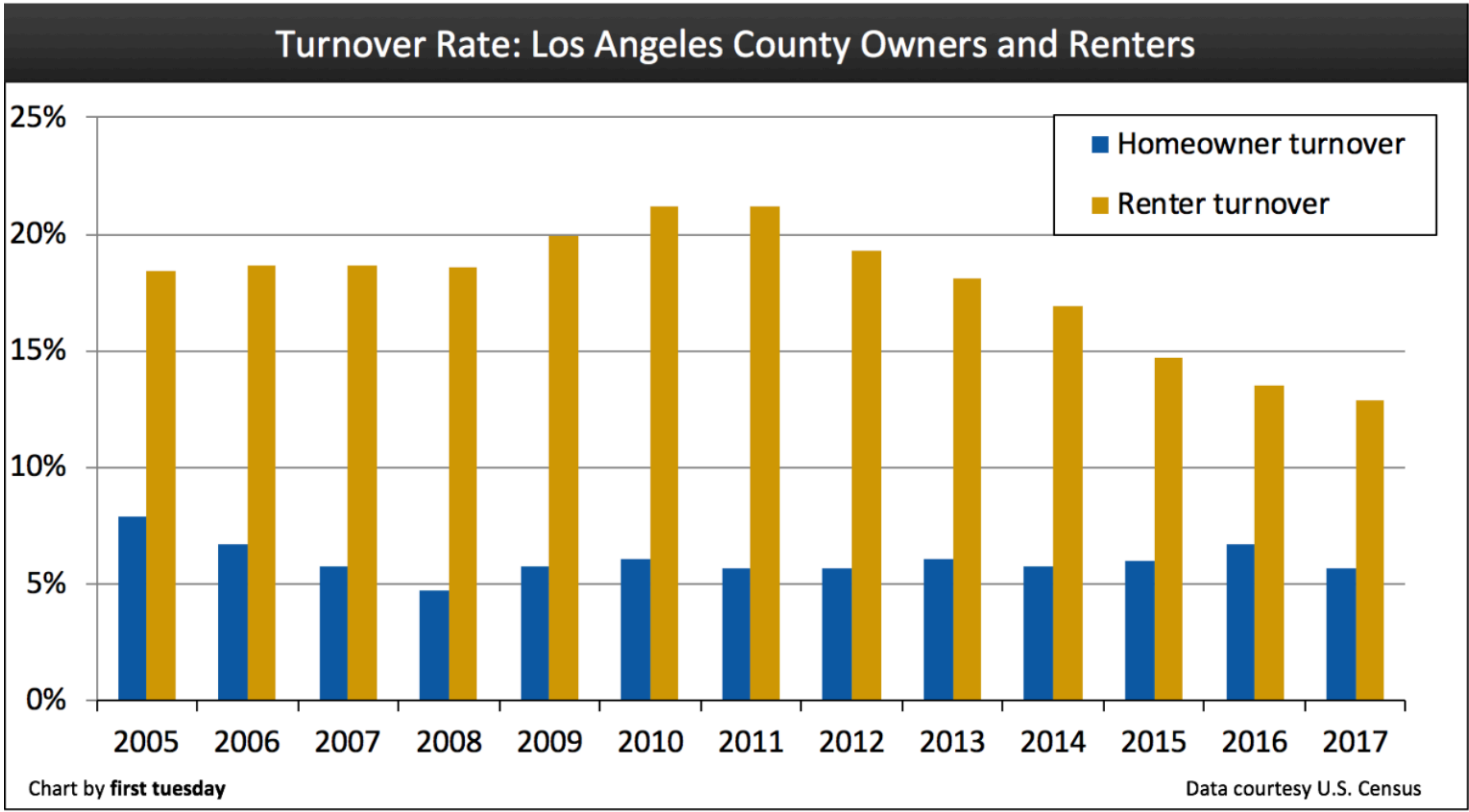


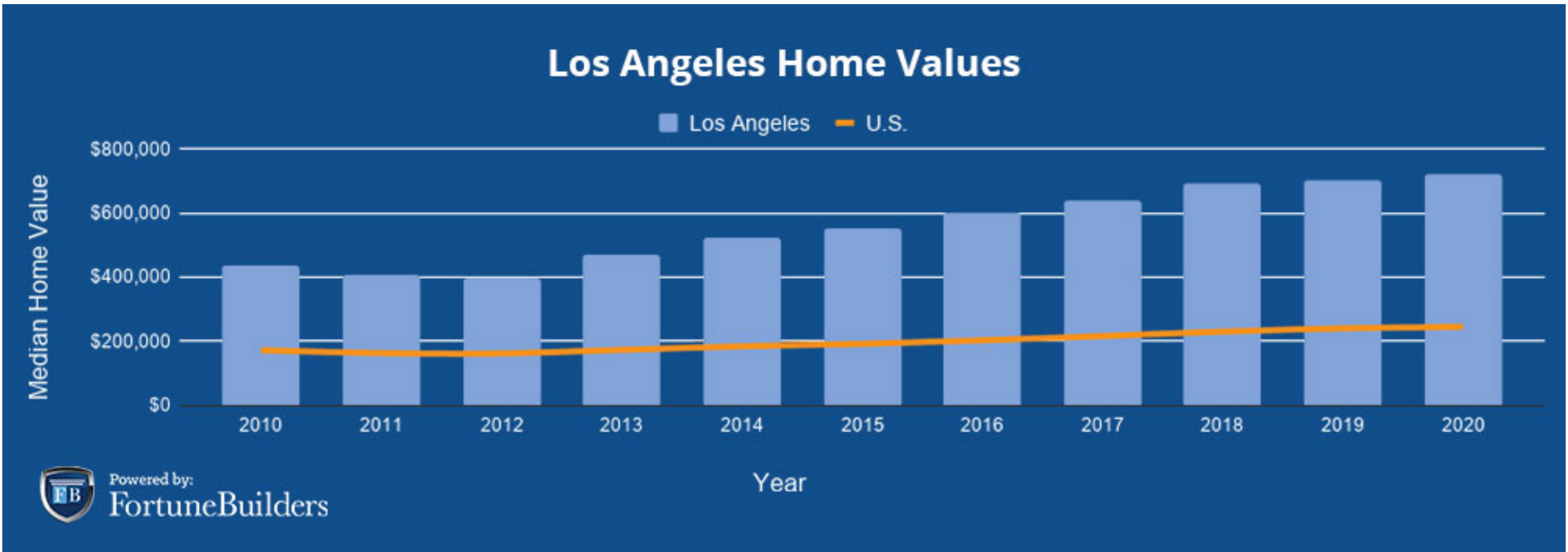
