



MEASURE JJJ IN-LIEU FEE SCHEDULE

Updated February 2025

Overview of Measure JJJ Affordable Housing Requirements and 2025 In-Lieu Fee

City of Los Angeles voters approved Measure JJJ in November 2016, which added provisions to the City’s municipal code to require developers of certain residential projects to either provide affordable units or pay an in-lieu fee. To determine the in-lieu fee schedule, in 2017 the City of Los Angeles commissioned consultants BAE Urban Economics to conduct the 2017 Affordability Gaps Study using the methodology outlined in Measure JJJ.

Measure JJJ (LAMC Ch 1 Section 11.5.11 (b)(3) and Ch 1A Section 13B.1.1.E.3) requires the City to update the Affordability Gaps study every two years for the purpose of updating the in-lieu fee rates. In 2025, the City completed the 2025 Affordability Gaps Study based on the same methodology utilized in the 2017 BAE Study. This document summarizes the findings of that study. The Measure JJJ in-lieu fee schedule provided in this document is effective as of February 28, 2025 and replaces the prior fee schedule that was issued in 2022.

Measure JJJ institutes affordable housing requirements for projects that receive a discretionary General Plan amendment, zone change, or height district change resulting in either an increase in residential density of more than 35 percent or development of a residential use where residential uses were not previously allowed. **Table 1** summarizes the Measure JJJ affordability requirements.

Table 1: Measure JJJ Affordable Housing Requirements (LAMC Ch 1 Sec. 11.5.11(a) and Ch 1A Sec. 13B.1.1.E.3)

| | Rental Projects | For-Sale Projects |
|---|---|--|
| Increase in Residential Density >35% | 5% extremely low income and 6% very low income - or - 5% extremely low income and 15% lower income | 11% very low income - or - 20% lower income - or - 40% moderate income |
| Residential Use Where Not Previously Allowed | 5% extremely low income and 11% very low income - or - 5% extremely low income and 20% lower income | 11% very low income - or - 20% lower income - or - 40% moderate income |

Calculation of Affordability Gaps and In-Lieu Fee

Measure JJJ allows developers to meet the affordable housing requirements by building units on site, building units off-site, acquiring and preserving existing at-risk affordable properties, or paying an in-lieu fee. The in-lieu fee amount specified in Measure JJJ is equal to 1.1 times the number of affordable units that the developer would otherwise be required to provide, multiplied by the applicable “affordability gap.” Measure JJJ requires affordable units to be comparable to market-rate units in terms of the number of bedrooms and other factors, and therefore the unit mix used to calculate in-lieu fee payments must mirror the unit mix in the project.

According to Measure JJJ, the affordability gap for rental units is the difference between the total affordable unit development cost and the amount of permanent financing that the restricted rents would support. The affordability gap for for-sale units is equal to the difference between the median home sale price and the restricted affordable sale price. Measure JJJ requires the City to update the Affordability Gaps study and resulting in-lieu fees every two years.

Rental In-Lieu Fee

Table 2 below shows the rental affordability gaps calculated in the 2025 Affordability Gaps Study. These figures represent the per unit subsidy amounts that would be necessary to support development of affordable units, after accounting for the permanent loan that an apartment operator could support from rent payments.

Table 2: Rental Affordability Gaps, City of Los Angeles, 2025.

| Unit Size | Income Level | | |
|-----------|---------------|-----------|-----------|
| | Extremely Low | Very Low | Lower |
| Studio | \$599,335 | \$559,884 | \$540,097 |
| 1 Bedroom | \$764,912 | \$719,720 | \$697,124 |
| 2 Bedroom | \$847,801 | \$796,869 | \$771,463 |
| 3 Bedroom | \$940,556 | \$884,127 | \$855,791 |

Source: City of Los Angeles, 2025.

The in-lieu fee payment for rental developments subject to the Measure JJJ affordability requirements would be consistent across projects for each unit size. **Table 3** shows the in-lieu fee schedule for projects that are subject to the affordability requirements due to discretionary approvals for a General Plan amendment, zone change, or height district change resulting in an increase in density of more than 35 percent.

Table 3: Rental In-Lieu Fee Schedule: Projects Resulting in Density Increase of >35%, City of Los Angeles, 2025.

| Unit Size | In-Lieu Fee Per Unit in Project |
|-----------|---------------------------------|
| Studio | \$69,916 |
| 1 Bedroom | \$89,572 |
| 2 Bedroom | \$99,222 |
| 3 Bedroom | \$110,083 |

Source: City of Los Angeles, 2025.

