

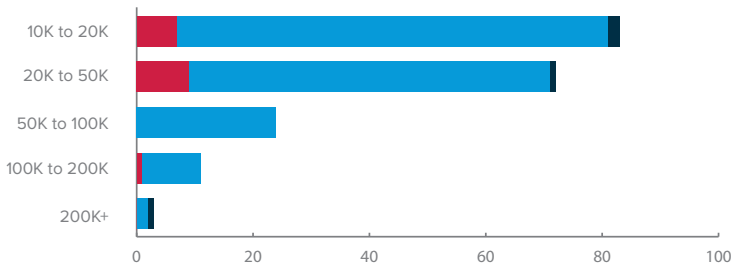
INSIGHT

August | 2025

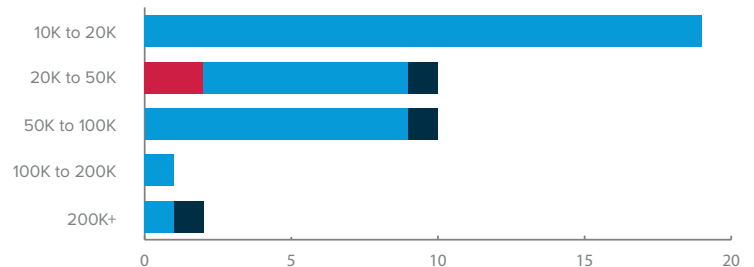
The current market shows a significant imbalance, with 2x as many listings as properties sold indicating that listings are accumulating faster than they are being absorbed. LA Central stands out as the most oversupplied submarket, with a 4:3 supply to demand ratio, accounting for 47% of all new inventory, but only 27% of comps, signaling potential demand lag or misalignment in pricing. South Bay also shows elevated supply pressure with a 3:0 supply to demand ratio highlighting a slowdown in Buyer activity. In contrast, Mid-Counties is the most balanced submarket, with two listings added and three sold, absorbing more than it supplied despite limited volume. Sellers, particularly in LA Central and South Bay, should respond to rising competition by reevaluating pricing strategy to avoid prolonged time on market.

Sale Supply Demand Report

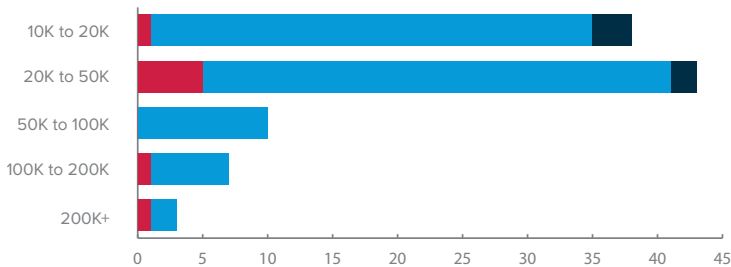
LA Central Sale Supply Demand (August 2025)



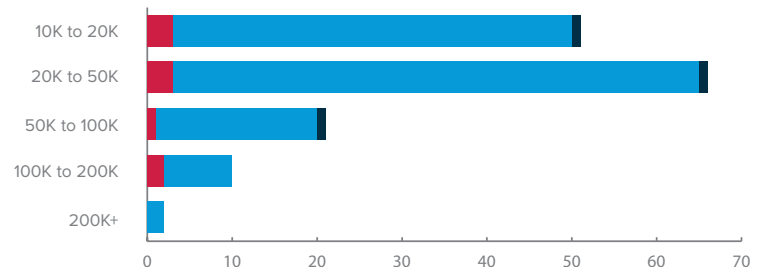
Mid-Counties Sale Supply Demand (August 2025)



San Gabriel Valley Sale Supply Demand (August 2025)



South Bay Sale Supply Demand (August 2025)



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	1	34	3
20K to 50K	5	36	2
50K to 100K	0	10	0
100K to 200K	1	6	0
200K+	1	2	0

SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	3	47	1
20K to 50K	3	62	1
50K to 100K	1	19	1
100K to 200K	2	8	0
200K+	0	2	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	36	435	15

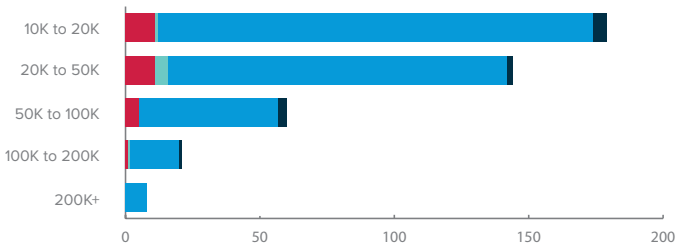
INSIGHT

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The market continues to face significant supply-side pressure, with overall listings roughly double the number of recent leases. South Bay and LA Central are the most oversupplied, posting 3:3 and 3.2 supply to demand ratio respectively, and together accounting for over two-thirds of newly added availables. Mid-Counties presents the most balanced direct lease profile, with a solid 1:1 supply to demand ratio (7 comps to 8 availables), suggesting relatively stable demand. Sublease activity, however, is highly imbalanced: LA Central recorded a 7:0 supply to demand ratio, while Mid-Counties posted 4:0 Supply to demand ratio, both signaling a growing volume of sublease available space with limited absorption. Landlords in oversupplied markets should prepare for longer lease-up periods and consider strategic pricing or incentives to attract and retain tenants in a competitive landscape.

