



Los Angeles, California Housing Market Analysis

Presented By:

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Outline



1. City of Los Angeles Overview

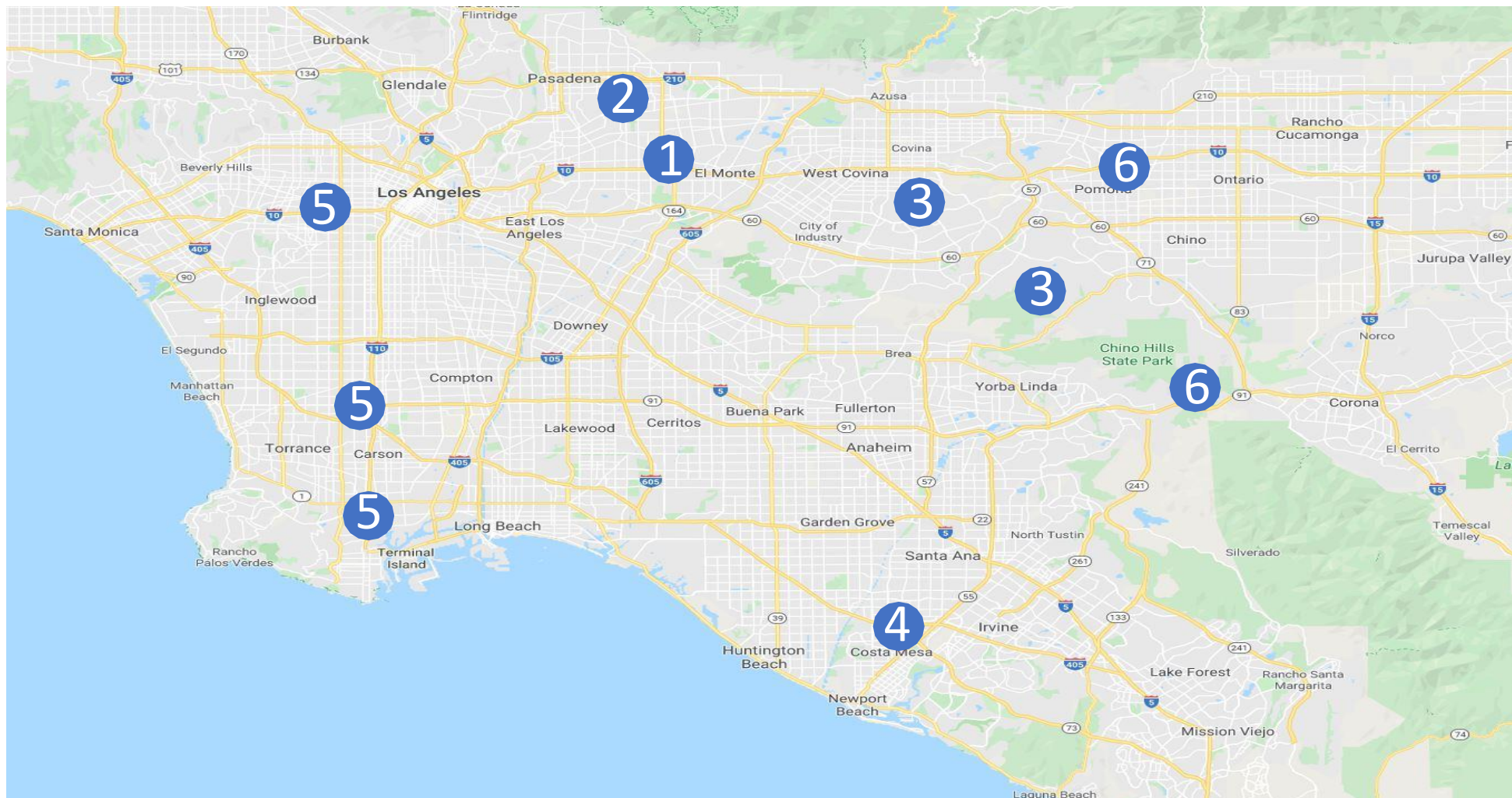
Demographic: population, ethnicity, education, household income, age economy, employment, safety/crime rate, transportation, community etc.

2. City of Los Angeles Housing Data

Housing Price Trend, Rental Trend
Supply/Demand: Days on Market, Sale to List Price Ratio, Inventory



中国人喜欢投资的六大区域




洛杉矶简介-1

All Topics	Los Angeles city, California
Population estimates base, April 1, 2010, (V2019)	3,793,139
PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	3,979,576
Population estimates base, April 1, 2010, (V2019)	3,793,139
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	4.9%
Population, Census, April 1, 2010	3,792,621
Age and Sex	
Persons under 5 years, percent	6.0%
Persons under 18 years, percent	21.0%
Persons 65 years and over, percent	12.1%
Female persons, percent	50.4%
Race and Hispanic Origin	
White alone, percent	52.4%
Black or African American alone, percent (a)	8.9%
American Indian and Alaska Native alone, percent (a)	0.7%
Asian alone, percent (a)	11.6%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.2%
Two or More Races, percent	3.6%
Hispanic or Latino, percent (b)	48.6%
White alone, not Hispanic or Latino, percent	28.5%

