

Airbnb vs Rent: City of Los Angeles

Median Contract Rent via American Community Survey (2010-2014)

Zip Code	Area	# Entire Home Listings	Average Nightly Airbnb Price	Median Contract Monthly Rent	Yearly Rent	Number of Nights Needed to Earn More on Airbnb than Renting Long Term	Incentive to Long-Term Rent vs Airbnb with Yearly Cap of:				
							30	60	90	120	180
90291	Venice	1,110	238	\$ 1,637	\$ 19,644	83	\$ 12,504	\$ 5,364	-\$ 1,776	-\$ 8,916	-\$ 23,196
90028	Hollywood	614	151	\$ 1,081	\$ 12,972	86	\$ 8,442	\$ 3,912	-\$ 618	-\$ 5,148	-\$ 14,208
90026	Echo Park/Silverlake	558	150	\$ 983	\$ 11,796	79	\$ 7,296	\$ 2,796	-\$ 1,704	-\$ 6,204	-\$ 15,204
90046	Mount Olympus	457	269	\$ 1,328	\$ 15,936	59	\$ 7,866	-\$ 204	-\$ 8,274	-\$ 16,344	-\$ 32,484
90068	Hollywood	410	218	\$ 1,371	\$ 16,452	75	\$ 9,912	\$ 3,372	-\$ 3,168	-\$ 9,708	-\$ 22,788
90036	Park La Brea	352	202	\$ 1,730	\$ 20,760	103	\$ 14,700	\$ 8,640	\$ 2,580	-\$ 3,480	-\$ 15,600
90027	Griffith Park/Los Feliz	298	172	\$ 1,135	\$ 13,620	79	\$ 8,460	\$ 3,300	-\$ 1,860	-\$ 7,020	-\$ 17,340
90066	Mar Vista	255	165	\$ 1,358	\$ 16,296	99	\$ 11,346	\$ 6,396	\$ 1,446	-\$ 3,504	-\$ 13,404
90025	Sawtelle/West Los Angeles	206	155	\$ 1,509	\$ 18,108	117	\$ 13,458	\$ 8,808	\$ 4,158	-\$ 492	-\$ 9,792
90038	Hollywood	206	144	\$ 972	\$ 11,664	81	\$ 7,344	\$ 3,024	-\$ 1,296	-\$ 5,616	-\$ 14,256
90039	Atwater Village	203	178	\$ 1,221	\$ 14,652	82	\$ 9,312	\$ 3,972	-\$ 1,368	-\$ 6,708	-\$ 17,388
90048	West Beverly	181	256	\$ 1,624	\$ 19,488	76	\$ 11,808	\$ 4,128	-\$ 3,552	-\$ 11,232	-\$ 26,592
90017	Downtown Los Angeles	180	166	\$ 793	\$ 9,516	57	\$ 4,536	-\$ 444	-\$ 5,424	-\$ 10,404	-\$ 20,364
90292	Marina del Rey	173	269	2,000+	\$ 24,000	89	\$ 15,930	\$ 7,860	-\$ 210	-\$ 8,280	-\$ 24,420
90004	Hancock Park	157	152	\$ 983	\$ 11,796	78	\$ 7,236	\$ 2,676	-\$ 1,884	-\$ 6,444	-\$ 15,564
90029	Downtown Los Angeles	148	126	\$ 922	\$ 11,064	88	\$ 7,284	\$ 3,504	-\$ 276	-\$ 4,056	-\$ 11,616
90015	Downtown Los Angeles	148	187	\$ 796	\$ 9,552	51	\$ 3,942	-\$ 1,668	-\$ 7,278	-\$ 12,888	-\$ 24,108
90019	Country Club Park/Mid City	147	162	\$ 1,037	\$ 12,444	77	\$ 7,584	\$ 2,724	-\$ 2,136	-\$ 6,996	-\$ 16,716
90024	Westwood (y)	134	198	\$ 1,810	\$ 21,720	110	\$ 15,780	\$ 9,840	\$ 3,900	-\$ 2,040	-\$ 13,920
90034	Palms	133	136	\$ 1,331	\$ 15,972	117	\$ 11,892	\$ 7,812	\$ 3,732	-\$ 348	-\$ 8,508
90035	West Fairfax	122	187	\$ 1,585	\$ 19,020	102	\$ 13,410	\$ 7,800	\$ 2,190	-\$ 3,420	-\$ 14,640
90042	Highland Park	117	112	\$ 1,005	\$ 12,060	108	\$ 8,700	\$ 5,340	\$ 1,980	-\$ 1,380	-\$ 8,100
