

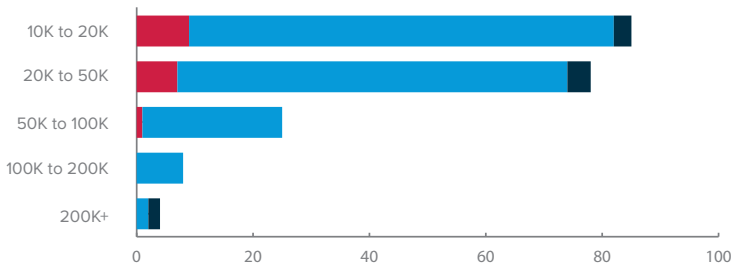
INSIGHT

September | 2025

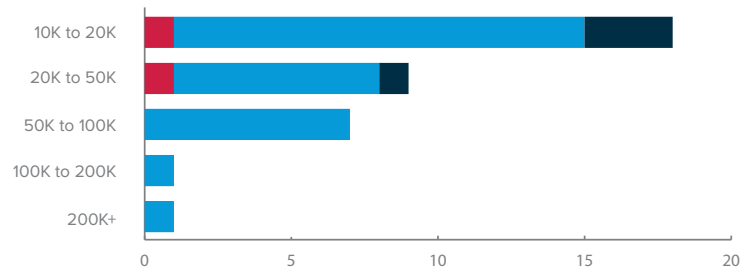
The current market reflects steady activity, with 34 new listings added and 26 properties sold across all submarkets. LA Central stands out as the most oversupplied area, contributing 17 listings against 9 sales and representing nearly 40% of total inventory, highlighting a potential demand lag. Mid-Counties demonstrated the strongest demand, with twice as many properties sold as listed, signaling strong buyer interest. South Bay showed the most balanced conditions with a 1:1 supply to demand ratio, indicating stability in this submarket. San Gabriel Valley saw 7 new listings but only 5 sales, pointing to a more measured level of demand. Sellers, particularly in LA Central and San Gabriel Valley, should adjust pricing and deal strategies to remain competitive and avoid extended marketing times.

Sale Supply Demand Report

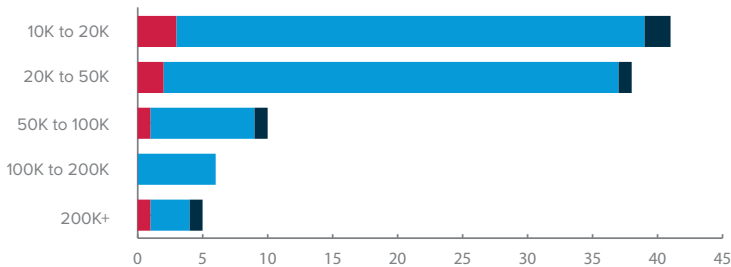
LA Central Sale Supply Demand (September 2025)



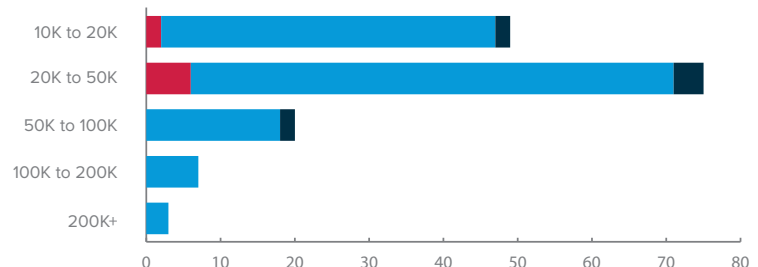
Mid-Counties Sale Supply Demand (September 2025)



San Gabriel Valley Sale Supply Demand (September 2025)



South Bay Sale Supply Demand (September 2025)



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	3	36	2
20K to 50K	2	35	1
50K to 100K	1	8	1
100K to 200K	0	6	0
200K+	1	3	1

SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	2	45	2
20K to 50K	6	65	4
50K to 100K	0	18	2
100K to 200K	0	7	0
200K+	0	3	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	34	430	26

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.
© Copyright 2024 Lee & Associates all rights reserved.