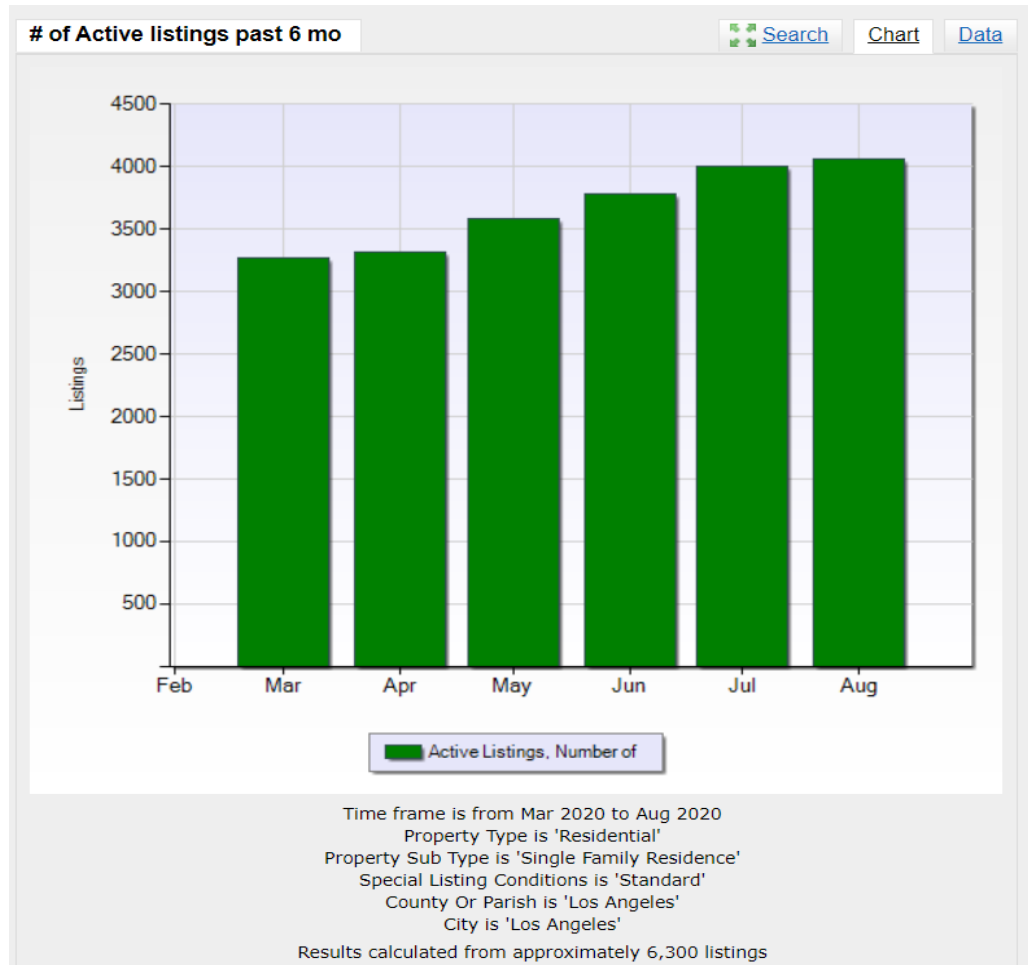
洛杉矶简介-2

All Topics ▼	Los Angeles city, California
Population estimates base, April 1, 2010, (V2019)	3,793,139
Housing	
Housing units, July 1, 2019, (V2019)	X
Owner-occupied housing unit rate, 2014-2018	36.8%
Median value of owner-occupied housing units, 2014-2018	\$599,700
Median selected monthly owner costs -with a mortgage, 2014-2018	\$2,629
Median selected monthly owner costs -without a mortgage, 2014-2018	\$692
Median gross rent, 2014-2018	\$1,376
Building permits, 2019	X
Families & Living Arrangements	
Households, 2014-2018	1,373,864
Persons per household, 2014-2018	2.82
Living in same house 1 year ago, percent of persons age 1 year+, 2014-2018	88.0%
Language other than English spoken at home, percent of persons age 5 years+, 2014-2018	59.3%
Computer and Internet Use	
Households with a computer, percent, 2014-2018	89.8%
Households with a broadband Internet subscription, percent, 2014-2018	80.7%
Education	
High school graduate or higher, percent of persons age 25 years+, 2014-2018	77.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2014-2018	33.7%

洛杉矶简介-3

Economy	
<i>i</i> In civilian labor force, total, percent of population age 16 years+, 2014-2018	66.4%
<i>i</i> In civilian labor force, female, percent of population age 16 years+, 2014-2018	59.8%
<i>i</i> Total accommodation and food services sales, 2012 (\$1,000) (c)	9,295,589
<i>i</i> Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	29,830,223
<i>i</i> Total manufacturers shipments, 2012 (\$1,000) (c)	43,502,545
<i>i</i> Total merchant wholesaler sales, 2012 (\$1,000) (c)	63,834,855
<i>i</i> Total retail sales, 2012 (\$1,000) (c)	40,156,864
<i>i</i> Total retail sales per capita, 2012 (c)	\$10,409
Transportation	
<i>i</i> Mean travel time to work (minutes), workers age 16 years+, 2014-2018	31.4
Income & Poverty	
<i>i</i> Median household income (in 2018 dollars), 2014-2018	\$58,385
<i>i</i> Per capita income in past 12 months (in 2018 dollars), 2014-2018	\$33,420
<i>i</i> Persons in poverty, percent	 19.1%