These fee rates represent fees in-lieu of providing five percent of units affordable to extremely low-income households and six percent of units affordable to very low-income households. This results in a lower fee amount than a fee in-lieu of providing five percent of units affordable to extremely low-income households and 15 percent of units affordable to lower-income households.

Table 4 shows the in-lieu fee schedule for projects that are subject to the affordability requirements due to discretionary approvals for a General Plan amendment, zone change, or height district change to allow residential uses where not previously allowed.

Table 4: Rental In-Lieu Fee Schedule: Projects Resulting in Residential Use Where Not Previously Allowed, City of Los Angeles, 2025.

| Unit Size | In-Lieu Fee Per Unit in Project |
|-----------|---------------------------------|
| Studio | \$100,709 |
| 1 Bedroom | \$129,156 |
| 2 Bedroom | \$143,050 |
| 3 Bedroom | \$158,710 |

Source: City of Los Angeles, 2025.

These fee rates represent fees in-lieu of providing five percent of units affordable to extremely low-income households and 11 percent of units affordable to very low-income households. This results in a lower fee amount than a fee in-lieu of providing five percent of units affordable to extremely low-income households and 20 percent of units affordable to lower-income households.

For Sale In-Lieu Fee

For units that would be offered for sale, Measure JJJ defines the affordability gap as the difference between the median home sale price by unit type and the restricted affordable sale price. Measure JJJ requires separate affordability gap calculations for each of the City’s 36 Community Plan Areas (CPAs)¹ to reflect the difference in median sale prices between each CPA. **Table 5** shows the affordable sale prices for single-family homes and condominiums for very low-, low- and moderate-income households.

¹ In 2024 the Central City and Central City North CPAs were consolidated into one Downtown LA CPA. The study previously calculated 37 affordability gaps, but now only calculates 36.

Table 5: Restricted Affordable Sale Prices, City of Los Angeles, 2025.

| Household Income Level | Affordable Sale Price | | | | |
|------------------------|-----------------------|------------|------------|------------|------------|
| | Studio | 1-Bdrm | 2-Bdrm | 3-Bdrm | 4-Bdrm |
| Single-Family | | | | | |
| Very Low | \$ 164,258 | \$ 187,696 | \$ 211,135 | \$ 234,574 | \$ 253,362 |
| Lower | \$ 262,849 | \$ 300,426 | \$ 338,002 | \$ 375,393 | \$ 405,528 |
| Moderate | \$ 306,936 | \$ 350,838 | \$ 394,553 | \$ 438,454 | \$ 473,612 |
| Condominium | | | | | |
| Very Low | \$ 103,668 | \$ 127,106 | \$ 150,545 | \$ 173,984 | \$ 192,772 |
| Lower | \$ 202,259 | \$ 239,836 | \$ 277,412 | \$ 314,803 | \$ 344,938 |
| Moderate | \$ 246,346 | \$ 290,248 | \$ 333,963 | \$ 377,864 | \$ 413,022 |

Source: City of Los Angeles, 2025.

Per the requirements of Measure JJJ, the study calculates the for-sale affordability gaps by subtracting the restricted sale prices at each affordability level by unit size from the median sale price by CPA, unit size, and building type. This results in a total of 1,020 for-sale affordability gaps (34 CPAs x 5 unit sizes x 2 building types x 3 affordability levels).

Table 6 and **Table 7** on the following pages show all 1,020 for-sale affordability gaps by CPA, number of bedrooms, and single-family/condominium building type. The affordability gap calculations found that market sale prices for some unit types in some CPAs were lower than the restricted sale prices, meaning that market rate sale prices for some unit types are affordable to some lower- and moderate-income households. For example, in the Southeast Los Angeles CPA, the median sale price for a one-bedroom condominium is \$262,294, yet the restricted affordable sale price for a moderate income one-bedroom condominium is \$290,248. However, because Measure JJJ requires that developers pay a fee for all applicable projects, the City requires developers to apply the next lowest income level with a positive affordability gap for the same unit type in any case where an affordability gap is negative or zero. In the given example, because the affordability gap for a moderate-income one-bedroom condominium is zero, the developer would pay the affordability gap for a low income one-bedroom condominium in the Southeast Los Angeles CPA (\$22,458).