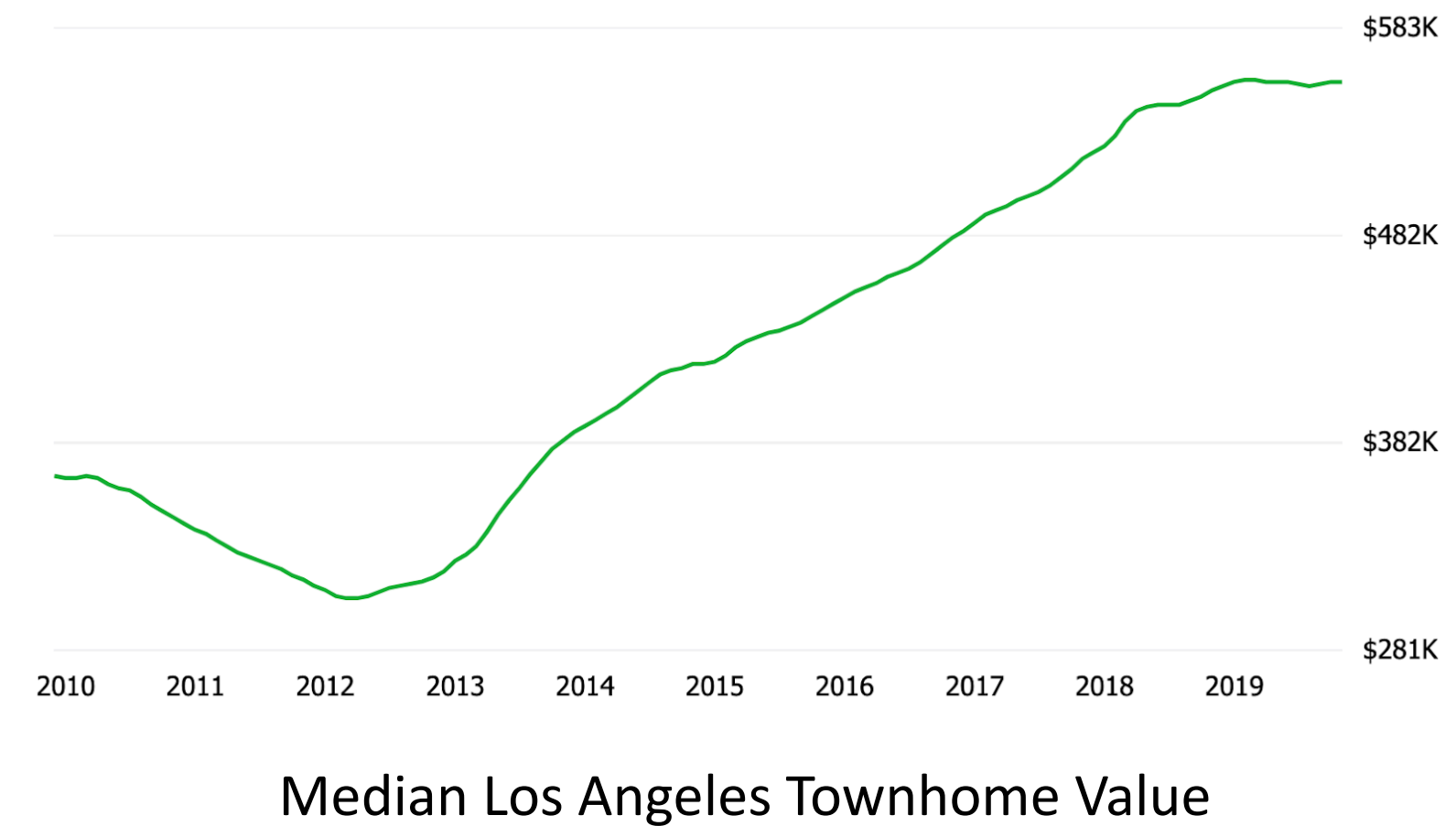
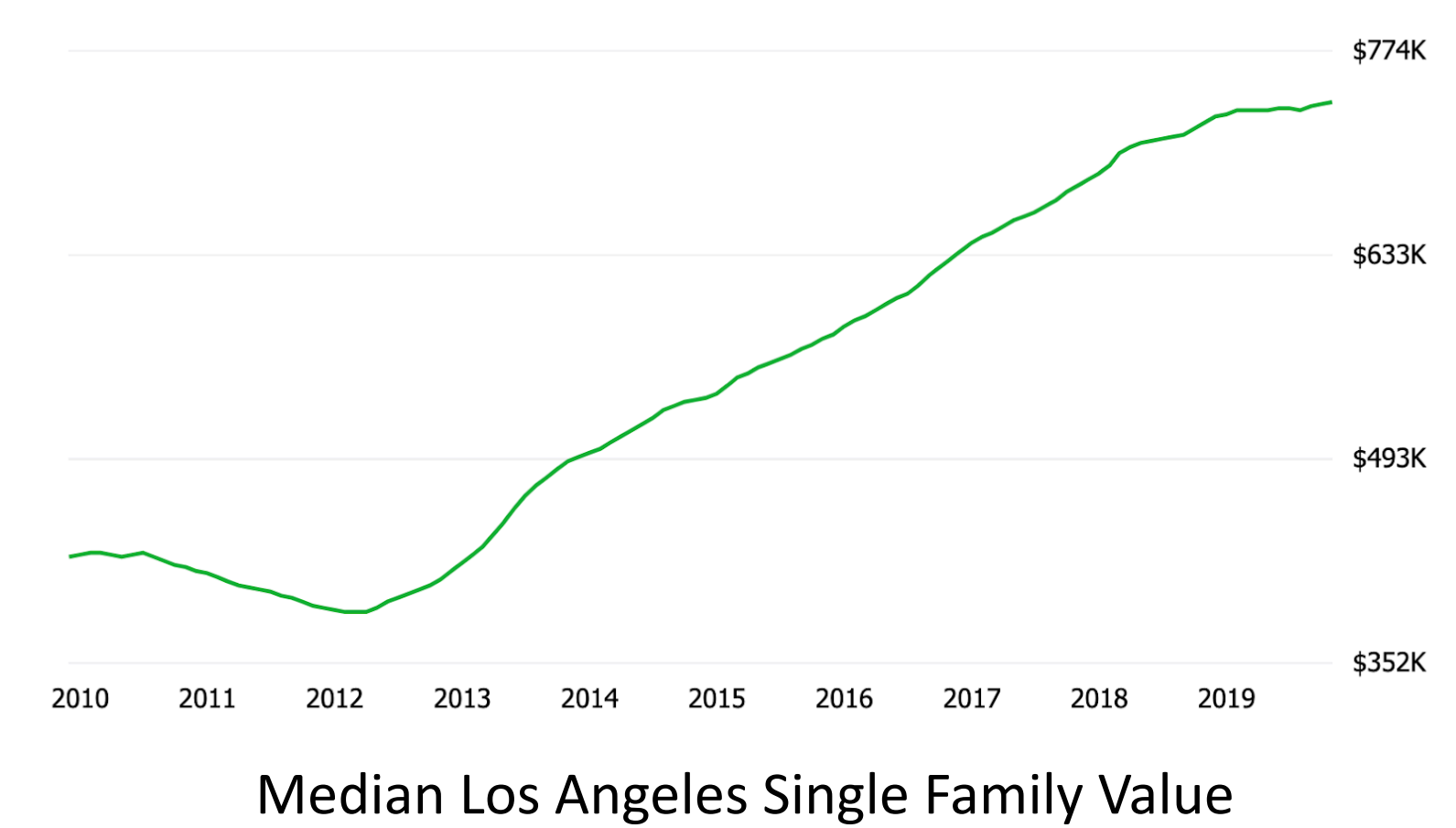
An Analysis of Single Family Residences and Townhomes in Los Angeles as an Investment



