

# Downtown Los Angeles Residential Fact Sheet

## Downtown Los Angeles Housing Units

4th Quarter 2011

EXISTING HOUSING	Affordable Units	Market Rate Rental Units	Market Rate Condo Units	Market Rate Total Units	Grand Total
Existing as of Dec. 31, 1998	8,371	2,426	829	3,255	11,626
Constructed since Adaptive Reuse Ordinance (ARO)*	2,774	10,343	4,686	15,029	17,803
<b>Existing Subtotal</b>	<b>11,145</b>	<b>12,769</b>	<b>5,515</b>	<b>18,284</b>	<b>29,429</b>
<b>Existing Estimated Population**</b>					<b>46,414</b>
UNDER DEVELOPMENT	Affordable Units	Market Rate Rental Units	Market Rate Condo Units	Market Rate Total Units	Grand Total
Under Construction	256	1,049	271	1,320	1,576
<b>Under Development Estimated Population**</b>					<b>2,486</b>
<b>Existing and Under Development Grand Total</b>	<b>11,401</b>	<b>13,818</b>	<b>5,786</b>	<b>19,604</b>	<b>31,005</b>
<b>Existing and Under Development Total Population</b>					<b>48,900</b>

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 (87.62%)

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

### HISTORICAL AVERAGE CONDO SALES PRICES

Product Type	Year										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1 BR (700 - 900 SF)	\$150,441	\$172,402	\$218,681	\$309,450	\$376,862	\$456,082	\$429,296	\$386,266	\$279,065	\$268,481	\$257,769
2 BR (900 - 1,300 SF)	\$224,750	\$255,502	\$360,000	\$492,385	\$585,401	\$624,844	\$593,109	\$535,893	\$386,249	\$377,119	\$355,387
3 BR (1,300 SF +)	\$267,917	\$332,731	\$399,973	\$556,816	\$659,012	\$686,070	\$633,760	\$570,385	\$553,939	\$522,258	\$497,903

### HISTORICAL AVERAGE CONDO PRICE PER SQUARE FOOT



Product Type	Year										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1 BR (700 - 900 SF)	\$191.44	\$219.78	\$275.59	\$389.29	\$462.51	\$559.09	\$527.54	\$475.49	\$340.31	\$329.58	\$320.39
2 BR (900 - 1,300 SF)	\$198.50	\$225.48	\$318.36	\$440.42	\$525.82	\$558.66	\$528.86	\$485.86	\$348.19	\$338.54	\$323.46
3 BR (1,300 SF +)	\$210.93	\$266.18	\$328.46	\$462.50	\$553.95	\$576.47	\$530.52	\$490.52	\$476.52	\$451.62	\$418.56

#### DTLA RESIDENTIAL POPULATION

pre-ARO*	18,700	
2004	23,894	27.8%
2006	28,878	20.9%
2008	39,537	36.9%
2010	43,601	10.3%
2011	46,414	6.5%

\*Adaptive Reuse Ordinance (1999)

#### DTLA RENTAL RATES

Qtr./Yr.	Per Square Foot		
4Q11	\$2.44		
3Q11	\$2.46		-0.8%
4Q11	\$2.44		
4Q10	\$2.41		1.2%