The for-sale in-lieu fees vary substantially based on CPA, number of bedrooms, and whether the fee rate reflects a fee in lieu of providing 11 percent of units affordable to very low-income households, 20 percent affordable to lower-income households, or 40 percent affordable to moderate-income households. Depending on the unit mix in a particular project, the lowest and highest for-sale in-lieu fees could be based on any of the three on-site affordability options for for-sale units. Overall, fee rates could vary from a few thousand dollars per market-rate unit to over \$400,000 or more per market-rate unit. The Measure JJJ in-lieu fee formula for for-sale units requires project-by-project in-lieu fee calculations to determine the appropriate fee amounts.

Table 6: For-Sale Affordability Gaps, Single-Family Homes, City of Los Angeles, 2025

| Community Plan Area | Studio | | | One-Bedroom | | | Two-Bedroom | | |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | Very Low | Lower | Moderate | Very Low | Lower | Moderate | Very Low | Lower | Moderate |
| Arleta - Pacoima | \$298,951 | \$200,360 | \$156,273 | \$334,031 | \$221,301 | \$170,889 | \$446,371 | \$319,504 | \$262,953 |
| Bel Air - Beverly Crest | \$1,139,069 | \$1,040,478 | \$996,391 | \$914,815 | \$802,085 | \$751,673 | \$1,638,883 | \$1,512,016 | \$1,455,465 |
| Boyle Heights | \$269,008 | \$170,417 | \$126,330 | \$281,858 | \$169,128 | \$118,716 | \$403,868 | \$277,001 | \$220,450 |
| Brentwood - Pacific Palisades | \$2,107,758 | \$2,009,167 | \$1,965,080 | \$2,312,329 | \$2,199,599 | \$2,149,187 | \$3,013,897 | \$2,887,030 | \$2,830,479 |
| Canoga Park - Winnetka - Woodland Hills - West Hills | \$519,108 | \$420,517 | \$376,430 | \$837,314 | \$724,584 | \$674,172 | \$758,874 | \$632,007 | \$575,456 |
| Downtown LA | \$910,445 | \$811,854 | \$767,767 | \$1,115,065 | \$1,002,335 | \$951,923 | \$1,314,361 | \$1,187,494 | \$1,130,943 |
| Chatsworth - Porter Ranch | \$364,117 | \$265,526 | \$221,439 | \$486,823 | \$374,093 | \$323,681 | \$538,872 | \$412,005 | \$355,454 |
| Encino - Tarzana | \$706,329 | \$607,738 | \$563,651 | \$1,004,824 | \$892,094 | \$841,682 | \$1,024,627 | \$897,760 | \$841,209 |
| Granada Hills - Knollwood | \$283,100 | \$184,509 | \$140,422 | \$449,556 | \$336,826 | \$286,414 | \$423,871 | \$297,004 | \$240,453 |
| Harbor Gateway | \$300,712 | \$202,121 | \$158,034 | \$371,297 | \$258,567 | \$208,155 | \$448,871 | \$322,004 | \$265,453 |
| Hollywood | \$840,713 | \$742,122 | \$698,035 | \$917,315 | \$804,585 | \$754,173 | \$1,215,379 | \$1,088,512 | \$1,031,961 |
| Los Angeles World Airport | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Mission Hills - Panorama City - North Hills | \$302,474 | \$203,883 | \$159,796 | \$762,313 | \$649,583 | \$599,171 | \$451,371 | \$324,504 | \$267,953 |
| North Hollywood - Valley Village | \$582,513 | \$483,922 | \$439,835 | \$626,012 | \$513,282 | \$462,870 | \$848,875 | \$722,008 | \$665,457 |
