
THE LOFTWAY REPORT

CONDO AND LOFT SALES IN DOWNTOWN
LOS ANGELES YEAR 2018

2018 was another great year for Downtown Los Angeles. Property prices reached new highs and some buildings saw double digit appreciation. Although not all buildings went up, about one-third of them actually went down.

In comparison with last year, there were fewer units sold, 294 versus 353 in 2017. Days on the market were about the same for the year, but there was a noticeable slow down on the second half of 2018.

Downtown is very building specific now and while some buildings are on fire, some have many units sitting on the market. I observed that the historical buildings with more character seem to be the first choice. Maybe because some of them have the Mills Act (reduced property taxes) or just because they are more unique than the other options which are the glass & steel high rises where they are all very similar to each other.

On the lease side, a lot of buildings experienced depreciation with just two-thirds going up. The huge supply of new apartments on the market is responsible for that. Units are also taking much longer to rent, but a few buildings are still doing well.

There are a few condo projects on the way like Perla, 939 Broadway and Ocean Wide, but most of the construction still gear towards apartments.

This report is a useful tool for buyers and sellers and it offers great insight into the condo/loft real estate market in Downtown Los Angeles.

For a full pdf copy of the report, go to:
www.loftway.com/report

To make sense of this report and see how it can affect you or if you would like to sell or lease your LOFT, please give us a call.

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The Loftway Report is based on data collected from the CLAW MLS™ it features the majority of sales in each building, pocket listings, and off-market deals are excluded but do not affect the accuracy of the report. All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice.

