (10%)</b>	<b>48,664</b>
<b>Potential Demand in Defined Income Band</b>	<b>1,021,944</b>
<b>Residual Demand</b>	<b>-9,272</b>
<b>Indicated Penetration Rate</b>	<b>100.90%</b>

Data sourced by Crexi, CoStar & US Census Bureau



### Jason D. Beakley

CERTIFIED GENERAL APPRAISER

DIRECTOR

+1-480-440-2842 Ext. 09  
jbeakley@fourcv.com



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