

Los Angeles

	2006	2010	2014	2014 Ranking
Renter Households				
Share of Population Renting				
Metro Area	45%	48%	50%	1
Central City	57%	59%	60%	
Suburbs	40%	43%	46%	
Share of Renter Households in Single-Family Homes				
Metro Area	28%	30%	31%	5
Rental Vacancy Rate				
Metro Area	5%	6%	4%	10
Average Renter Household Size				
Metro Area	2.5	2.6	2.6	1
Median Renter Household Income				
Metro Area	\$42,900	\$42,500	\$41,700	5
Affordability				
Median Gross Rent				
Metro Area	\$1,200	\$1,280	\$1,310	3
Median Gross Rent for Non-Recently Available Units				
Metro Area	\$1,160	\$1,230	\$1,260	3
Median Gross Rent for Recently Available Units				
Metro Area	\$1,400	\$1,420	\$1,480	5
Share Rent Burdened (Moderate + Severe)				
Metro Area	56%	60%	60%	2
Central City	58%	61%	62%	
Suburbs	55%	58%	60%	
Share Severely Rent Burdened				
Metro Area	29%	32%	33%	2
Central City	31%	33%	35%	
Suburbs	28%	31%	31%	
Share Severely Rent Burdened - Lowest Income Quartile				
Metro Area	79%	81%	83%	1
Share Severely Rent Burdened - Lower-Moderate Income Quartile				
Metro Area	34%	42%	45%	2
Share of Recently Available Rental Units Affordable to 25th Percentile Metro Area Renter				
Metro Area	2%	2%	2%	10
Share of Recently Available Rental Units Affordable to Median Metro Area Renter				
Metro Area	24%	24%	21%	10

Suburban Los Angeles had the highest share of renters (46%) among the suburbs of the 11 largest metro areas in this study.

In 2014, 6 million people rented their homes in the Los Angeles metro area, over 775,000 more than in 2006. Of metro area renters, 65 percent live outside Los Angeles city limits, and suburban Los Angeles had the highest share of renters (46% of the population in 2014, up from 40% in 2006) among the suburbs of the 11 largest metro areas.

The number of rental units increased 12 percent between 2006 and 2014 in the Los Angeles metro area. This represented the third slowest growth in the rental housing stock among the 11 metro areas in our sample. Just over half of that increase in rental housing stock was attributable to single-family homes.

The Los Angeles metro area's vacancy rate is among the lowest of the 11 metro areas in this study. The rental vacancy rate in the Los Angeles metro area dropped only slightly, from the already low five percent in 2006 to four percent in 2014, the lowest vacancy rate, along with the San Francisco metro area, among the metro areas in our sample.

The median rent in the Los Angeles metro area in 2014 was the third highest among the metro areas in this study. Only San Francisco and Washington, DC had higher rents in that year. Renter incomes, however, were the fifth highest among the 11 metro areas. The Los Angeles metro was the second least affordable in our sample, with only 21 percent of recently available units affordable to the median metro Los Angeles renter household in 2014 (the Miami metro area, at 15%, was the least affordable).



Of the 11 metros in this study, Los Angeles had the second-highest share of both overall rent burden and severe rent burden in 2014.

Rents went up between 2006 and 2014, with the real median gross rent increasing nine percent within Los Angeles city limits (tied for third highest in our sample) and six percent in the surrounding suburbs (also tied for third highest). Rent burden also rose, with the share of

renter households that were severely rent burdened, meaning their gross rent was equal to half their income or more, rising from 29 percent to 33 percent; a larger increase than in any other metro area we studied.

Los Angeles metro area is unaffordable to renters at all income levels. In 2014, 83 percent of Los Angeles' lowest-income quartile of renters were severely rent burdened—the second-highest share in our sample. Meanwhile, only two percent of rental units that had been on the market within the past year in 2014 were affordable to a household earning the 25th percentile income or less for renters in the metro area. Even the median renter household could only have afforded 21 percent of recently available units, a lower share than in all but one of the metro areas in our study.