90065	Cypress Park/Glassell Park/Mt. Washin	105	141	\$ 1,006	\$ 12,072	86	\$ 7,842	\$ 3,612	-\$ 618	-\$ 4,848	-\$ 13,308
91601	North Hollywood	100	141	\$ 1,154	\$ 13,848	98	\$ 9,618	\$ 5,388	\$ 1,158	-\$ 3,072	-\$ 11,532
90013	Downtown Los Angeles	97	164	\$ 642	\$ 7,704	47	\$ 2,784	-\$ 2,136	-\$ 7,056	-\$ 11,976	-\$ 21,816
91604	North Hollywood/Studio City	93	267	\$ 1,587	\$ 19,044	71	\$ 11,034	\$ 3,024	-\$ 4,986	-\$ 12,996	-\$ 29,016
90005	Koreatown	91	139	\$ 898	\$ 10,776	78	\$ 6,606	\$ 2,436	-\$ 1,734	-\$ 5,904	-\$ 14,244
90012	Civic Center/Chinatown	90	178	\$ 982	\$ 11,784	66	\$ 6,444	\$ 1,104	-\$ 4,236	-\$ 9,576	-\$ 20,256
90014	Los Angeles	89	142	\$ 611	\$ 7,332	52	\$ 3,072	-\$ 1,188	-\$ 5,448	-\$ 9,708	-\$ 18,228
90049	Bel Air Estates/Brentwood	81	257	\$ 1,798	\$ 21,576	84	\$ 13,866	\$ 6,156	-\$ 1,554	-\$ 9,264	-\$ 24,684
90069	West Hollywood	74	381	\$ 1,494	\$ 17,928	47	\$ 6,498	-\$ 4,932	-\$ 16,362	-\$ 27,792	-\$ 50,652
90041	Eagle Rock	69	143	\$ 1,085	\$ 13,020	91	\$ 8,730	\$ 4,440	\$ 150	-\$ 4,140	-\$ 12,720
91423	Sherman Oaks/Van Nuys	65	215	\$ 1,392	\$ 16,704	78	\$ 10,254	\$ 3,804	-\$ 2,646	-\$ 9,096	-\$ 21,996
90272	Castellamare/Pacific Highlands/Pacifi	62	502	2,000+	\$ 24,000	48	\$ 8,940	-\$ 6,120	-\$ 21,180	-\$ 36,240	-\$ 66,360
90293	Playa del Rey	61	309	\$ 1,712	\$ 20,544	66	\$ 11,274	\$ 2,004	-\$ 7,266	-\$ 16,536	-\$ 35,076
90064	Cheviot Hills/Rancho Park	59	200	\$ 1,603	\$ 19,236	96	\$ 13,236	\$ 7,236	\$ 1,236	-\$ 4,764	-\$ 16,764
90045	LAX Area/Westchester	54	180	\$ 1,559	\$ 18,708	104	\$ 13,308	\$ 7,908	\$ 2,508	-\$ 2,892	-\$ 13,692
90020	Hancock Park	53	134	\$ 1,058	\$ 12,696	95	\$ 8,676	\$ 4,656	\$ 636	-\$ 3,384	-\$ 11,424
90057	Westlake	52	146	\$ 825	\$ 9,900	68	\$ 5,520	\$ 1,140	-\$ 3,240	-\$ 7,620	-\$ 16,380
91403	Sherman Oaks/Van Nuys	46	142	\$ 1,453	\$ 17,436	123	\$ 13,176	\$ 8,916	\$ 4,656	\$ 396	-\$ 8,124
90018	Jefferson Park	44	119	\$ 867	\$ 10,404	87	\$ 6,834	\$ 3,264	-\$ 306	-\$ 3,876	-\$ 11,016
91606	North Hollywood	42	133	\$ 1,008	\$ 12,096	91	\$ 8,106	\$ 4,116	\$ 126	-\$ 3,864	-\$ 11,844
91602	North Hollywood/Toluca Lake	41	238	\$ 1,343	\$ 16,116	68	\$ 8,976	\$ 1,836	-\$ 5,304	-\$ 12,444	-\$ 26,724
91607	North Hollywood/Valley Village	40	158	\$ 1,176	\$ 14,112	89	\$ 9,372	\$ 4,632	-\$ 108	-\$ 4,848	-\$ 14,328
90016	West Adams	39	133	\$ 956	\$ 11,472	86	\$ 7,482	\$ 3,492	-\$ 498	-\$ 4,488	-\$ 12,468
90006	Pico Heights	33	117	\$ 873	\$ 10,476	90	\$ 6,966	\$ 3,456	-\$ 54	-\$ 3,564	-\$ 10,584
91401	Van Nuys	32	208	\$ 1,078	\$ 12,936	62	\$ 6,696	\$ 456	-\$ 5,784	-\$ 12,024	-\$ 24,504
91367	Woodland Hills	31	258	\$ 1,634	\$ 19,608	76	\$ 11,868	\$ 4,128	-\$ 3,612	-\$ 11,352	-\$ 26,832
