HCM Property Management

MONTHLY NEWSLETTER – OCTOBER 2026



Fall Rental Market Update

Southern California Rental Market – Strong Fall Activity

The rental market remains active in October, with continued demand from professionals, families, and those looking to settle before the holiday season.

- Well-maintained, move-in ready properties continue to lease quickly.
- Rent levels remain stable across most areas.
- A great time to plan for renewals and upcoming vacancies.

Staying proactive with pricing and property preperation can help you attract qualified tenants through the end of the year.



Pricing & Market Strategy

As the market shifts into the fall, consider the following:

- Review comparable rents to stay aligned with current trends.
- Highlight desirable property features, convenient locations, and amenities that appeal to prospective tenants.
- Be flexible with lease terms to attract and retain qualified tenants.

Maintenance Focus – Fall Property Care

October is a great time to complete key maintenance tasks:

- Inspect and clean gutters and downspouts.
- Check heating systems and replace filters.
- Ensure exterior lighting is working properly (as days get shorter).



Maintenance Focus – HVAC & System Readiness



Keep your HVAC system in top condition as temperatures begin to cool across Southern California.

Pro Tip:

Schedule a seasonal HVAC check now to ensure efficient heating, prevent breakdowns, and keep tenants comfortable.

Legislative & Compliance Update

Stay informed and compliant with California regulations as we head into year-end:

- Review any local or state housing updates.
- Ensure required lease disclosures are current.
- Plan ahead for 2027 compliance requirements.

Proper documentation helps protect both owners and tenants.



Mortgage & Investment Outlook

Mortgage rates remain relatively steady, supporting continued interest from investors in Southern California rental properties.

For owners, this means:

- Ongoing opportunities to grow your portfolio.
- A stable environment for long-term investment.



Owner Tip of the Month

Plan Early for Year-End Maintenance

Use October to schedule seasonal maintenance, complete any pending repairs, and keep your property in top shape for the holidays and the new year.

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Your Southern California Rental Experts

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