LOFT AND CONDO SALES 2018



294
NUMBER OF SALES



\$714.39
AVERAGE PRICE PER SQ FT



55
AVERAGE DOM



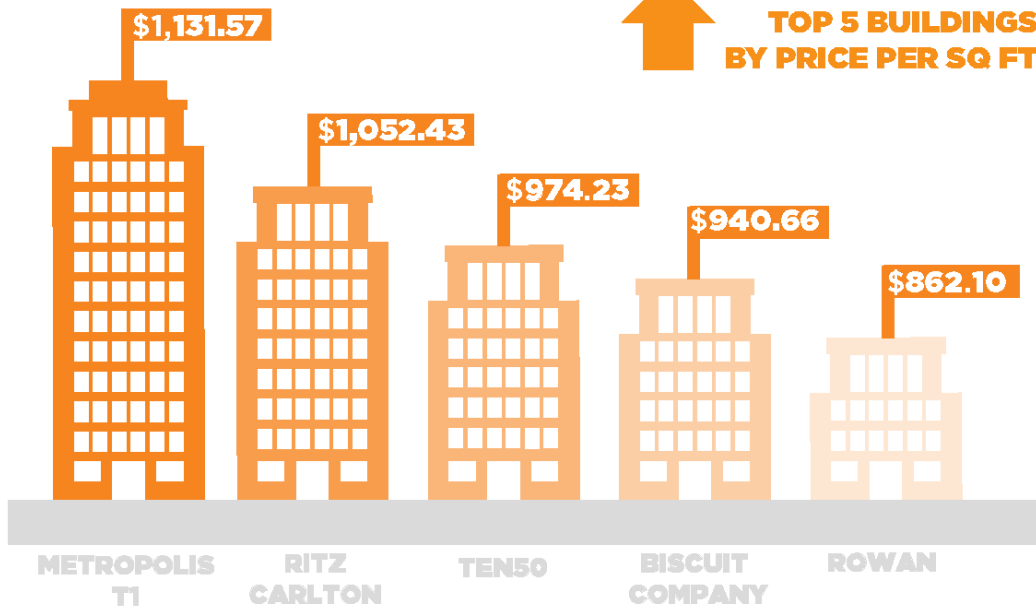
36
NUMBER OF BUILDINGS IN THE REPORT



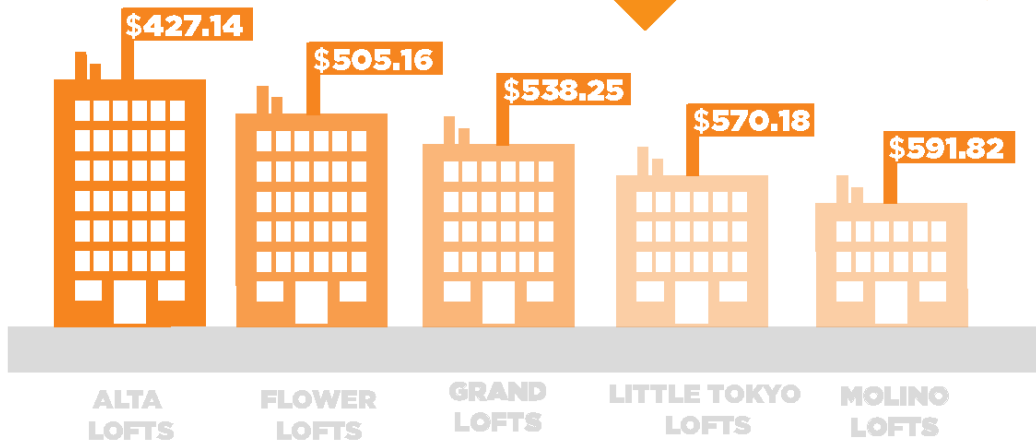
410
NUMBER OF LEASES IN 2018



TOP 5 BUILDINGS BY PRICE PER SQ FT



BOTTOM 5 BUILDINGS BY PRICE PER SQ FT



MOST EXPENSIVE*

LEAST EXPENSIVE*



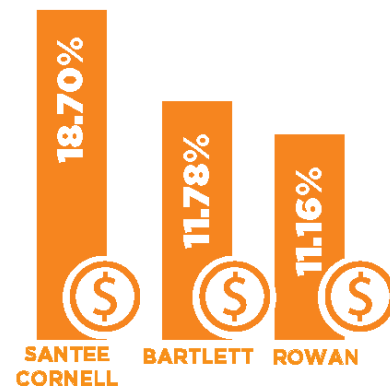
RITZ RESIDENCES

*BUILDING FOR LEASE BY PRICE PER SQ FT.



ALTA LOFTS

BUILDING WITH HIGHEST PERCENTAGE INCREASE FOR SALE FROM LAST YEAR:



HIGHEST SALE OF THE YEAR: **EVO**
\$4,020,000

LOWEST SALE OF THE YEAR: **SB GRAND**
\$349,000

BUILDINGS	NUMBER OF SALES	DOM	PRICE P/SQ FT 2017	PRICE P/ SQ FT 2018	CHANGE FROM PREVIOUS YEAR
1050 GRAND	16	90	\$903.35	\$974.23	7.85%
1100 WILSHIRE	14	105	\$730.71	\$723.69	0.96%
655 HOPE	7	60	-	\$755.53	-%
940 E 2ND	1	16	\$724.50	\$672.65	7.16%
ALTA LOFTS	4	64	\$432.37	\$427.14	1.21%
BARKER BLOCK	13	75	\$786.20	\$717.00	8.80%
BARTLETT	11	47	\$649.56	\$726.06	11.78%
BEACON	2	32	\$639.47	\$700.72	9.58%
BISCUIT LOFTS	11	32	\$1068.29	\$940.66	11.95%
CONCERTO	6	26	\$664.88	\$698.44	5.05%
DOUGLAS BUILDING	2	32	\$702.52	\$721.30	2.67%
EASTERN COLUMBIA	7	55	\$751.56	\$763.25	1.56%
ELDORADO LOFTS	2	27	\$693.93	\$662.37	4.55%
ELLEVEN SOUTH	17	61	\$614.57	\$598.82	2.56%
EVO SOUTH	28	87	\$677.85	\$712.51	5.11%
FLOWER LOFTS	6	59	\$482.16	\$505.16	4.77%
GALLERY LOFTS	-	-	\$677.17	-	-%
GRAND LOFTS	3	63	\$566.51	\$538.25	4.99%
HIGGINS LOFTS	8	28	\$615.18	\$620.92	0.93%
LIBRARY COURT	3	55	\$672.16	\$710.32	5.68%
LITTLE TOKYO LOFTS	18	67	\$545.30	\$570.18	4.56%
LUMA SOUTH	13	48	\$692.15	\$709.31	2.48%
MARKET LOFTS	22	87	\$674.05	\$649.66	3.62%
METROPOLIS T1	6	33	\$1054.72	\$1131.57	7.29%
MOLINO LOFTS	3	108	\$621.49	\$591.82	4.77%
PAN AMERICAN LOFTS	3	55	-	657.96	-%
RITZ RESIDENCES	16	70	\$1083.20	\$1052.43	2.84%
ROWAN LOFTS	9	45	\$775.52	\$862.10	11.16%
SANTEE CORNELL	2	42	\$649.33	\$770.77	18.70%
SANTEE ECKARD	-	-	\$546.18	-	-%
SANTEE TEXTILLE	4	53	\$660.90	\$723.61	9.49%
SB GRAND	14	45	\$627.72	\$605.51	3.54%
SKY LOFTS	11	77	\$659.97	\$674.18	2.15%
THE TOMAHAWK	-	-	-	-	-%
TOY FACTORY	9	39	\$682.04	\$753.56	10.49%
TOY WAREHOUSE	3	25	\$677.17	\$653.28	3.53%
Totals & Averages	294	55	\$697.05	\$714.39	2.49%