| Northeast Los Angeles | \$543,766 | \$445,175 | \$401,088 | \$513,311 | \$400,581 | \$350,169 | \$938,875 | \$867,008 | \$610,457 |
| Northridge | \$561,378 | \$462,787 | \$418,700 | \$509,182 | \$396,452 | \$346,040 | \$818,875 | \$692,008 | \$635,457 |
| Palms - Mar Vista - Del Rey | \$751,593 | \$653,002 | \$608,915 | \$947,806 | \$835,076 | \$784,664 | \$1,088,878 | \$962,011 | \$905,460 |
| Port of Los Angeles | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Reseda - West Van Nuys | \$378,207 | \$279,616 | \$235,529 | \$420,489 | \$307,759 | \$257,347 | \$558,872 | \$432,005 | \$375,454 |
| San Pedro | \$350,028 | \$251,437 | \$207,350 | \$427,310 | \$314,580 | \$264,168 | \$518,872 | \$392,005 | \$335,454 |
| Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass | \$927,718 | \$829,127 | \$785,040 | \$1,237,318 | \$1,124,588 | \$1,074,176 | \$1,338,880 | \$1,212,013 | \$1,155,462 |
| Silver Lake - Echo Park | \$667,053 | \$568,462 | \$524,375 | \$909,789 | \$797,059 | \$746,647 | \$968,876 | \$842,009 | \$785,458 |
| South Los Angeles | \$276,055 | \$177,464 | \$133,377 | \$327,309 | \$214,579 | \$164,167 | \$413,871 | \$287,004 | \$230,453 |
| Southeast Los Angeles | \$212,650 | \$114,059 | \$69,972 | \$314,809 | \$202,079 | \$151,667 | \$323,870 | \$197,003 | \$140,452 |
| Sun Valley - La Tuna Canyon | \$344,392 | \$245,801 | \$201,714 | \$577,311 | \$464,581 | \$414,169 | \$510,872 | \$384,005 | \$327,454 |
| Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon | \$383,491 | \$284,900 | \$240,813 | \$400,309 | \$287,579 | \$237,167 | \$566,372 | \$439,505 | \$382,954 |
| Sylmar | \$305,644 | \$207,053 | \$162,966 | \$378,750 | \$266,020 | \$215,608 | \$455,871 | \$329,004 | \$272,453 |
| Van Nuys - North Sherman Oaks | \$517,699 | \$419,108 | \$375,021 | \$661,812 | \$549,082 | \$498,670 | \$756,874 | \$630,007 | \$573,456 |
| Venice | \$1,202,474 | \$1,103,883 | \$1,059,796 | \$1,852,324 | \$1,739,594 | \$1,689,182 | \$1,728,884 | \$1,602,017 | \$1,545,466 |
| West Adams - Baldwin Hills - Leimert | \$371,339 | \$272,748 | \$228,661 | \$492,310 | \$379,580 | \$329,168 | \$549,122 | \$422,255 | \$365,704 |
| West Los Angeles | \$1,315,018 | \$1,216,427 | \$1,172,340 | \$1,526,551 | \$1,413,821 | \$1,363,409 | \$1,888,636 | \$1,761,769 | \$1,705,218 |
| Westchester - Playa Del Rey | \$831,202 | \$732,611 | \$688,524 | \$930,291 | \$817,561 | \$767,149 | \$1,201,879 | \$1,075,012 | \$1,018,461 |
| Westlake | \$387,366 | \$288,775 | \$244,688 | \$408,564 | \$295,834 | \$245,422 | \$571,872 | \$445,005 | \$388,454 |
| Westwood | \$1,729,088 | \$1,630,497 | \$1,586,410 | \$1,733,378 | \$1,620,648 | \$1,570,236 | \$2,476,392 | \$2,349,525 | \$2,292,974 |
| Wilmington - Harbor City | \$283,100 | \$184,509 | \$140,422 | \$340,367 | \$227,637 | \$177,225 | \$423,871 | \$297,004 | \$240,453 |
| Wilshire | \$807,953 | \$709,362 | \$665,275 | \$1,102,316 | \$989,586 | \$939,174 | \$1,168,878 | \$1,042,011 | \$985,460 |