 BUSINESSES	
Businesses	
<i>i</i> Total employer establishments, 2018	
<i>i</i> Total employment, 2018	
<i>i</i> Total annual payroll, 2018 (\$1,000)	
<i>i</i> Total employment, percent change, 2017-2018	
<i>i</i> Total nonemployer establishments, 2018	
<i>i</i> All firms, 2012	497,999
<i>i</i> Men-owned firms, 2012	262,460
<i>i</i> Women-owned firms, 2012	192,358
<i>i</i> Minority-owned firms, 2012	247,710
<i>i</i> Nonminority-owned firms, 2012	235,220
<i>i</i> Veteran-owned firms, 2012	30,581
<i>i</i> Nonveteran-owned firms, 2012	452,817
 GEOGRAPHY	
Geography	
<i>i</i> Population per square mile, 2010	8,092.3
<i>i</i> Land area in square miles, 2010	468.67
<i>i</i> FIPS Code	0644000



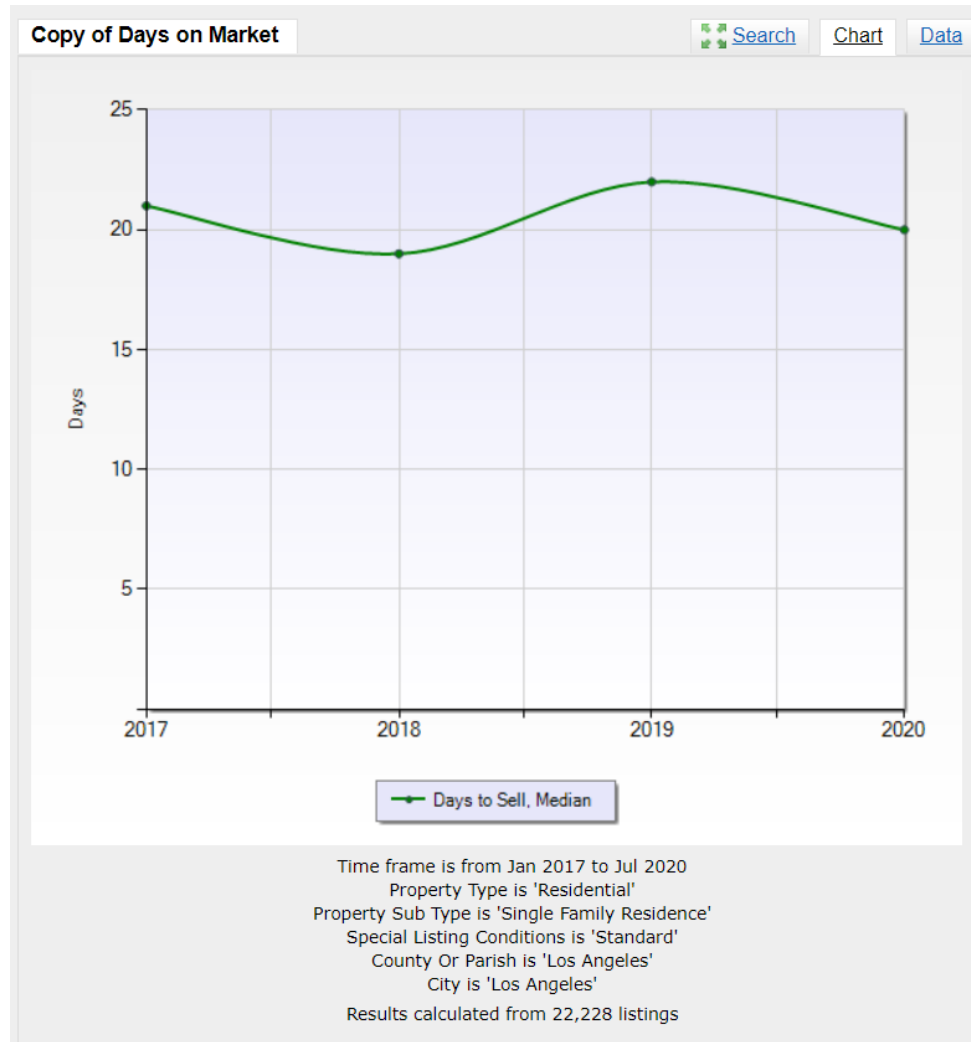
of Active listings past 6 mo

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Month	Active Listings, Number of
Mar	3266
Apr	3315
May	3586
Jun	3777
Jul	4009
Aug	4059

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Time frame is from Mar 2020 to Aug 2020
Property Type is 'Residential'
Property Sub Type is 'Single Family Residence'
Special Listing Conditions is 'Standard'
County Or Parish is 'Los Angeles'
City is 'Los Angeles'
Results calculated from approximately 6,300 listings



