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# THE LOFTWAY REPORT

CONDO AND LOFT SALES IN DOWNTOWN  
LOS ANGELES YEAR 2017

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2017 was another amazing year for Downtown Los Angeles. Property prices reached new highs and some buildings saw double digit appreciation. We added two new building to the report, Metropolis and 1050 Grand to a total of 36 buildings that we cover.

In comparison with last year there were more units sold, 353 versus 251 in 2016. The two brand new buildings brought an influx of new units and that's why there were more sales.

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

The average days on the market decreased a bit and buyers are still overbidding on certain buildings where units are scarce. They are definitely more picky now and some buildings have lots of listings while some have nothing for sale. The Arts District and Historical buildings like Eastern and Rowan still specially hot.

There are tons of cranes all over Downtown and by this time next year the skyline will look a bit different.

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

For a full pdf copy of the report, go to:  
[www.loftway.com/report](http://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™. 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 2017



**353**  
NUMBER OF SALES



**\$697.05**  
AVERAGE PRICE PER SQ FT



**60**  
AVERAGE DOM



**36**  
NUMBER OF BUILDINGS IN THE REPORT



**353**  
NUMBER OF LEASES IN 2016

MOST EXPENSIVE\*

LEAST EXPENSIVE\*



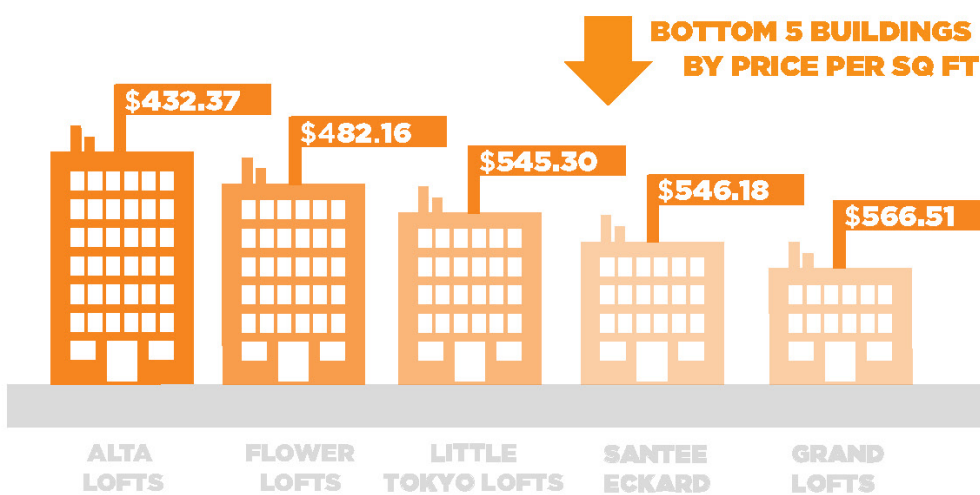
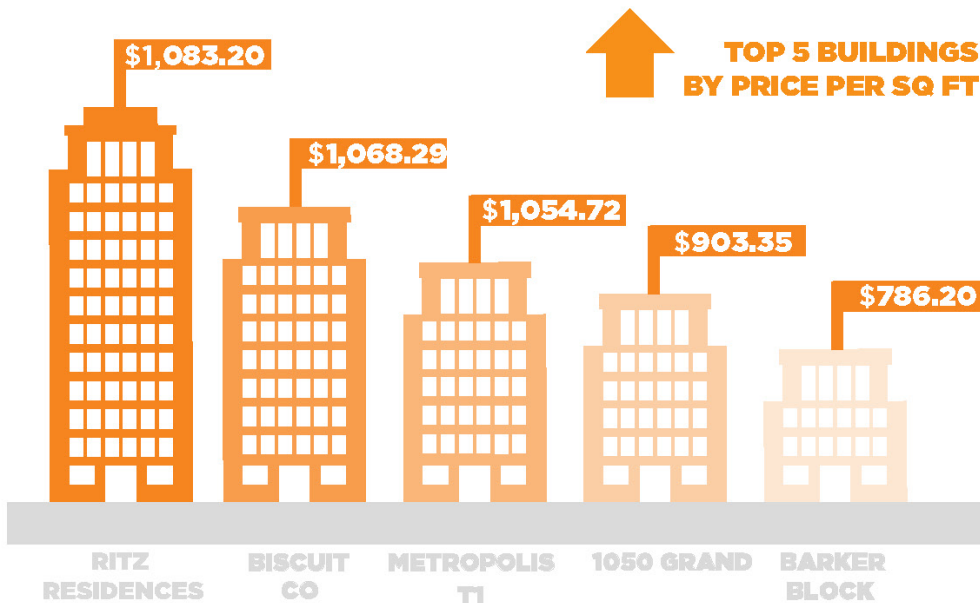
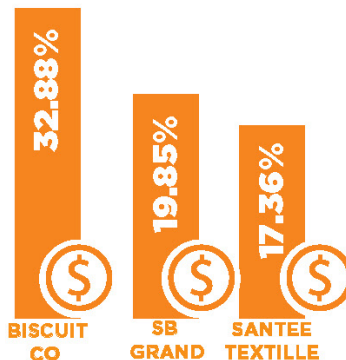
RITZ RESIDENCES



ALTA LOFTS

\*BUILDING FOR LEASE BY PRICE PER SQ FT.