Source: City of Los Angeles, 2025.
(Continued on the following page)

Table 6: For-Sale Affordability Gaps, Single-Family Homes, City of Los Angeles, 2025 (continued)

| Community Plan Area | Three-Bedroom | | | Four-Bedroom | | |
|---|---------------|-------------|-------------|--------------|-------------|-------------|
| | Very Low | Lower | Moderate | Very Low | Lower | Moderate |
| Arleta - Pacoima | \$465,433 | \$324,614 | \$261,553 | \$441,644 | \$289,478 | \$221,394 |
| Bel Air - Beverly Crest | \$2,203,450 | \$2,062,631 | \$1,999,570 | \$2,895,919 | \$2,743,753 | \$2,675,669 |
| Boyle Heights | \$395,432 | \$254,613 | \$191,552 | \$371,641 | \$219,475 | \$151,391 |
| Brentwood - Pacific Palisades | \$3,126,959 | \$2,986,140 | \$2,923,079 | \$4,235,682 | \$4,083,516 | \$4,015,432 |
| Canoga Park - Winnetka - Woodland Hills - West Hills | \$714,935 | \$574,116 | \$511,055 | \$812,648 | \$660,482 | \$592,398 |
| Downtown LA | \$1,487,506 | \$1,346,687 | \$1,283,626 | \$1,765,655 | \$1,613,489 | \$1,545,405 |
| Chatsworth - Porter Ranch | \$670,435 | \$529,616 | \$466,555 | \$871,649 | \$719,483 | \$651,399 |
| Encino - Tarzana | \$1,365,442 | \$1,224,623 | \$1,161,562 | \$1,861,659 | \$1,709,493 | \$1,641,409 |
| Granada Hills - Knollwood | \$620,434 | \$479,615 | \$416,554 | \$766,648 | \$614,482 | \$546,398 |
| Harbor Gateway | \$515,433 | \$374,614 | \$311,553 | \$646,647 | \$494,481 | \$426,397 |
| Hollywood | \$1,625,444 | \$1,484,625 | \$1,421,564 | \$2,913,420 | \$2,761,254 | \$2,693,170 |
| Los Angeles World Airport | N/A | N/A | N/A | N/A | N/A | N/A |
| Mission Hills - Panorama City - North Hills | \$554,683 | \$413,864 | \$350,803 | \$581,646 | \$429,480 | \$361,396 |
| North Hollywood - Valley Village | \$857,187 | \$716,368 | \$653,307 | \$1,026,650 | \$874,484 | \$806,400 |
| Northeast Los Angeles | \$969,438 | \$828,619 | \$765,558 | \$1,096,651 | \$944,485 | \$876,401 |
| Northridge | \$700,435 | \$559,616 | \$496,555 | \$846,649 | \$694,483 | \$626,399 |
| Palms - Mar Vista - Del Rey | \$1,288,941 | \$1,148,122 | \$1,085,061 | \$1,642,656 | \$1,490,490 | \$1,422,406 |
| Port of Los Angeles | N/A | N/A | N/A | N/A | N/A | N/A |
| Reseda - West Van Nuys | \$581,434 | \$440,615 | \$377,554 | \$634,146 | \$481,980 | \$413,896 |
| San Pedro | \$607,434 | \$466,615 | \$403,554 | \$751,648 | \$599,482 | \$531,398 |
| Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass | \$1,645,444 | \$1,504,625 | \$1,441,564 | \$2,126,662 | \$1,974,496 | \$1,906,412 |
| Silver Lake - Echo Park | \$1,237,933 | \$1,097,114 | \$1,034,053 | \$1,144,151 | \$991,985 | \$923,901 |
| South Los Angeles | \$454,932 | \$314,113 | \$251,052 | \$417,894 | \$265,728 | \$197,644 |
| Southeast Los Angeles | \$340,431 | \$199,612 | \$136,551 | \$326,643 | \$174,477 | \$106,393 |
| Sun Valley - La Tuna Canyon | \$537,933 | \$397,114 | \$334,053 | \$630,646 | \$478,480 | \$410,396 |
| Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon | \$652,434 | \$511,615 | \$448,554 | \$806,648 | \$654,482 | \$586,398 |
| Sylmar | \$525,433 | \$384,614 | \$321,553 | \$534,145 | \$381,979 | \$313,895 |
| Van Nuys - North Sherman Oaks | \$805,436 | \$664,617 | \$601,556 | \$896,649 | \$744,483 | \$676,399 |
| Venice | \$1,955,448 | \$1,814,629 | \$1,751,568 | \$2,896,669 | \$2,744,503 | \$2,676,419 |
| West Adams - Baldwin Hills - Leimert | \$805,436 | \$664,617 | \$601,556 | \$939,144 | \$786,978 | \$718,894 |
| West Los Angeles | \$2,065,449 | \$1,924,630 | \$1,861,569 | \$2,409,164 | \$2,256,998 | \$2,188,914 |
| Westchester - Playa Del Rey | \$1,265,441 | \$1,124,622 | \$1,061,561 | \$1,606,656 | \$1,454,490 | \$1,386,406 |
| Westlake | \$565,434 | \$424,615 | \$361,554 | \$649,147 | \$496,981 | \$428,897 |
| Westwood | \$2,342,952 | \$2,202,133 | \$2,139,072 | \$2,796,668 | \$2,644,502 | \$2,576,418 |
| Wilmington - Harbor City | \$473,933 | \$333,114 | \$270,053 | \$858,149 | \$705,983 | \$637,899 |
| Wilshire | \$1,705,445 | \$1,564,626 | \$1,501,565 | \$2,014,660 | \$1,862,494 | \$1,794,410 |

Source: City of Los Angeles, 2025.