BUILDINGS	NUMBER OF LEASES	DOM	PRICE P/SQ FT 2017	PRICE P/ SQ FT 2018	CHANGE FROM LAST YEAR
1050 GRAND	12	59	\$3.58	\$3.50	2.23%
1100 WILSHIRE	20	38	\$3.51	\$3.38	3.70%
655 HOPE	8	39	\$3.17	\$3.47	9.46%
940 E 2ND	4	48	\$2.82	\$3.16	12.06%
ALTA LOFTS	3	31	\$2.15	\$1.97	8.37%
BARKER BLOCK	28	30	\$2.92	\$2.90	0.68%
BARTLETT	20	55	\$2.91	\$3.00	3.09%
BEACON	4	19	\$2.62	\$3.02	15.27%
BISCUIT LOFTS	10	40	\$3.49	\$3.44	1.43%
CONCERTO	7	38	\$2.78	\$2.84	2.16%
DOUGLAS BUILDING	7	53	\$2.93	\$2.91	0.68%
EASTERN COLUMBIA	13	36	\$2.75	\$2.87	4.36%
ELDORADO LOFTS	3	102	\$2.99	\$2.65	11.37%
ELLEVEN SOUTH	16	44	\$2.58	\$2.73	5.81%
EVO SOUTH	34	43	\$2.74	\$2.89	5.47%
FLOWER LOFTS	9	63	\$2.12	\$2.29	8.02%
GALLERY LOFTS	-	-	-	-	-%
GRAND LOFTS	8	33	\$2.45	\$2.37	3.27%
HIGGINS LOFTS	17	49	\$2.58	\$2.81	8.91%
LIBRARY COURT	6	22	\$3.06	\$3.21	4.90%
LITTLE TOKYO LOFTS	3	47	\$2.56	\$2.73	6.64%
LUMA SOUTH	27	59	\$3.15	\$3.27	3.81%
MARKET LOFTS	18	31	\$3.05	\$3.11	1.97%
METROPOLIS T1	60	61	\$3.79	\$4.02	6.07%
MOLINO LOFTS	6	45	\$2.31	\$2.48	7.36%
PAN AMERICAN LOFTS	2	12	\$2.59	\$2.93	13.13%
RITZ RESIDENCES	16	75	\$4.29	\$4.54	5.83%
ROWAN LOFTS	23	38	\$2.96	\$3.34	12.84%
SANTEE CORNELL	2	61	\$2.95	\$2.75	6.78%
SANTEE ECKARD	3	6	\$2.78	\$3.06	10.07%
SANTEE TEXTILLE	1	17	\$3.10	\$2.19	29.35%
SB GRAND	7	36	\$2.34	\$2.61	11.54%
SKY LOFTS	11	25	\$2.75	\$2.74	0.36%
THE TOMAHAWK	-	-	-	-	-%
TOY FACTORY	2	41	\$2.84	\$3.40	19.72%
TOY WAREHOUSE	-	-	\$2.50	-	-
Totals & Averages	410	42	\$2.89	\$2.99	3.52%