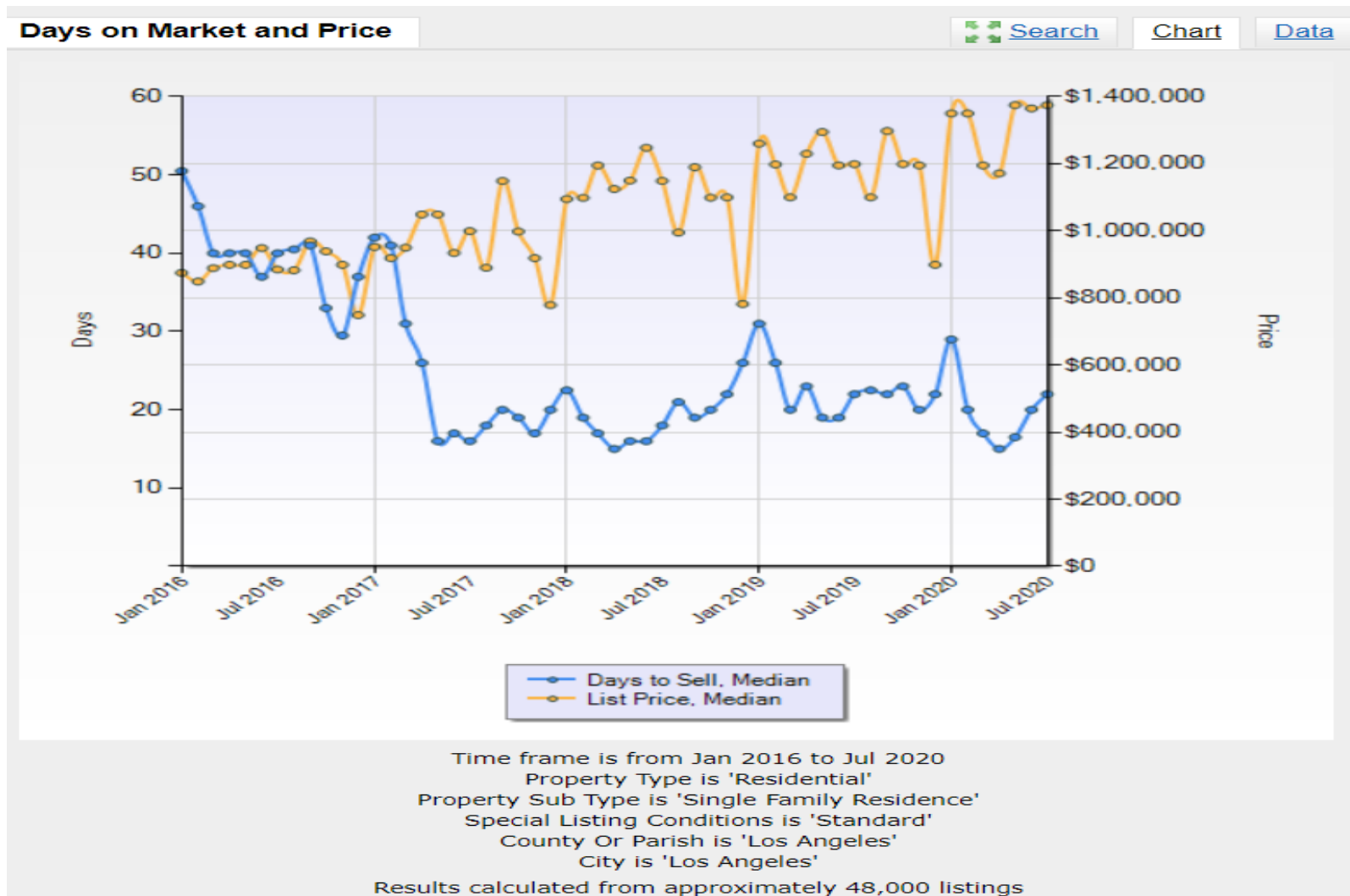
Copy of Days on Market

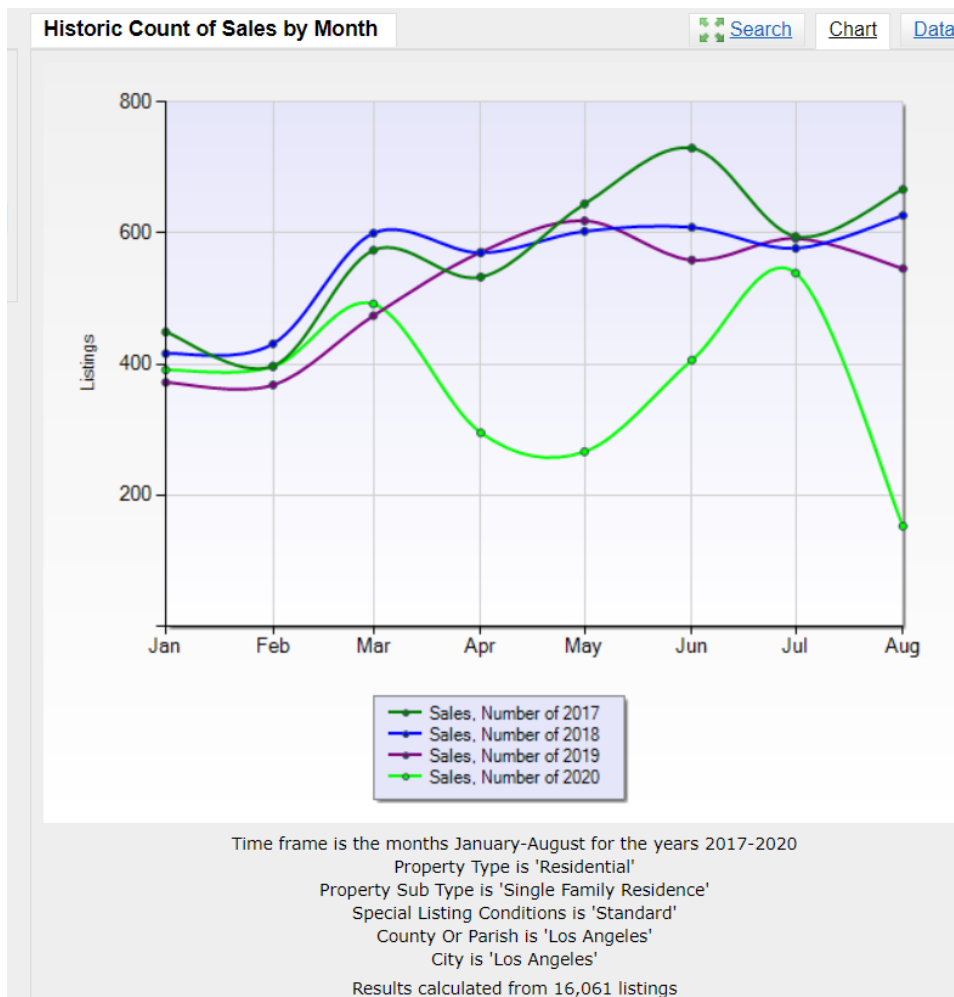
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Primary Year	Days to Sell, Median
2017	21
2018	19
2019	22
2020	20