Table 7: For-Sale Affordability Gaps, Condominiums, City of Los Angeles, 2025

| Community Plan Area | Studio | | | One-Bedroom | | | Two-Bedroom | | |
|---|-------------|-------------|-------------|-------------|-----------|-----------|-------------|-------------|-------------|
| | Very Low | Lower | Moderate | Very Low | Lower | Moderate | Very Low | Lower | Moderate |
| Arleta - Pacoima | \$176,018 | \$77,427 | \$33,340 | \$172,897 | \$60,167 | \$9,755 | \$246,458 | \$119,591 | \$63,040 |
| Bel Air - Beverly Crest | \$461,339 | \$362,748 | \$318,661 | \$448,375 | \$335,645 | \$285,233 | \$651,459 | \$524,592 | \$468,041 |
| Boyle Heights | \$180,348 | \$81,757 | \$37,670 | \$148,379 | \$35,649 | \$0 | \$252,605 | \$125,738 | \$69,187 |
| Brentwood - Pacific Palisades | \$377,086 | \$278,495 | \$234,408 | \$466,899 | \$354,169 | \$303,757 | \$1,074,467 | \$947,600 | \$891,049 |
| Canoga Park - Winnetka - Woodland Hills - West Hills | \$157,834 | \$59,243 | \$15,156 | \$270,894 | \$158,164 | \$107,752 | \$342,455 | \$215,588 | \$159,037 |
| Downtown LA | \$396,332 | \$297,741 | \$253,654 | \$552,900 | \$440,170 | \$389,758 | \$849,455 | \$722,588 | \$666,037 |
| Chatsworth - Porter Ranch | \$438,797 | \$340,206 | \$296,119 | \$399,065 | \$286,335 | \$235,923 | \$619,462 | \$492,595 | \$436,044 |
| Encino - Tarzana | \$467,023 | \$368,432 | \$324,345 | \$426,443 | \$313,713 | \$263,301 | \$659,527 | \$532,660 | \$476,109 |
| Granada Hills - Knollwood | \$340,167 | \$241,576 | \$197,489 | \$303,398 | \$190,668 | \$140,256 | \$479,461 | \$352,594 | \$296,043 |
| Harbor Gateway | \$201,131 | \$102,540 | \$58,453 | \$168,538 | \$55,808 | \$5,396 | \$282,105 | \$155,238 | \$98,687 |
| Hollywood | \$680,086 | \$581,495 | \$537,408 | \$562,900 | \$450,170 | \$399,758 | \$961,961 | \$835,094 | \$778,543 |
| Los Angeles World Airport | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Mission Hills - Panorama City - North Hills | \$229,561 | \$130,970 | \$86,883 | \$368,773 | \$256,043 | \$205,631 | \$322,459 | \$195,592 | \$139,041 |
| North Hollywood - Valley Village | \$333,120 | \$234,529 | \$190,442 | \$279,148 | \$166,418 | \$116,006 | \$469,458 | \$342,591 | \$286,040 |
| Northeast Los Angeles | \$296,336 | \$197,745 | \$153,658 | \$358,398 | \$245,668 | \$195,256 | \$471,461 | \$344,594 | \$288,043 |
| Northridge | \$318,680 | \$220,089 | \$176,002 | \$282,556 | \$169,826 | \$119,414 | \$448,961 | \$322,094 | \$265,543 |
| Palms - Mar Vista - Del Rey | \$896,332 | \$797,741 | \$753,654 | \$443,399 | \$330,669 | \$280,257 | \$949,466 | \$822,599 | \$766,048 |
