HCM Property Management

MONTHLY NEWSLETTER – NOVEMBER 2026



Year-End Rental Market Update

Southern California Rental Market – Steady Demand Into Year-End

The rental market in Southern California remains strong in November, with continued demand from professionals, families, and those planning moves before the holidays.

- Well-maintained, move-in ready properties continue to lease quickly.
- Rental rates remain stable across most areas.
- Many tenants are looking to secure a home before year-end.

Proactive planning now can help you minimize vacancy and start the new year with a strong, performing property.



Pricing & Market Strategy

As we approach the end of the year, consider the following:

- Review comparable rents to stay aligned with current market trends.
- Highlight convenient locations, desirable amenities, and move-in readiness to appeal to prospective tenants.
- Be flexible with lease terms to attract and retain qualified tenants before the holidays.

Maintenance Focus – Winter Preparation

Get your property ready for cooler weather and the rainy season:

- Service and inspect heating systems.
- Check for roof, gutter, and drainage issues.
- Seal gaps around doors and windows.



Maintenance Focus – HVAC & System Readiness



As cooler weather and the rainy season approach, inspect heating systems, replace air filters, and address potential maintenance issues before winter.

Pro Tip:

Change air filters and schedule a seasonal HVAC check to ensure efficient heating and reliable performance this winter.

Legislative & Compliance Update

As we near year-end, it's important to stay current with California regulations:

- Review any new local or state housing updates.
- Ensure required lease disclosures are up to date.
- Prepare for any 2027 compliance changes.

Staying compliant helps protect both owners and tenants.



Mortgage & Investment Outlook

Mortgage rates remain relatively stable, providing continued opportunities for property owners and investors in Southern California.

For owners, this means:

- Favorable conditions to review your portfolio.
- Opportunities to plan improvements or future investments for 2027.



Owner Tip of the Month
Plan Ahead for the New Year

Use November to review leases, schedule maintenance, and set property goals and improvements for 2027.

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Your Southern California Rental Experts

Orange County | Los Angeles | Riverside | San Bernardino