

HCM Property Management Monthly Newsletter - May 2025



Southern California Rental Market Snapshot

The rental landscape in Southern California continues to evolve. Here's what you need to know:

- Average Rent:** As of May 2025, the average rent in California stands at \$2,790, which is approximately 33% higher than the national average.
- Rent Growth:** Los Angeles County has experienced a 23% increase in median rent over the past four years, with a notable 11% rise in 2024 alone.

Vacancy Rates: The vacancy rate in Los Angeles County is currently at 5.40%, with a projected decrease to 4.45% by July 2026, indicating a tightening market.

Insight: The demand for rental properties remains strong, especially for well-maintained units. Ensuring your property is in top condition can help attract quality tenants and command competitive rents.



Legislative Updates: Staying Compliant in 2025

California has introduced several legislative changes impacting landlords and property managers:

- AB 2493 – Rental Application Screening Fees:** Landlords must now choose between processing applications on a first-come, first-qualified basis or refunding screening fees to denied applicants within 7 to 30 days.
- Rent Increase Regulations:** In 2025, rent increases are capped at 5% plus the local rate of inflation, not to exceed a total of 10%, ensuring affordability while allowing for necessary adjustments.
- Action:** Review your current practices to ensure compliance with these new regulations. Our team is here to assist you in navigating these changes.

HCMPM Featured Listings



300 sq ft
Call for details

Call for details



300 sq ft
Call for details

Call for details



300 sq ft
Call for details

Call for details

Maintenance Tips: Preparing for the Summer Months

As we approach the warmer season, consider the following maintenance tasks to keep your property in optimal condition:

HVAC System Check: Ensure air conditioning units are serviced and functioning efficiently.

Landscaping: Trim overgrown vegetation and ensure irrigation systems are working properly to maintain curb appeal and prevent potential fire hazards.

Pest Control: Schedule inspections to prevent infestations that are common during warmer months.

Reminder: Proactive maintenance not only preserves property value but also enhances tenant satisfaction and retention.



TIRED OF DEALING WITH BAD TENANTS?

Let us handle it!

Contact us for stress-free
property management

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