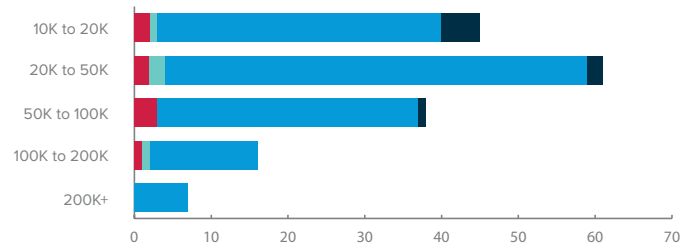
Lease Supply Demand Report

LA Central Lease Supply Demand (August 2025)



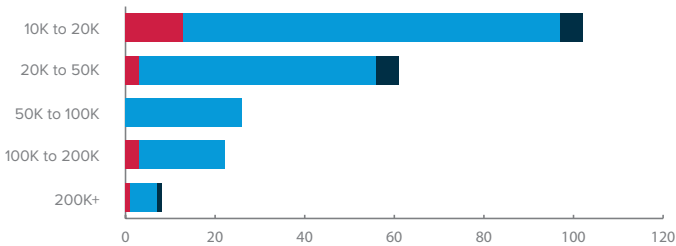
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	11	1	162	5
20K to 50K	11	5	126	2
50K to 100K	5	0	52	3
100K to 200K	1	1	18	1
200K+	0	0	8	0

Mid-Counties Lease Supply Demand (August 2025)



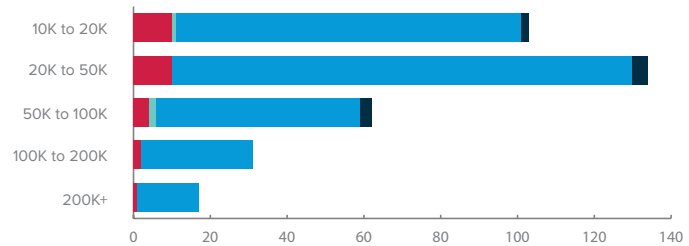
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	2	1	37	5
20K to 50K	2	2	55	2
50K to 100K	3	0	34	1
100K to 200K	1	1	14	0
200K+	0	0	7	0

San Gabriel Valley Lease Supply Demand (August 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	13	0	84	5
20K to 50K	3	0	53	5
50K to 100K	0	0	26	0
100K to 200K	3	0	19	0
200K+	1	0	6	1

South Bay Lease Supply Demand (August 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	10	1	90	2
20K to 50K	10	0	120	4
50K to 100K	4	2	53	3
100K to 200K	2	0	29	0
200K+	1	0	16	0

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	83	14	1009	39

JEFF RINKOV
CEO & Senior Vice President | LIC ID 020887
213-400-7941
jrinkov@lee-associates.com

JACK R. CLINE, JR.
President | LIC ID 00854279
213-590-3512
jcline@lee-associates.com

DOUG CLINE
Senior Vice President | LIC ID 0142005
213-324-2957
dccline@lee-associates.com

EVAN JURGENSEN
Senior Vice President | LIC ID 01967347
323-922-3733
ejurgensen@lee-associates.com

MILES SOLOMON
Senior Vice President & Land Specialist | LIC ID 02099423
949-532-8609
msolomon@lee-associates.com

TONY NAPLES
Senior Vice President | LIC ID 0183344
818-395-4373
tnaples@lee-associates.com

MATTHEW EDDY
Senior Vice President | LIC ID 01844956
213-268-8922
meddy@lee-associates.com

CONNOR ULF
Associate | LIC ID 01956845
818-468-1752
culf@lee-associates.com

SEHYUNG KIM
Senior Vice President | LIC ID 01327276
213-290-3599
skim@lee-associates.com

EUNICE KWON
Senior Vice President | LIC ID 02024804
213-700-6266
ekwon@lee-associates.com

EVERETT PHILLIPS
Senior Vice President | LIC ID 01992837
626-755-4199
ephillips@lee-associates.com

KEVIN CHEN
Capital Markets | LIC ID 02130337
213-663-7999
kchen@lee-associates.com

DAVID COX
Associate | LIC ID 0220186
760-571-4827
dc Cox@lee-associates.com

MATTISON BEHR
Associate | LIC ID 0209054
818-434-9116
mbehr@lee-associates.com

SAM RINKOV
Associate | LIC ID 0132512
323-922-5479
srinkov@lee-associates.com

MELANIE GUILLEN
Associate | LIC ID 0132895
323-922-3746
mg Guillen@lee-associates.com

AMANDA ULF
Associate | LIC ID 0215582
818-468-1762
aulf@lee-associates.com

MARK HAYNES
Associate | LIC ID 0223531
415-948-3546
mhaynes@lee-associates.com

BRYANT GAVELLO
Associate | LIC ID 02230186
650-996-0477
bgavello@lee-associates.com

ETHAN RINKOV
Associate | LIC ID 02253349
818.325.5175
erinkov@lee-associates.com

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