



MULTIFAMILY REPORT

# LA's Enduring Stability

June 2026

Rent Growth Improves Slightly

Supply Maintains Momentum

Employment Still Sluggish

# LOS ANGELES MULTIFAMILY



## Rents Begin Recovery, Construction Solid

Los Angeles' multifamily market did not lose its footing in April, despite some sluggish fundamentals. Advertised asking rent growth improved slightly, with the average up 0.1%, on a trailing three-month basis through April, to \$2,639, just 10 basis points below the national figure. Although modest, this was the first improvement after five months of contractions. Occupancy for stabilized assets in the metro slid 30 basis points year-over-year, to 95.7% in March.

Los Angeles' unemployment rate stood at 5.1% in March, below the 4.3% national figure, but slightly above the 5.3% California rate, according to preliminary data from the Bureau of Labor Statistics. Employment growth continued to slow down and clocked in at 0.3% year-over-year through December, half the 0.6% national average. Los Angeles lost 6,700 net jobs in 2025, with only three sectors recording growth. Education and health services led gains (45,600 positions), while the largest losses were recorded in the professional and business services sector (-19,200). Major project milestones across the metro include the opening of the D Line extension's first section and One Beverly Hills' developers securing \$4.3 billion in financing.

Construction momentum was solid, with a total of 24,121 units underway in April. During the first four months, developers added 1,995 units.

## Market Analysis | June 2026

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### Recent Los Angeles Transactions

#### Esperanza at Duarte Station



City: Duarte, Calif.  
Buyer: Holland Partner Group  
Purchase Price: \$141 MM  
Price per Unit: \$409,883

#### Tempo at Riverpark



City: Oxnard, Calif.  
Buyer: Hines Interests  
Purchase Price: \$105 MM  
Price per Unit: \$446,809

#### Allure at Camarillo



City: Camarillo, Calif.  
Buyer: Jackson Square Properties  
Purchase Price: \$70 MM  
Price per Unit: \$412,212

#### San Regis



City: Van Nuys, Calif.  
Buyer: Foothill Affordable Housing  
Purchase Price: \$69 MM  
Price per Unit: \$176,923