BUILDING WITH HIGHEST PERCENTAGE INCREASE FOR SALE FROM LAST YEAR:



HIGHEST SALE OF THE YEAR: **THE RITZ**  
\$9,125,000

LOWEST SALE OF THE YEAR: **BARTLETT**  
\$300,000

BUILDINGS	NUMBER OF SALES	DOM	PRICE P/SQ FT 2016	PRICE P/ SQ FT 2017	CHANGE FROM PREVIOUS YEAR
1050 Grand	39	28	-	\$903.35	-%
1100 Wilshire	15	73	\$750.86	\$730.71	2.68%
655 Hope	-	-	\$651.23	-	-%
940 E 2nd	3	40	\$657.54	\$724.50	10.18%
Alta Lofts	3	50	\$397.06	\$432.37	8.89%
Barker Block	19	38	\$682.63	\$786.20	15.17%
Bartlett	12	51	\$638.28	\$649.56	1.77%
Beacon	2	80	\$669.46	\$639.47	4.48%
Biscuit Lofts	4	90	\$803.97	\$1068.29	32.88%
Concerto	2	34	\$684.17	\$664.88	2.82%
Douglas Building	4	29	\$715.96	\$702.52	1.88%
Eastern Columbia	13	120	\$729.20	\$751.56	3.07%
Eldorado Lofts	6	50	\$652.73	\$693.93	6.31%
Elleven South	10	94	\$602.82	\$614.57	1.95%
EVO South	14	68	\$680.57	\$677.85	0.40%
Flower Lofts	9	68	\$482.56	\$482.16	0.08%
Gallery Lofts	1	7	\$625.52	\$677.17	8.26%
Grand Lofts	2	72	\$513.97	\$566.51	10.22%
Higgins Lofts	6	57	\$594.90	\$615.18	3.41%
Library Court	8	54	\$636.85	\$672.16	5.54%
Little Tokyo Lofts	18	50	\$488.80	\$545.30	11.56%
Luma South	25	97	\$718.45	\$692.15	3.66%
Market Lofts	27	65	\$683.99	\$674.05	1.45%
Metropolis T1	13	63		\$1054.72	-%
Molino Lofts	7	63	\$572.39	\$621.49	8.58%
Pan American Lofts	-	-	\$588.58	-	-%
Ritz Residences	11	65	\$1140.10	\$1083.20	4.99%
Rowan Lofts	17	35	\$720.28	\$775.52	7.67%
Santee Cornell	10	53	\$607.25	\$649.33	6.93%
Santee Eckard	9	61	\$539.16	\$546.18	1.30%
Santee Textille	6	40	\$563.14	\$660.90	17.36%
SB Grand	16	51	\$523.74	\$627.72	19.85%
SKY Lofts	14	72	\$628.75	\$659.97	4.97%
The Tomahawk	-	-	\$556.18	-	-
Toy Factory	7	52	\$664.71	\$682.04	2.61%
Toy Warehouse	1	116	\$610.92	\$677.17	10.84%
<b>Totals &amp; Averages</b>	<b>353</b>	<b>60</b>	<b>\$640.49</b>	<b>\$697.05</b>	8.83%

BUILDINGS	NUMBER OF LEASES	DOM	PRICE P/SQ FT 2016	PRICE P/ SQ FT 2017	CHANGE FROM LAST YEAR
1050 Grand	14	56	-	\$3.58	-%
1100 Wilshire	18	73	\$3.51	\$3.51	0.00%
655 Hope	10	67	\$3.19	\$3.17	0.63%
940 E 2nd	3	11	\$2.97	\$2.82	5.05%
Alta Lofts	2	30	\$2.75	\$2.15	21.73%
Barker Block	42	35	\$2.75	\$2.92	6.18%
Bartlett	19	45	\$2.77	\$2.91	5.05%
Beacon	5	46	\$2.88	\$2.62	9.03%
Biscuit Lofts	12	53	\$4.63	\$3.49	24.62%
Concerto	5	51	\$2.82	\$2.78	1.42%
Douglas Building	5	27	\$3.02	\$2.93	2.98%
Eastern Columbia	19	42	\$2.64	\$2.75	4.17%
Eldorado Lofts	6	38	\$3.03	\$2.99	1.32%
Elleven South	18	46	\$2.65	\$2.58	2.64%
EVO South	35	52	\$2.81	\$2.74	2.49%
Flower Lofts	16	43	\$2.23	\$2.12	4.93%
Gallery Lofts	-	-	\$2.85	-	-
Grand Lofts	8	82	\$2.41	\$2.45	1.66%
Higgins Lofts	13	41	\$2.79	\$2.58	7.53%
Library Court	2	57	\$2.98	\$3.06	2.68%
Little Tokyo Lofts	6	35	\$2.25	\$2.56	13.78%
Luma South	27	49	\$3.08	\$3.15	2.27%
Market Lofts	29	43	\$2.84	\$3.05	7.39%
Metropolis T1	40	60	-	\$3.79	-%
Molino Lofts	5	41	\$1.97	\$2.31	17.26%
Pan American Lofts	2	21	\$2.60	\$2.59	0.38%
Ritz Residences	29	80	\$4.34	\$4.29	1.15%
Rowan Lofts	18	44	\$3.16	\$2.96	6.33%
Santee Cornell	4	39	\$2.77	\$2.95	6.50%
Santee Eckard	3	34	\$2.36	\$2.78	17.80%
Santee Textille	3	39	\$3.03	\$3.10	2.31%
SB Grand	4	16	\$2.39	\$2.34	2.09%
SKY Lofts	11	49	\$2.61	\$2.75	5.36%
The Tomahawk	-	-	-	-	-
Toy Factory	6	44	\$2.82	\$2.84	0.71%
Toy Warehouse	1	20	-	\$2.50	-
<b>Totals &amp; Averages</b>	<b>440</b>	<b>47</b>	<b>\$2.87</b>	<b>\$2.89</b>	0.48%