September-19	Median Sold Price of Existing Single-Family Homes					Sales	
State/Region/County	Sep-19	Aug-19	Sep-18	Price MTM% Chg	Price YTY% Chg	Sales MTM% Chg	Sales YTY% Chg
CA SFH (SAAR)	\$605,680	\$617,410	\$578,420	-1.9%	4.7%	-0.5%	5.8%
CA Condo/Townhomes	\$460,000	\$468,000	\$470,000	-1.7%	-2.1%	-11.7%	9.4%
Los Angeles Metro	\$545,000	\$545,000	\$520,000	0.0%	4.8%	-10.4%	9.2%
Central Coast	\$695,000	\$698,000	\$678,990	-0.4%	2.4%	-10.4%	6.6%
Central Valley	\$340,250	\$343,000	\$325,000	-0.8%	4.7%	-13.1%	7.5%
Inland Empire	\$385,000	\$380,000	\$368,000	1.3%	4.6%	-11.1%	5.6%
S.F. Bay Area	\$880,000	\$900,000	\$930,000	-2.2%	-5.4%	-15.3%	6.2%

Purchasing a home has long been one of the most important financial decisions and big purchases one makes in their life. However, recently rising market prices and a large influx of people moving to large cities, such as Los Angeles, has driven housing prices far beyond many people’s budgets. In fact, affordability is going down at such a rapid rate that currently only 30% of LA County residents actually own a home. Additionally, Los Angeles is currently ranked as the fourth most difficult market for first-time homebuyers to delve in to. Many LA County residents have decided against ever purchasing a home because of the increasing disparity between income levels and housing prices. This paper examines the Los Angeles housing market as a whole, specifically focusing on the pros and cons between single-family residences and townhomes. The goal is to ultimately pin-point the better vehicle of investment for one’s money between the two and offer some industry secret best practices for investing in each respective type of real estate. These industry tips are being shared by professionals who have been investing or facilitating investments in the Los Angeles real estate market for an average of about 11 years.

Key Words: Los Angeles, Real Estate, Investment, Housing, Single-Family, Townhome, Attached-Unit, Residence



Industry Best Practices:

- Don’t become emotionally attached
- Stick to cities with consistent growth in population and industry
- Pay attention to environmental issues
- Do not waver from your original developed investing plan
- Find a trustworthy realtor

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