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Time frame is from Jan 2017 to Jul 2020
Property Type is 'Residential'
Property Sub Type is 'Single Family Residence'
Special Listing Conditions is 'Standard'
County Or Parish is 'Los Angeles'
City is 'Los Angeles'
Results calculated from 22,228 listings





Historic Count of Sales by Month

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Sales, Number of

Month	2017	2018	2019	2020
Jan	449	416	372	391
Feb	397	431	368	396
Mar	574	600	474	492
Apr	533	570	571	295
May	645	603	619	266
Jun	730	609	559	406
Jul	595	577	592	539
Aug	667	627	546	152

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Time frame is the months January-August for the years 2017-2020
Property Type is 'Residential'
Property Sub Type is 'Single Family Residence'
Special Listing Conditions is 'Standard'
County Or Parish is 'Los Angeles'
City is 'Los Angeles'
Results calculated from 16,061 listings



Original Price vs Sold Price

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Time frame is from Sep 2019 to Aug 2020
Property Type is 'Residential'
Property Sub Type is 'Single Family Residence'
Special Listing Conditions is 'Standard'
County Or Parish is 'Los Angeles'
City is 'Los Angeles'
Results calculated from approximately 10,000 listings

Original Price vs Sold Price

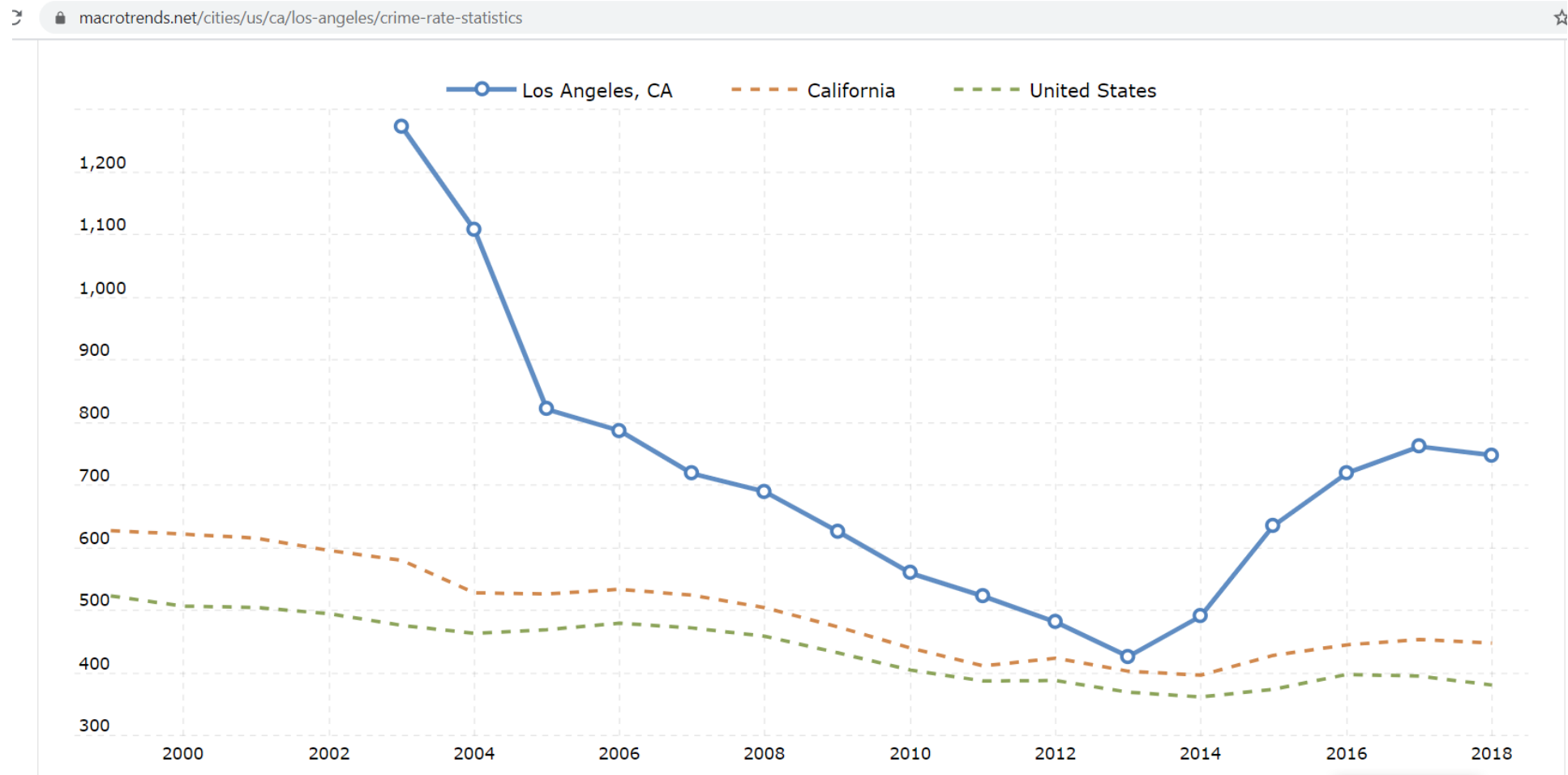
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Month	Original Price, Median	Sale Price, Median
Sep 2019	\$1,299,000	\$1,022,500
Oct 2019	\$1,199,999	\$975,000
Nov 2019	\$1,174,950	\$1,099,000
Dec 2019	\$894,315	\$1,103,500
Jan 2020	\$1,379,000	\$999,900
Feb 2020	\$1,350,000	\$951,000
Mar 2020	\$1,198,000	\$1,085,500
Apr 2020	\$1,175,000	\$980,000
May 2020	\$1,395,000	\$925,000
Jun 2020	\$1,375,000	\$1,060,500
Jul 2020	\$1,390,000	\$1,235,500
Aug 2020	\$1,499,000	\$1,310,750