90021	Downtown Los Angeles	30	305	\$ 378	\$ 4,536	15	-\$ 4,614	-\$ 13,764	-\$ 22,914	-\$ 32,064	-\$ 50,364
90230	Culver City	29	129	\$ 1,445	\$ 17,340	134	\$ 13,470	\$ 9,600	\$ 5,730	\$ 1,860	-\$ 5,880
91364	Woodland Hills	29	272	\$ 1,691	\$ 20,292	75	\$ 12,132	\$ 3,972	-\$ 4,188	-\$ 12,348	-\$ 28,668
90032	El Sereno/Monterey Hills	28	115	\$ 921	\$ 11,052	96	\$ 7,602	\$ 4,152	\$ 702	-\$ 2,748	-\$ 9,648
90077	Bel Air Estates & Beverly Glen	27	570	\$ 1,863	\$ 22,356	39	\$ 5,256	-\$ 11,844	-\$ 28,944	-\$ 46,044	-\$ 80,244
90210	Beverly Hills/Beverly Glen	26	669	2,000+	\$ 24,000	36	\$ 3,930	-\$ 16,140	-\$ 36,210	-\$ 56,280	-\$ 96,420
91411	Van Nuys	26	150	\$ 1,069	\$ 12,828	86	\$ 8,328	\$ 3,828	-\$ 672	-\$ 5,172	-\$ 14,172
90007	South Central	23	99	\$ 955	\$ 11,460	116	\$ 8,490	\$ 5,520	\$ 2,550	-\$ 420	-\$ 6,360
91406	Van Nuys	23	147	\$ 1,001	\$ 12,012	82	\$ 7,602	\$ 3,192	-\$ 1,218	-\$ 5,628	-\$ 14,448
90033	Boyle Heights	23	99	\$ 800	\$ 9,600	97	\$ 6,630	\$ 3,660	\$ 690	-\$ 2,280	-\$ 8,220
90402	Santa Monica	22	383	\$ 1,780	\$ 21,360	56	\$ 9,870	-\$ 1,620	-\$ 13,110	-\$ 24,600	-\$ 47,580
90031	Montecito Heights	22	110	\$ 875	\$ 10,500	95	\$ 7,200	\$ 3,900	\$ 600	-\$ 2,700	-\$ 9,300
91335	Reseda	21	147	\$ 1,098	\$ 13,176	90	\$ 8,766	\$ 4,356	-\$ 54	-\$ 4,464	-\$ 13,284
90731	San Pedro/Terminal Island	21	132	\$ 1,003	\$ 12,036	91	\$ 8,076	\$ 4,116	\$ 156	-\$ 3,804	-\$ 11,724
91356	Tarzana	21	196	\$ 1,187	\$ 14,244	73	\$ 8,364	\$ 2,484	-\$ 3,396	-\$ 9,276	-\$ 21,036
90010	Wilshire Blvd	19	198	\$ 1,625	\$ 19,500	98	\$ 13,560	\$ 7,620	\$ 1,680	-\$ 4,260	-\$ 16,140

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							30	60	90	120	180
90008	Baldwin Hills/Crenshaw/Leimert Park	16	129	\$ 903	\$ 10,836	84	\$ 6,966	\$ 3,096	-\$ 774	-\$ 4,644	-\$ 12,384
91605	North Hollywood	16	142	\$ 980	\$ 11,760	83	\$ 7,500	\$ 3,240	-\$ 1,020	-\$ 5,280	-\$ 13,800
90094	Playa Vista	14	214	2,000+	\$ 24,000	112	\$ 17,580	\$ 11,160	\$ 4,740	-\$ 1,680	-\$ 14,520
91316	Encino	13	361	\$ 1,325	\$ 15,900	44	\$ 5,070	-\$ 5,760	-\$ 16,590	-\$ 27,420	-\$ 49,080
91325	Northridge	11	380	\$ 1,188	\$ 14,256	38	\$ 2,856	-\$ 8,544	-\$ 19,944	-\$ 31,344	-\$ 54,144
90062	South Central	9	89	\$ 882	\$ 10,584	119	\$ 7,914	\$ 5,244	\$ 2,574	-\$ 96	-\$ 5,436
91326	Porter Ranch	9	232	\$ 1,635	\$ 19,620	85	\$ 12,660	\$ 5,700	-\$ 1,260	-\$ 8,220	-\$ 22,140
91304	Canoga Park	9	116	\$ 1,070	\$ 12,840	111	\$ 9,360	\$ 5,880	\$ 2,400	-\$ 1,080	-\$ 8,040
91306	Winnetka	9	197	\$ 1,032	\$ 12,384	63	\$ 6,474	\$ 564	-\$ 5,346	-\$ 11,256	-\$ 23,076
91042	Tujunga	8	259	\$ 1,043	\$ 12,516	48	\$ 4,746	-\$ 3,024	-\$ 10,794	-\$ 18,564	-\$ 34,104
