

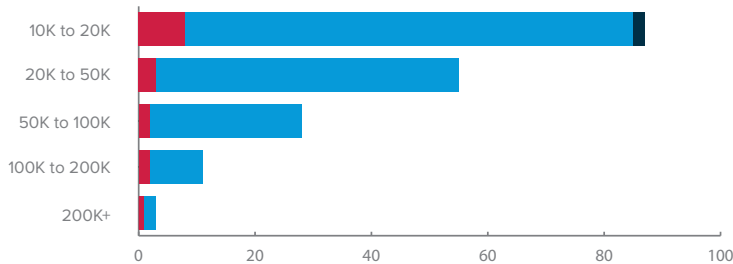
July | 2025

INSIGHT

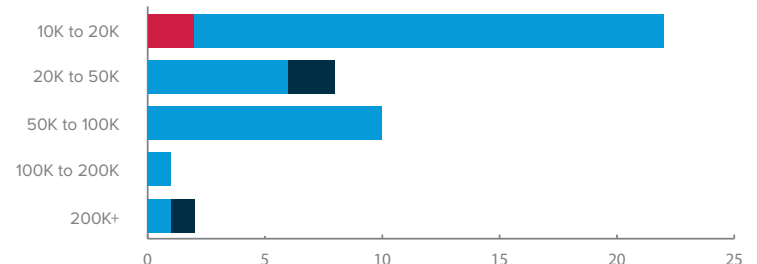
The current market shows a significant imbalance, with an of 5:1 Supply to demand ratio, indicating that new listings are outpacing sales activity. This disparity is most noted in San Gabriel Valley and South Bay, each posting a striking 9:0 supply to remand ratio; together accounting for only 28% of total comps, signaling an oversupply of inventory with limited buyer response. LA Central also reflects oversupply conditions, with 44% of new availables but just 2 comps, resulting in an 8:0 supply to demand ratio. In contrast, Mid-Counties remains the most balanced submarket, with two listings added and three properties sold, suggesting solid demand and tight supply. Sellers in oversupplied submarkets should consider adjusting pricing and improving asset positioning to stay competitive in today's market.

Sale Supply Demand Report

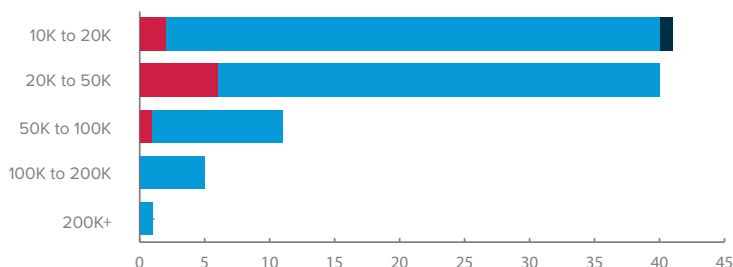
LA Central Sale Supply Demand (July 2025)



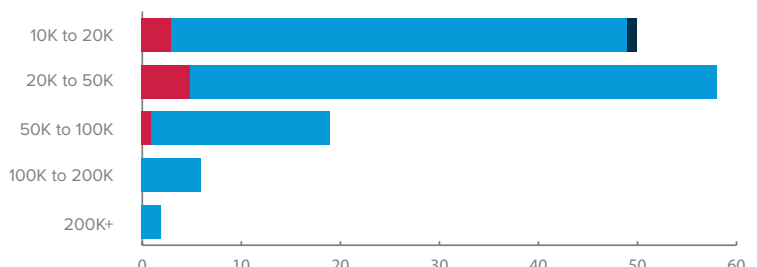
Mid-Counties Sale Supply Demand (July 2025)



San Gabriel Valley Sale Supply Demand (July 2025)



South Bay Sale Supply Demand (July 2025)



Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	36	417	7

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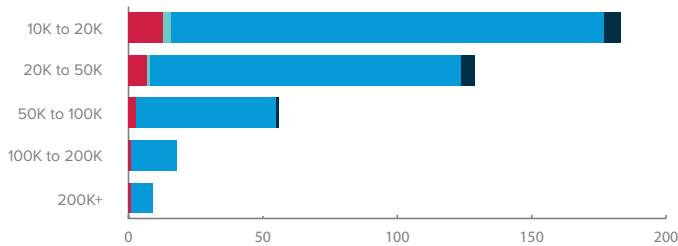
INSIGHT

July | 2025

The market remains supply-heavy, with 75 listings added and 50 properties leased. LA Central stands out as the most oversupplied submarket, adding 2x as many listings as it leased and accounting for 40% of total inventory. South Bay showed strong direct leasing activity, posting a 0:9 supply-to-demand ratio, but struggled in the sublease sector with 5 listings and no comps. Conversely, San Gabriel Valley added 17 listings and leased 10, reflecting steady direct demand, while its sublease market outperformed with 5 comps against 2 new listings. Mid-Countries showed the tightest alignment with a 1:0 supply to demand ratio on direct deals but showed no movement in subleases. Overall, activity was mixed by submarket and deal type, underscoring the need for landlords to stay agile in pricing and positioning strategies if they wish to remain competitive.

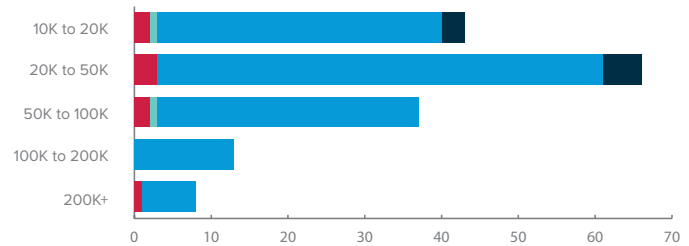
Lease Supply Demand Report

LA Central Lease Supply Demand (July 2025)



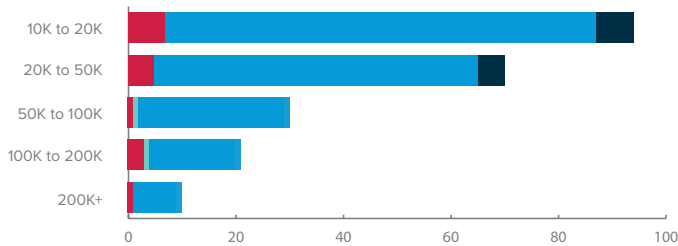
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	13	3	16	6
20K to 50K	7	1	8	5
50K to 100K	3	0	3	1
100K to 200K	1	0	1	0
200K+	1	0	1	0

Mid-Countries Lease Supply Demand (July 2025)



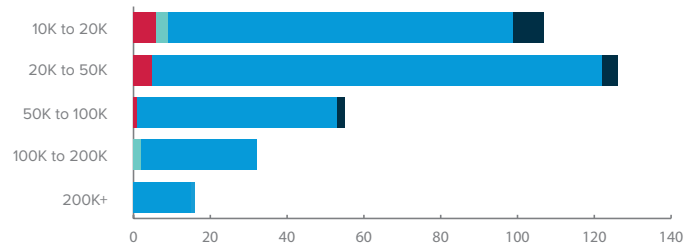
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	2	1	3	3
20K to 50K	3	0	3	5
50K to 100K	2	1	3	0
100K to 200K	0	0	0	0
200K+	1	0	1	0

San Gabriel Valley Lease Supply Demand (July 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	7	0	7	7
20K to 50K	5	0	5	5
50K to 100K	1	1	2	1
100K to 200K	3	1	4	1
200K+	1	0	1	1

South Bay Lease Supply Demand (July 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	6	3	9	8
20K to 50K	5	0	5	4
50K to 100K	1	0	1	2
100K to 200K	0	2	2	0
200K+	0	0	0	1

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	62	13	998	50

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