

Rental Market Overview Report



Los Angeles

The Los Angeles rental market remains highly competitive. Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks’ services are critical in this market. Consultants maintain area expertise and are skillful guides in navigating this competitive region.

Your consultant will manage your home search and may work with trusted real estate professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Those interested in a property must be prepared to make quick decisions and have funds, references, and proof of employment readily available.

Market at a Glance

Considerations	Findings	Comments
Housing Availability	Low	Most areas are seeing very high demand.
Tenant Paid Real Estate Fees	No	
Typical Lease Length	12 Months	Some newer downtown LA properties will allow a 15-month lease.
Typical Security Deposit	1-2 Months	Some landlords requesting 2-months’ deposit; plus, first month’s rent up-front.
Early Termination Clauses	Limited	Apartments: early release with 30 days written notice and payment of 1-2 months’ rent.
Negotiation of Lease Terms	Low	Some concessions may be offered by newer apartment properties.

Types of Housing – Los Angeles, CA

Apartments

These are multi-residential units in low or high rise buildings. They range in size from a studio apartment to units with three bedrooms and 2.5 baths. Styles include flats and townhouses. Apartment complexes can be as small as five units and as large as 500 units. The apartment

building may have private entrances into each unit or have a common entrance shared by all residents.

Advantages

Disadvantages

No maintenance responsibilities.

Lack of privacy.

Major appliances and/or hook-up provided.

Limited covered/enclosed parking.

Recreational amenities may be available.

Limited storage.

Some utilities may be included.

Pet restrictions.

Multiplexes

Multiplexes are usually 2, 3, or 4 connected units, which can be of townhouse, condominium or flat design.

Advantages

Disadvantages

Yard (garden) space.

Yard maintenance may be your responsibility.

Garage/covered parking.

Tenant responsible for several utilities.

Some privacy.

Tenant may have to provide major appliances.

Single-Family Homes

Single-Family Homes are free standing residential properties. Styles include ranch (single story), split-level, tri or multi-level, and mid-entry.

Advantages

Disadvantages

Privacy.

Yard maintenance is your responsibility.

Garages.

Tenant responsible for all utilities.

Yard (gardens).

Snow removal, as applicable.

Neighborhoods

Neighborhoods		1BD	2BD	3BD	4BD	5BD
Agoura Hills	Apartment	\$2,400 - \$2,800	\$2,900 - \$4,000	\$3,300 - \$4,500	N/A	N/A
	House	N/A	N/A	\$4000 - \$6,900	\$4,200 - \$10,000	\$5000 - 15000
Burbank	Apartment	\$1,800 - \$3,200	\$2,500 - \$4,000	\$3,400 - \$5,500	N/A	N/A
	House	N/A	N/A	\$3,500 - \$7,000	\$6,000 - \$9,000	\$6,000 - \$14,000
Culver City	Apartment	\$3,200 - \$8,000	\$3,000 - \$8,000	\$4,200 - \$15,000	N/A	N/A
	House	N/A	N/A	\$5,500 - \$8,900	\$6,500 - \$15,500	N/A
El Segundo	Apartment	\$2,200 - \$3,500	\$2,900 - \$4,500	\$3,750 - \$6,000	N/A	N/A
	House	N/A	N/A	\$4500 - 8000	N/A	N/A
Hancock Park	Apartment	\$2,300 - \$5,500	\$2,600 - \$7,000	\$4,000 - \$7,500	N/A	N/A
	House	N/A	N/A	\$8,500- \$20,000	\$8,900 - \$23,000	\$15,000 - \$40,000
Hermosa Beach	Apartment	\$2,750- \$4,400	\$3,800 - \$8,500	\$5,900 - \$6,700	N/A	N/A
	House	N/A	N/A	\$7,000 - \$13,500	\$14,000- \$20,600	\$35,000 +
Manhattan Beach	Apartment	2,600- \$3,800	\$2,900- 11,000	\$4,700- 15,500	N/A	N/A
	House	N/A	N/A	\$4,700 - 13,000	\$6,900- 12,000	N/A
Marina Del Ray	Apartment	\$3,000 - \$6,000	\$3,600 - \$10,000	\$4,800 - \$13,000	N/A	N/A
	House	N/A	N/A	\$6,000- \$10,500	\$8,500 - \$30,000	N/A
Pasadena	Apartment	\$1,800 - \$3,600	\$2500 - 4500	\$3,400 - \$7,500	N/A	N/A
	House	N/A	N/A	\$3,400 - \$6,500	\$4,000 - \$9,500	\$5500 - 12000

Playa Vista	Apartment	\$3,000 - \$6,000	\$3,500 - \$8,000	\$5,800 - \$15,000	N/A	N/A
Redondo Beach	Apartment	\$1,900 - \$3,700	\$2200 - 4800	\$3,200 - \$4,900	N/A	N/A
	House	N/A	N/A	\$4,200 - \$6,100	\$4,000 - \$12,500	\$6100 - 9500
Santa Monica	Apartment	\$2,400 - \$8,500	\$3,200 - \$12,000	\$4,000 - \$15,000	N/A	N/A
	House	N/A	N/A	\$5,500 - \$14,000	\$7,500 - \$25,000	\$9,000 - \$18,500
Torrance	Apartment	\$1,700 - \$3,300	\$2,000 - \$3,500	\$2,900 - \$4,500	N/A	N/A
	House	N/A	N/A	\$3,600 - \$6,000	\$3,900 - \$6,800	\$5,500 - \$9,000
West Hollywood	Apartment	\$2300 - \$5400	\$3,000- \$6,000	\$4000 - \$8000	N/A	N/A
	House	N/A	N/A	\$6,500 - \$17,500	\$7,000 - \$33,000	\$10,500 - \$40,000