91436	Encino	8	593	\$ 1,900	\$ 22,800	38	\$ 5,010	-\$ 12,780	-\$ 30,570	-\$ 48,360	-\$ 83,940
91405	Van Nuys	7	146	\$ 974	\$ 11,688	80	\$ 7,308	\$ 2,928	-\$ 1,452	-\$ 5,832	-\$ 14,592
91352	Sun Valley	7	107	\$ 1,030	\$ 12,360	116	\$ 9,150	\$ 5,940	\$ 2,730	-\$ 480	-\$ 6,900
91324	Northridge	6	166	\$ 1,272	\$ 15,264	92	\$ 10,284	\$ 5,304	\$ 324	-\$ 4,656	-\$ 14,616
90043	Hyde Park/View Park/Windsor Hills	6	233	\$ 905	\$ 10,860	47	\$ 3,870	-\$ 3,120	-\$ 10,110	-\$ 17,100	-\$ 31,080
90037	South Central	6	100	\$ 833	\$ 9,996	100	\$ 6,996	\$ 3,996	\$ 996	-\$ 2,004	-\$ 8,004
91307	West Hills	6	198	2,000+	\$ 24,000	121	\$ 18,060	\$ 12,120	\$ 6,180	\$ 240	-\$ 11,640
90501	Torrance	5	110	\$ 1,130	\$ 13,560	123	\$ 10,260	\$ 6,960	\$ 3,660	\$ 360	-\$ 6,240
90047	South Central	5	198	\$ 944	\$ 11,328	57	\$ 5,388	-\$ 552	-\$ 6,492	-\$ 12,432	-\$ 24,312
90732	Rancho Palos Verdes	5	252	\$ 1,575	\$ 18,900	75	\$ 11,340	\$ 3,780	-\$ 3,780	-\$ 11,340	-\$ 26,460
90232	Culver City	5	155	\$ 1,425	\$ 17,100	110	\$ 12,450	\$ 7,800	\$ 3,150	-\$ 1,500	-\$ 10,800
91303	Canoga Park	5	135	\$ 1,139	\$ 13,668	101	\$ 9,618	\$ 5,568	\$ 1,518	-\$ 2,532	-\$ 10,632
91402	Panorama City	4	132	\$ 962	\$ 11,544	87	\$ 7,584	\$ 3,624	-\$ 336	-\$ 4,296	-\$ 12,216
91344	Granada Hills	4	98	\$ 1,389	\$ 16,668	170	\$ 13,728	\$ 10,788	\$ 7,848	\$ 4,908	-\$ 972
91342	Lake View Terrace/Sylmar	4	196	\$ 1,191	\$ 14,292	73	\$ 8,412	\$ 2,532	-\$ 3,348	-\$ 9,228	-\$ 20,988
91343	North Hills	4	165	\$ 1,044	\$ 12,528	76	\$ 7,578	\$ 2,628	-\$ 2,322	-\$ 7,272	-\$ 17,172
90023	East Los Angeles	4	583	\$ 855	\$ 10,260	18	-\$ 7,230	-\$ 24,720	-\$ 42,210	-\$ 59,700	-\$ 94,680
90011	South Central	3	131	\$ 863	\$ 10,356	79	\$ 6,426	\$ 2,496	-\$ 1,434	-\$ 5,364	-\$ 13,224
90071	ARCO Towers	3	184	-	\$ -	0					
90044	Athens	3	277	\$ 876	\$ 10,512	38	\$ 2,202	-\$ 6,108	-\$ 14,418	-\$ 22,728	-\$ 39,348
90248	Gardena	2	84	\$ 1,018	\$ 12,216	145	\$ 9,696	\$ 7,176	\$ 4,656	\$ 2,136	-\$ 2,904
90061	South Central	2	110	\$ 978	\$ 11,736	107	\$ 8,436	\$ 5,136	\$ 1,836	-\$ 1,464	-\$ 8,064
90058	Vernon	2	105	\$ 522	\$ 6,264	60	\$ 3,114	-\$ 36	-\$ 3,186	-\$ 6,336	-\$ 12,636
90067	Century City	2	208	2,000+	\$ 24,000	115	\$ 17,760	\$ 11,520	\$ 5,280	-\$ 960	-\$ 13,440
91040	Shadow Hills/Sunland	2	153	\$ 1,106	\$ 13,272	87	\$ 8,682	\$ 4,092	-\$ 498	-\$ 5,088	-\$ 14,268
90063	City Terrace	2	131	\$ 913	\$ 10,956	84	\$ 7,026	\$ 3,096	-\$ 834	-\$ 4,764	-\$ 12,624
90717	Lomita/Rancho Palos Verdes	1	152	\$ 1,151	\$ 13,812	91	\$ 9,252	\$ 4,692	\$ 132	-\$ 4,428	-\$ 13,548
91608	Universal City	1	108	-	\$ -	0					
