

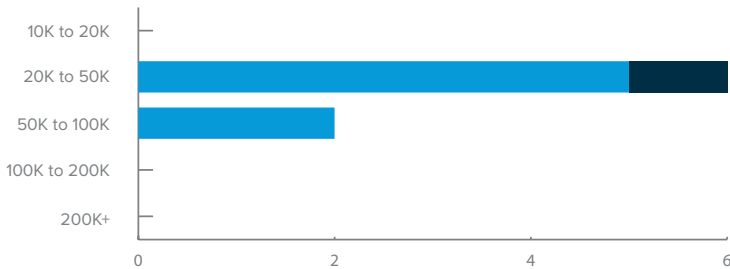
## INSIGHT

December | 2025

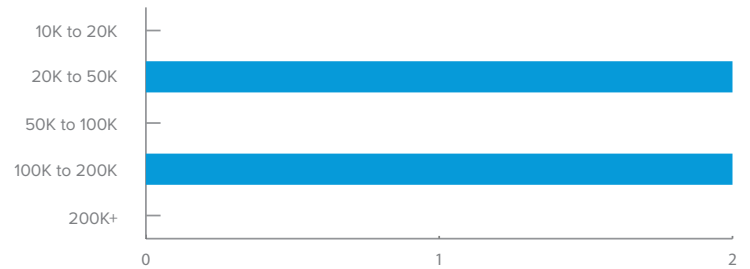
The Class A sales market experienced minimal activity this period, with no new availabilities added and only one completed transaction recorded countywide. LA Central was the sole submarket to show movement, posting one sale with no new listings, indicating isolated buyer demand amid very limited supply. Mid-Countries, San Gabriel Valley, and South Bay reported no new listings or completed comps, reflecting a standstill in transaction activity across those areas. The lack of new inventory suggests that sellers remain cautious, likely due to uncertainty around pricing and buyer depth. With demand concentrated in a single transaction, overall market momentum remains weak. In this environment, sellers may need to price competitively and remain flexible on deal terms to capture limited buyer interest.

## Sale Supply Demand Report

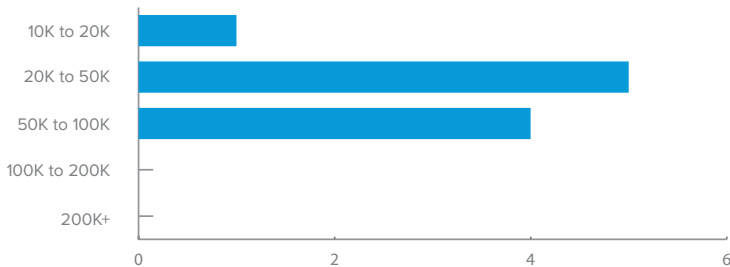
**LA Central Sale Supply Demand (December 2025)**



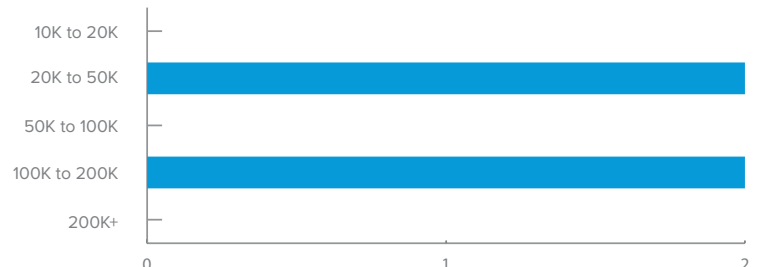
**Mid-Countries Sale Supply Demand (December 2025)**



**San Gabriel Valley Sale Supply Demand (December 2025)**



**South Bay Sale Supply Demand (December 2025)**



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	1	0
20K to 50K	0	5	0
50K to 100K	0	4	0
100K to 200K	0	0	0
200K+	0	0	0

SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	0	2	0
50K to 100K	0	0	0
100K to 200K	0	2	0
200K+	0	0	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	0	25	1

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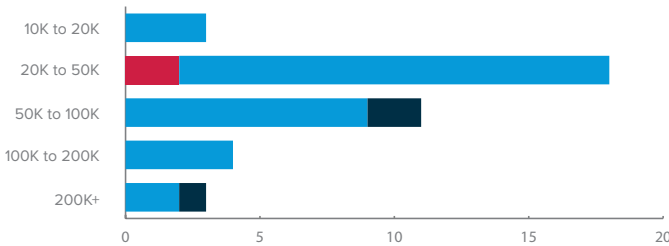
## INSIGHT

December | 2025

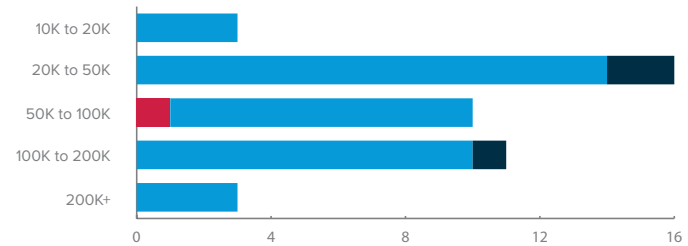
The Class A lease market demonstrated solid tenant-driven conditions this period, with 8 new listings and 12 completed leases, indicating demand outpaced new supply across the county. All four submarkets recorded healthy direct leasing activity, underscoring tenant engagement. Mid-Counties emerged as the strongest performer, posting 3 completed leases against just 1 new listing, highlighting tight conditions and accelerated absorption in this area. San Gabriel Valley maintained a balanced 1:1 supply to demand ratio, while LA Central and South Bay each added 2 listings and recorded 3 leases, reflecting steady leasing momentum. Notably, no sublease listings or transactions were recorded, reinforcing that tenant demand remained concentrated in the direct leasing market. Overall, landlords saw increased tenant interest in the direct leasing market this period, while the sublease market remained muted. Sustaining tenant engagement will depend on disciplined pricing strategies and landlords' ability to remain flexible in order to maintain leasing momentum.

## Lease Supply Demand Report

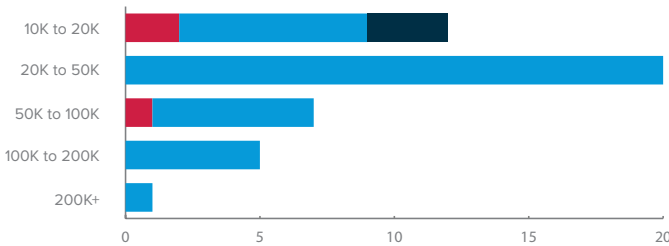
### LA Central Lease Supply Demand (December 2025)



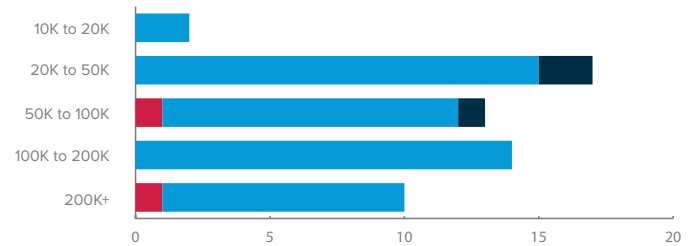
### Mid-Counties Lease Supply Demand (December 2025)



### San Gabriel Valley Lease Supply Demand (December 2025)



### South Bay Lease Supply Demand (December 2025)



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

SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	2	0
20K to 50K	0	0	15	2
50K to 100K	1	0	11	1
100K to 200K	0	0	14	0
200K+	1	0	9	0

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	8	0	163	12

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