| Port of Los Angeles | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Reseda - West Van Nuys | \$246,468 | \$147,877 | \$103,790 | \$230,397 | \$117,667 | \$67,255 | \$346,459 | \$219,592 | \$163,041 |
| San Pedro | \$365,336 | \$266,745 | \$222,658 | \$314,148 | \$201,418 | \$151,006 | \$399,460 | \$272,593 | \$216,042 |
| Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass | \$434,570 | \$335,979 | \$291,892 | \$397,899 | \$285,169 | \$234,757 | \$613,462 | \$486,595 | \$430,044 |
| Silver Lake - Echo Park | \$527,212 | \$428,621 | \$384,534 | \$484,824 | \$372,094 | \$321,682 | \$744,963 | \$618,096 | \$561,545 |
| South Los Angeles | \$184,968 | \$86,377 | \$42,290 | \$141,713 | \$28,983 | \$0 | \$259,162 | \$132,295 | \$75,744 |
| Southeast Los Angeles | \$143,404 | \$44,813 | \$726 | \$135,188 | \$22,458 | \$0 | \$200,164 | \$73,297 | \$16,746 |
| Sun Valley - La Tuna Canyon | \$276,762 | \$178,171 | \$134,084 | \$272,207 | \$159,477 | \$109,065 | \$389,460 | \$262,593 | \$206,042 |
| Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon | \$260,911 | \$162,320 | \$118,233 | \$179,817 | \$67,087 | \$16,675 | \$366,960 | \$240,093 | \$183,542 |
| Sylmar | \$232,731 | \$134,140 | \$90,053 | \$199,188 | \$86,458 | \$36,046 | \$326,959 | \$200,092 | \$143,541 |
| Van Nuys - North Sherman Oaks | \$266,191 | \$167,600 | \$123,513 | \$332,898 | \$220,168 | \$169,756 | \$374,455 | \$247,588 | \$191,037 |
| Venice | \$1,006,332 | \$907,741 | \$863,654 | \$897,904 | \$785,174 | \$734,762 | \$1,349,470 | \$1,222,603 | \$1,166,052 |
| West Adams - Baldwin Hills - Leimert | \$290,852 | \$192,261 | \$148,174 | \$257,897 | \$145,167 | \$94,755 | \$409,460 | \$282,593 | \$226,042 |
| West Los Angeles | \$600,833 | \$502,242 | \$458,155 | \$547,900 | \$435,170 | \$384,758 | \$849,465 | \$722,598 | \$666,047 |
| Westchester - Playa Del Rey | \$2,396,332 | \$2,297,741 | \$2,253,654 | \$482,900 | \$370,170 | \$319,758 | \$746,463 | \$619,596 | \$563,045 |
| Westlake | \$256,335 | \$157,744 | \$113,657 | \$300,398 | \$187,668 | \$137,256 | \$459,455 | \$332,588 | \$276,037 |
| Westwood | \$388,837 | \$290,246 | \$246,159 | \$572,901 | \$460,171 | \$409,759 | \$999,466 | \$872,599 | \$816,048 |
| Wilmington - Harbor City | \$837,522 | \$738,931 | \$694,844 | \$231,647 | \$118,917 | \$68,505 | \$374,460 | \$247,593 | \$191,042 |
| Wilshire | \$1,871,332 | \$1,772,741 | \$1,728,654 | \$380,399 | \$267,669 | \$217,257 | \$646,462 | \$519,595 | \$463,044 |