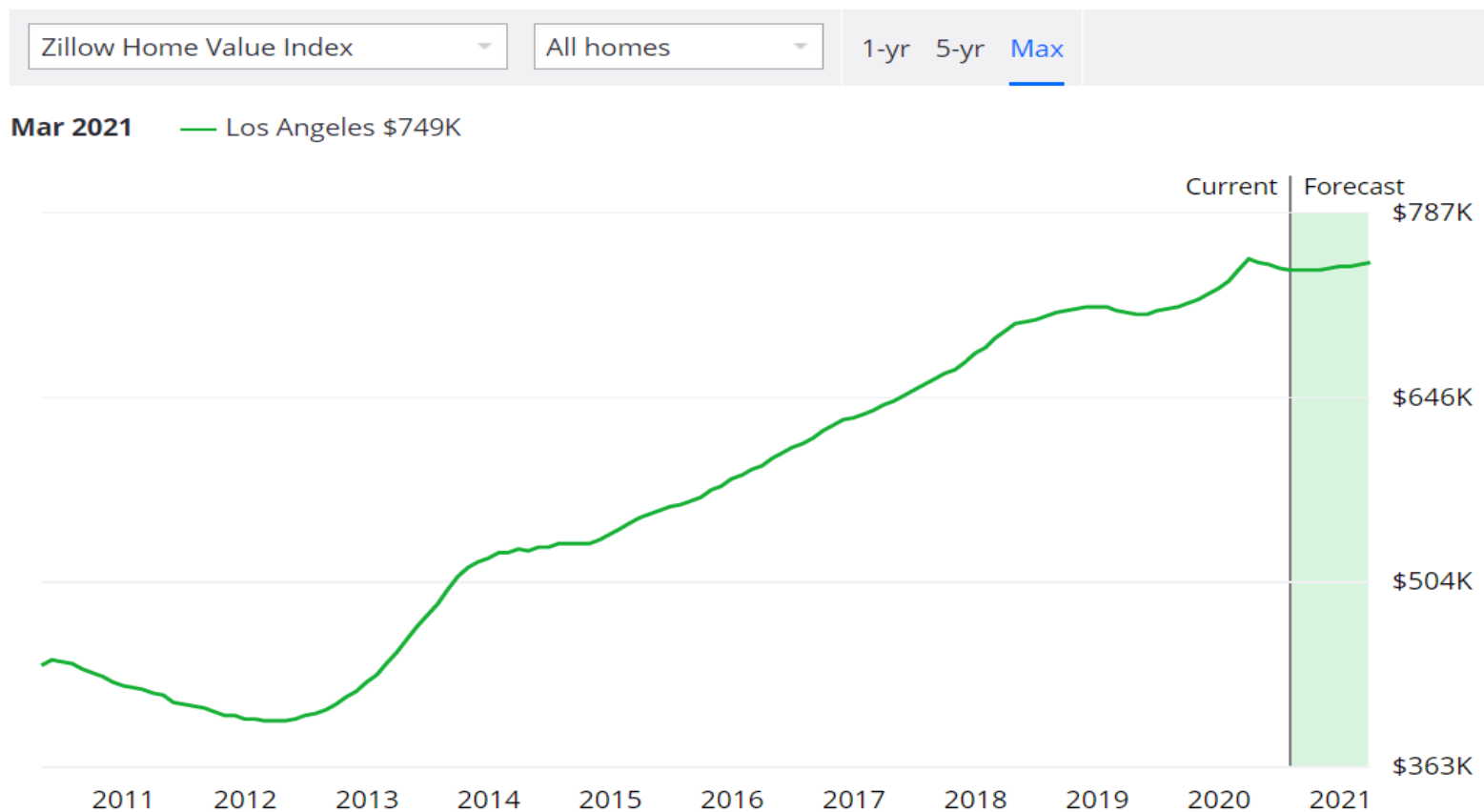
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Time frame is from Sep 2019 to Aug 2020
Property Type is 'Residential'
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City is 'Los Angeles'
Results calculated from approximately 10,000 listings