90290	Topanga	1	175	\$ 1,862	\$ 22,344	128	\$ 17,094	\$ 11,844	\$ 6,594	\$ 1,344	-\$ 9,156
90710	Harbor City	1	120	\$ 960	\$ 11,520	96	\$ 7,920	\$ 4,320	\$ 720	-\$ 2,880	-\$ 10,080
91345	Mission Hills	1	185	\$ 1,117	\$ 13,404	72	\$ 7,854	\$ 2,304	-\$ 3,246	-\$ 8,796	-\$ 19,896
90059	Watts/Willowbrook	1	78	\$ 770	\$ 9,240	118	\$ 6,900	\$ 4,560	\$ 2,220	-\$ 120	-\$ 4,800
90211	Beverly Hills	1	120	\$ 1,667	\$ 20,004	167	\$ 16,404	\$ 12,804	\$ 9,204	\$ 5,604	-\$ 1,596
91311	Chatsworth	1	140	\$ 1,255	\$ 15,060	108	\$ 10,860	\$ 6,660	\$ 2,460	-\$ 1,740	-\$ 10,140
91340	San Fernando	1	500	\$ 1,069	\$ 12,828	26	-\$ 2,172	-\$ 17,172	-\$ 32,172	-\$ 47,172	-\$ 77,172
91330	Northridge, California State University	1	75	-	\$ -	0					
91504	Burbank (Glenoaks)	1	139	\$ 1,219	\$ 14,628	105	\$ 10,458	\$ 6,288	\$ 2,118	-\$ 2,052	-\$ 10,392
91030	South Pasadena	1	69	\$ 1,335	\$ 16,020	232	\$ 13,950	\$ 11,880	\$ 9,810	\$ 7,740	\$ 3,600
90003	South Central	1	140	\$ 919	\$ 11,028	79	\$ 6,828	\$ 2,628	-\$ 1,572	-\$ 5,772	-\$ 14,172

Sources

Monthly Contract Rent: 2014 American Community Survey 5-year Estimates - <http://factfinder.census.gov>.
City of Los Angeles City Limits (2014): California Department of Transportation (Caltrans) - <http://www.dot.ca.gov/hq/tsip/gis/datalibrary/Metadata/cities.html>.
Zip Code Boundaries: US Census Bureau - <https://www2.census.gov/geo/tiger/TIGER2010/ZCTA5/2010/>.
Airbnb Data: insideairbnb.com/get-the-data.html.

Notes

Analysis assumes landlord is either renting out long term, or short term, not both. For example - an Airbnb capped at 60 nights assumes it is vacant for the other 305 nights.
Landlords may make decisions to Airbnb vs Rent based on non-income criteria.
To simplify the comparison, Airbnb or Rental expenses have not been considered.
Contract Rent (also referred to as "rent asked" for vacant units) was obtained from Housing Question 18a in the 2014 American Community Survey (ACS). The question was asked at occupied housing units that were for rent, vacant housing units that were for rent, and vacant units rented but not occupied at the time of interview.
The Census reports areas with Median Contract Rent greater than \$2,000 as "\$2,000+". There are only a small number of zip-codes in this position, and a median rent of \$2,000 was assumed.
Only Entire Home Listings with at least 1 Review and within the boundaries of the City of Los Angeles are included.
Some Zipcodes might only be partially within the boundaries of the City of Los Angeles. In this case, the Zipcode is included above, but only listings which fall within the boundaries of the city are included in the data.