BEVERLY HILLS · RENTAL MARKET REPORT

Beverly Hills Rental Market — Q1 2026

What homes and units are leasing for across Beverly Hills (90210 · 90211 · 90212), what's changed, and what it means whether you own one home or a whole building.

AT A GLANCE

AVG. ASKING RENT	MONTH-OVER-MONTH	ACTIVE LISTINGS	MARKET TEMP.
$4,500	**+$151**	**385**	**Warm**
+5.3% year over year	+3.5% vs last month	Steady supply	Demand above U.S. avg.

ASKING RENT BY PROPERTY TYPE

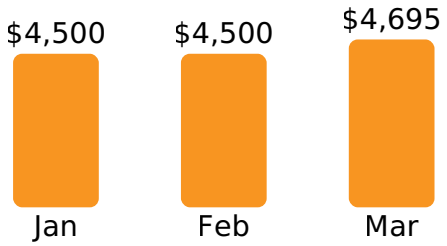
PROPERTY TYPE	TYPICAL ASKING RENT	WHAT'S DRIVING IT
Single-family home	$8,000 – $200,000+	Enormous spread — estate rentals pull the average up; most leasable homes sit well below the top.
Condo / townhome	$3,500 – $6,500	Leases at a premium to comparable apartments for the space and amenities.
Apartment	$2,050 – $4,200	The tightest, most liquid band — the bulk of professionally managed inventory.

Apartment figures: Zillow Rentals, May 2026. Condo and single-family ranges are directional — Beverly Hills per-type medians are skewed by ultra-luxury estate leases. For an exact number on a specific property, request a free rent analysis.

RENT BY BEDROOM

UNIT	MEDIAN ASKING	YOY
Studio	$2,050	+4.1%
1 bedroom	$2,950	+5.7%
2 bedroom	$4,200	+5.0%
3 bedroom	$7,000	+3.4%

Q1 RENT TREND



HOW BEVERLY HILLS COMPARES

Beverly Hills	**$4,500**
West Hollywood	$3,350
Culver City	$3,100
Los Angeles	$2,656
U.S. average	$2,000

RENT-INCREASE CEILING THIS YEAR

3.27%

Beverly Hills caps annual rent increases at **the greater of 3% or CPI** (L.A. County). For most rent-stabilized units the current ceiling is **3.27%** (Sept 2025–Aug 2026). Confirm the figure that applies to your building before serving notice.

WHAT THIS MEANS FOR YOU

If you own a home or condo

Asking rents held firm through Q1 and demand is warm, so well-presented homes are leasing without deep discounts. Price to the comparable band — not the estate-rental headlines — and lead with a clean, photo-ready listing to lease faster and avoid carrying an empty month.

If you own a building

With rents up ~5% year over year, the gap between in-place and market rent is widening — turnover can be an opportunity, but only against the 3.27% cap on sitting tenants. Time renewals deliberately, document every increase, and weigh turn cost vs. the lift before pushing a unit to market.

Curious what your Beverly Hills property would rent for?

Get a free, no-obligation rent analysis for your specific address — owner to owner.

Get My Free Analysis →

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★★★★★ **4.9 · 60+ Google reviews**

Sources & method. Asking-rent, listing-count, year-over-year and monthly figures: Zillow Rentals, Beverly Hills, CA (last updated May 30, 2026). Rent-increase ceiling: City of Beverly Hills Rent Stabilization Ordinance (Chapter 6). Figures are area asking-rent averages and will differ from any individual property. Informational only — not legal or financial advice.

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