Source: City of Los Angeles, 2025.

(Continued on the following page)

Table 7: For-Sale Affordability Gaps, Condominiums, City of Los Angeles, 2025 (continued)

| Community Plan Area | Three-Bedroom | | | Four-Bedroom | | |
|---|---------------|-------------|-------------|--------------|-------------|-------------|
| | Very Low | Lower | Moderate | Very Low | Lower | Moderate |
| Arleta - Pacoima | \$370,519 | \$229,700 | \$166,639 | \$385,667 | \$233,501 | \$165,417 |
| Bel Air - Beverly Crest | \$1,681,333 | \$1,540,514 | \$1,477,453 | \$2,428,307 | \$2,276,141 | \$2,208,057 |
| Boyle Heights | \$305,446 | \$164,627 | \$101,566 | \$327,405 | \$175,239 | \$107,155 |
| Brentwood - Pacific Palisades | \$1,465,032 | \$1,324,213 | \$1,261,152 | \$3,107,228 | \$2,955,062 | \$2,886,978 |
| Canoga Park - Winnetka - Woodland Hills - West Hills | \$516,022 | \$375,203 | \$312,142 | \$492,235 | \$340,069 | \$271,985 |
| Downtown LA | \$1,130,637 | \$989,818 | \$926,757 | \$1,449,275 | \$1,297,109 | \$1,229,025 |
| Chatsworth - Porter Ranch | \$654,024 | \$513,205 | \$450,144 | \$725,737 | \$573,571 | \$505,487 |
| Encino - Tarzana | \$1,043,615 | \$902,796 | \$839,735 | \$1,567,515 | \$1,415,349 | \$1,347,265 |
| Granada Hills - Knollwood | \$476,670 | \$335,851 | \$272,790 | \$656,161 | \$503,995 | \$435,911 |
| Harbor Gateway | \$396,765 | \$255,946 | \$192,885 | \$556,286 | \$404,120 | \$336,036 |
| Hollywood | \$1,241,475 | \$1,100,656 | \$1,037,595 | \$2,442,872 | \$2,290,706 | \$2,222,622 |
| Los Angeles World Airport | N/A | N/A | N/A | N/A | N/A | N/A |
| Mission Hills - Panorama City - North Hills | \$381,021 | \$240,202 | \$177,141 | \$488,235 | \$336,069 | \$267,985 |
| North Hollywood - Valley Village | \$568,523 | \$427,704 | \$364,643 | \$729,733 | \$577,567 | \$509,483 |
| Northeast Los Angeles | \$581,024 | \$440,205 | \$377,144 | \$930,815 | \$778,649 | \$710,565 |
| Northridge | \$456,022 | \$315,203 | \$252,142 | \$722,744 | \$570,578 | \$502,494 |
| Palms - Mar Vista - Del Rey | \$1,126,029 | \$985,210 | \$922,149 | \$1,385,243 | \$1,233,077 | \$1,164,993 |
| Port of Los Angeles | N/A | N/A | N/A | N/A | N/A | N/A |
| Reseda - West Van Nuys | \$418,521 | \$277,702 | \$214,641 | \$382,233 | \$230,067 | \$161,983 |
| San Pedro | \$495,022 | \$354,203 | \$291,142 | \$719,987 | \$567,821 | \$499,737 |
| Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass | \$776,025 | \$635,206 | \$572,145 | \$1,788,071 | \$1,635,905 | \$1,567,821 |
| Silver Lake - Echo Park | \$1,006,027 | \$865,208 | \$802,147 | \$1,282,242 | \$1,130,076 | \$1,061,992 |
| South Los Angeles | \$311,020 | \$170,201 | \$107,140 | \$365,900 | \$213,734 | \$145,650 |
| Southeast Los Angeles | \$263,590 | \$122,771 | \$59,710 | \$289,954 | \$137,788 | \$69,704 |
| Sun Valley - La Tuna Canyon | \$597,023 | \$456,204 | \$393,143 | \$617,236 | \$465,070 | \$396,986 |
| Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon | \$501,022 | \$360,203 | \$297,142 | \$706,236 | \$554,070 | \$485,986 |
| Sylmar | \$411,771 | \$270,952 | \$207,891 | \$672,736 | \$520,570 | \$452,486 |
| Van Nuys - North Sherman Oaks | \$603,523 | \$462,704 | \$399,643 | \$764,358 | \$612,192 | \$544,108 |
| Venice | \$2,226,016 | \$2,085,197 | \$2,022,136 | \$2,428,931 | \$2,276,765 | \$2,208,681 |
| West Adams - Baldwin Hills - Leimert | \$696,024 | \$555,205 | \$492,144 | \$799,725 | \$647,559 | \$579,475 |
| West Los Angeles | \$1,129,529 | \$988,710 | \$925,649 | \$1,444,244 | \$1,292,078 | \$1,223,994 |
| Westchester - Playa Del Rey | \$1,391,524 | \$1,250,705 | \$1,187,644 | \$2,257,252 | \$2,105,086 | \$2,037,002 |
| Westlake | \$434,816 | \$293,997 | \$230,936 | \$558,367 | \$406,201 | \$338,117 |
| Westwood | \$2,038,538 | \$1,897,719 | \$1,834,658 | \$2,345,703 | \$2,193,537 | \$2,125,453 |
| Wilmington - Harbor City | \$578,023 | \$437,204 | \$374,143 | \$766,237 | \$614,071 | \$545,987 |
| Wilshire | \$866,026 | \$725,207 | \$662,146 | \$1,694,854 | \$1,542,688 | \$1,474,604 |

Source: City of Los Angeles, 2025.