

Downtown Los Angeles Residential Fact Sheet

Downtown Los Angeles Housing Units

2nd Quarter 2010

EXISTING HOUSING	Affordable Units	Market Rate Rental Units	Market Rate Condo Units	Market Rate Total Units	Grand Total
Existing as of Dec. 31, 1998	8,445	2,352	829	3,181	11,626
Constructed since Adaptive Reuse Ordinance (ARO)*	2,571	9,604	4,559	14,163	16,734
Existing Subtotal	11,016	11,956	5,388	17,344	28,360
Existing Estimated Population**					43,018
UNDER DEVELOPMENT	Affordable Units	Market Rate Rental Units	Market Rate Condo Units	Market Rate Total Units	Grand Total
Under Construction	203	912	695	1,607	1,810
Under Development Estimated Population**					2,746
Existing and Under Development Grand Total	11,219	12,868	6,083	18,951	30,170
Existing and Under Development Total Population					45,764

Population as of 12/31/1999: 17,439

*June 1999 to Present

**current existing units X number of people per household (1.8) X current occupancy rate (84.27%)

Boundaries: North = 101 Fwy, South = 10 Fwy, East = Los Angeles River, West = Lucas Street

HISTORICAL AVERAGE CONDO SALES PRICES

Product Type	Year										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 YTD
1 BR (700 - 900 SF)	\$132,500	\$150,441	\$172,402	\$218,681	\$309,450	\$376,862	\$456,082	\$429,296	\$386,266	\$279,065	\$308,700
2 BR (900 - 1,300 SF)	\$198,071	\$224,750	\$255,502	\$360,000	\$492,385	\$585,401	\$624,844	\$593,109	\$535,893	\$386,249	\$426,081
3 BR (1,300 SF +)	\$221,667	\$267,917	\$332,731	\$399,973	\$556,816	\$659,012	\$686,070	\$633,760	\$570,385	\$553,939	\$568,914

HISTORICAL AVERAGE CONDO PRICE PER SQUARE FOOT



Product Type	Year										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 YTD
1 BR (700 - 900 SF)	\$168.61	\$191.44	\$219.78	\$275.59	\$389.29	\$462.51	\$559.09	\$527.54	\$475.49	\$340.31	\$364.20
2 BR (900 - 1,300 SF)	\$174.56	\$198.50	\$225.48	\$318.36	\$440.42	\$525.82	\$558.66	\$528.86	\$485.86	\$348.19	\$372.10
3 BR (1,300 SF +)	\$174.93	\$210.93	\$266.18	\$328.46	\$462.50	\$553.95	\$576.47	\$530.52	\$490.52	\$476.52	\$486.68

DTLA RESIDENTIAL POPULATION

pre-ARO*	18,700	
2004	23,894	27.8%
2006	28,878	20.9%
2008	39,537	36.9%
2010 YTD	43,018	8.8%

*Adaptive Reuse Ordinance (1999)

DTLA RENTAL RATES

Qtr./Yr.	Per Square Foot		
2Q10	\$2.44		
1Q10	\$2.45		-0.4%
2Q10	\$2.44		
2Q09	\$2.32		5.2%