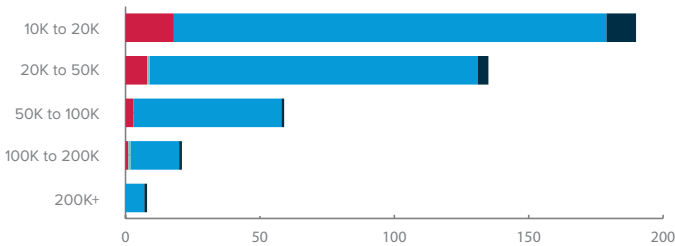
INSIGHT

September | 2025

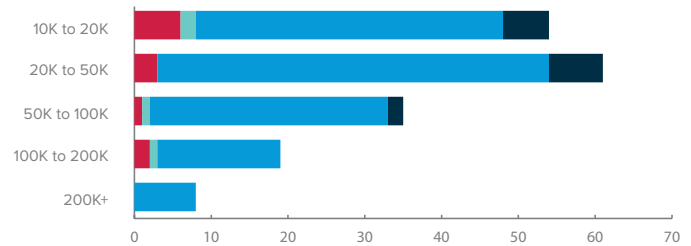
Class B & C lease market experienced an overall supply imbalance, with 94 availables compared to 63 comps and mixed performance across submarkets. South Bay is the most oversupplied, with a 2:1 supply-to-demand ratio, heavily influenced by sublease activity where 8 listings were added against just 1 completed comp, creating the highest level of excess supply. LA Central is also oversupplied, recording twice as many listings as leases; however, its sublease market showed comparatively stronger activity with 3 transactions against 2 new availabilities. Mid-Counties maintained stability in the direct market with a balanced 1:1 ratio, though its sublease sector softened slightly with 4 listings and only 3 subleases completed. San Gabriel Valley posted one of the stronger leasing performances, with 15 comps against 13 availables, but its sublease segment remained inactive with just one new listing and no transactions. Overall, the market reflects varying dynamics by submarket, and Landlords in slower, oversupplied areas may need to adjust pricing or concessions to remain competitive.

Lease Supply Demand Report

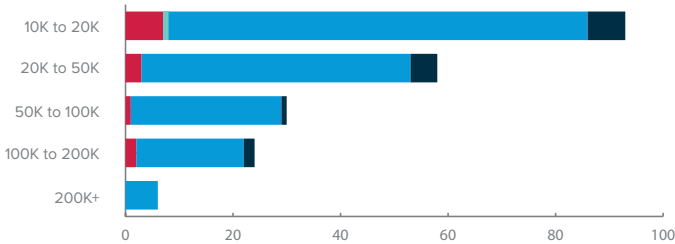
LA Central Lease Supply Demand (September 2025)



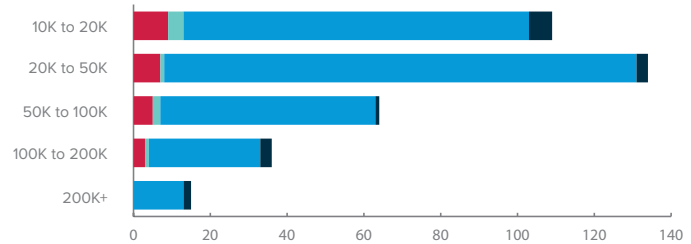
Mid-Counties Lease Supply Demand (September 2025)



San Gabriel Valley Lease Supply Demand (September 2025)



South Bay Lease Supply Demand (September 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	7	1	78	7
20K to 50K	3	0	50	5
50K to 100K	1	0	28	1
100K to 200K	2	0	20	2
200K+	0	0	6	0

SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	9	4	90	6
20K to 50K	7	1	123	3
50K to 100K	5	2	56	1
100K to 200K	3	1	29	3
200K+	0	0	13	2

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	79	15	1002	63

JEFF RINKOV
CEO & Senior Vice President | LIC ID 012887
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 01849956
213-268-8922
meddy@lee-associates.com

CONNOR ULF
Senior Vice President | 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 02100657
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 0132912
323-922-5479
srinkov@lee-associates.com

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

AMANDA ULF
LIC ID 0219582
818-468-1762
aulf@lee-associates.com

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

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

ETHAN RINKOV
LIC ID 02153349
818.325.5175
erinkov@lee-associates.com

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.
© Copyright 2024 Lee & Associates all rights reserved.