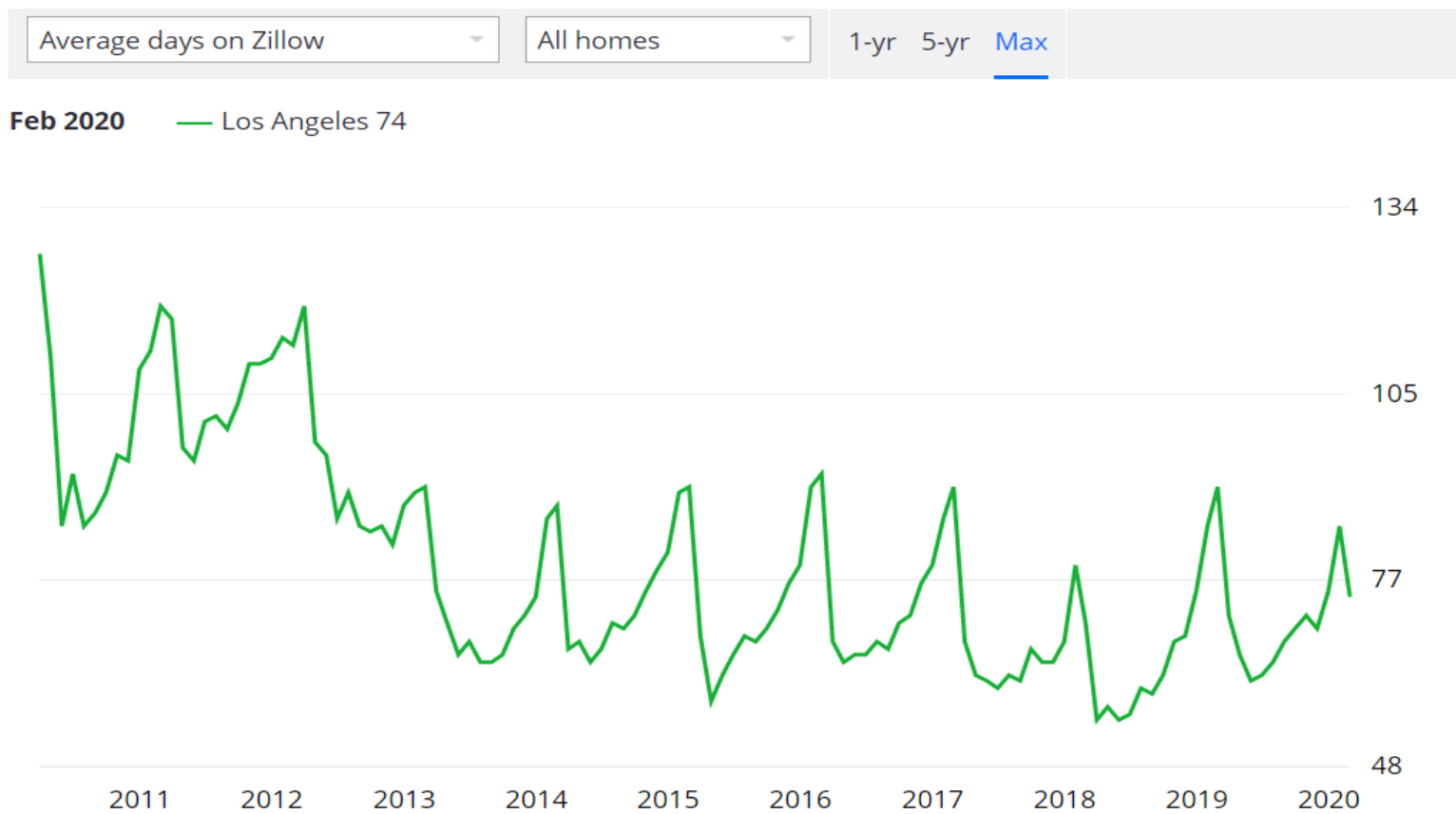
洛杉矶-犯罪率参考



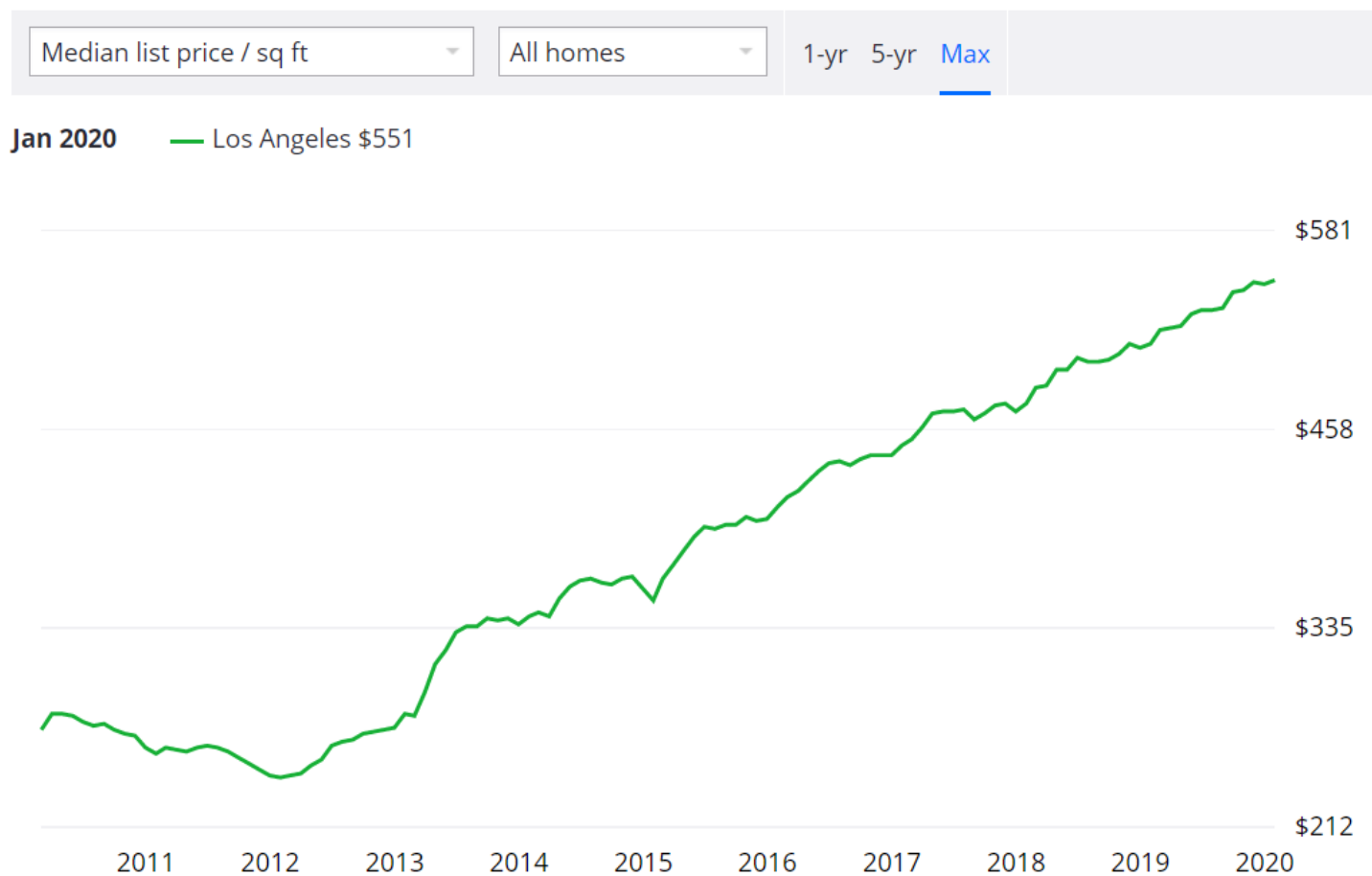
洛杉矶 10数据 1-房价涨幅



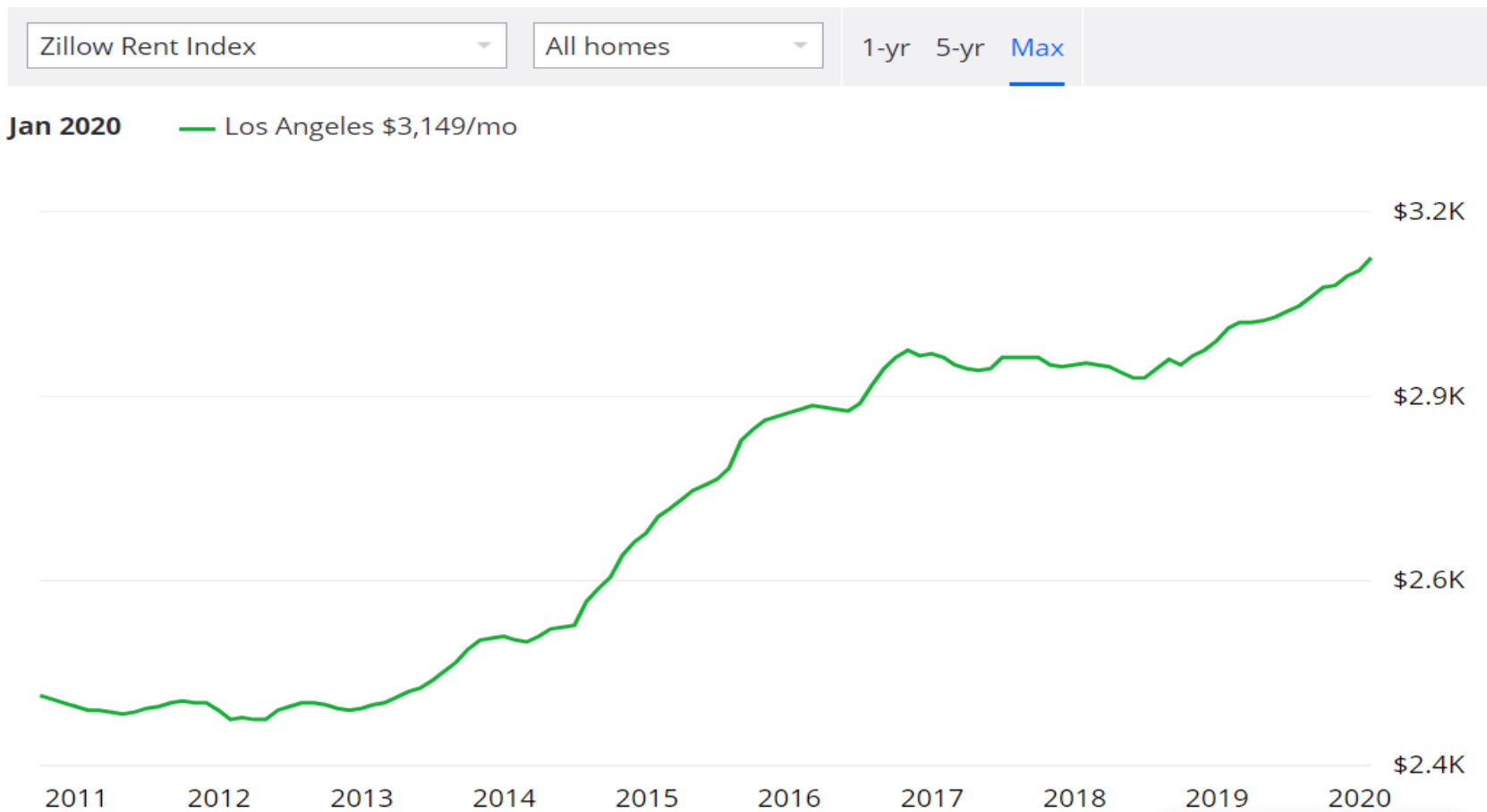
洛杉矶 10数据 2- 房子在市面出售天数数据



洛杉矶 10数据 3- Price/sq.ft.涨幅



洛杉矶 10数据 4- 租金涨幅



Sources and Methodology

Choose occupation:

Web Developers

