

LABarometer

Livability & Affordability

TRACKING REPORT, WAVES 1-6

DECEMBER 18, 2025

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Background and Methods

The LABarometer Livability & Affordability survey tracks neighborhood livability and affordability stress in Los Angeles County, guided by the principle that a livable neighborhood is one in which residents feel happy, healthy, safe, socially connected, and have access to affordable goods, services, and amenities.

The survey covers the following topics: life satisfaction, stress, housing quality and plans, neighborhood satisfaction, crime and safety, social engagement, as well as the accessibility and affordability of four key resources in Los Angeles County – housing, healthcare, food, and education.

This document tracks key outcomes of interest from Waves 1-6 of the Livability & Affordability survey. For an exhaustive list of variables included in the Livability & Affordability surveys, please refer to the Longitudinal File codebook.

Survey Methodology

All LABarometer surveys are fielded to the LABarometer Panel, a probability-based Internet panel of adults living in households throughout Los Angeles County. From 2019 to 2022, LABarometer survey waves comprise four surveys, fielded three to six months apart. The surveys cover the following topics: Livability, Mobility, Sustainability & Resilience, and Affordability & Prosperity.

In 2022, LABarometer moved to a biannual survey frequency and these four surveys were combined and reduced in size to two surveys, one on Livability & Affordability and one Mobility & Sustainability. The Mobility & Sustainability survey is fielded in January/February of each year and the Livability & Affordability Survey is fielded in July/August of each year. Field periods range from 8-14 weeks.

Following UAS protocols, all LABarometer surveys are fielded in English and in Spanish. To participate in a survey, panel members can use any computer, cell phone, or tablet with Internet access. The majority of panel members have their own internet access. Panel members who do not have access to internet are provided with an internet-enabled tablet to ensure their regular participation in our surveys.

Survey and Sample Information

A total of 2,608 Los Angeles County residents have participated in any given wave of the Livability & Affordability survey. Participants were recruited from the LABarometer Panel and survey participation rates ranged from 71% to 79%.

Details for each survey, including links to individual survey toplines, are provided in the informational table below. For waves 1 and 2, "L" is used to denote the Mobility survey module and "A" is used to denote the Sustainability survey module.

Variable names and question wording are not provided in this release. To see the questions used in any given survey, please refer to the associated survey codebook, questionnaire, or topline.

Survey	UAS #	Sample Size	Completion Rate	Field Dates	Topline Link
Wave 1 (L)	UAS 194	1440	79%	Jul 19, 2019 – Sep 30, 2019	UAS 194 Topline
Wave 1 (A)	UAS 312	1326	74%	Sep 30, 2020 – Nov 1, 2020	UAS 312 Topline
Wave 2 (L)	UAS 320	1386	79%	Nov 9, 2020 – Jan 7, 2021	UAS 320 Topline
Wave 2 (A)	UAS 403	1256	74%	Jul 19, 2021 – Sep 5, 2021	UAS 403 Topline
Wave 3	UAS 468	1178	73%	Jun 22, 2022 – Sep 4, 2022	UAS 468 Topline
Wave 4	UAS 566	1523	71%	Jul 13, 2023 – Sep 30, 2023	UAS 566 Topline
Wave 5	UAS 637	1507	75%	Jul 24, 2024 – Oct 15, 2024	UAS 637 Topline
Wave 6	UAS 739	1289	71%	Aug 28, 2025 – Nov 14, 2025	UAS 739 Topline

Survey Weights

The method for creating sample weights for the tracking survey follows the general procedure for UAS surveys described [in CESR's online methodology documentation](#). Sample weights are constructed in two steps. First, we calculate a base weight that corrects for unequal probabilities of selection of different households into the UAS. Second, we generate post-stratification weights, which align sample distributions of key demographics, namely gender, race/ethnicity, age, education, and geographic location, with their population counterparts. Population benchmarks are derived from the Basic Monthly Current Population Survey (CPS). The provided sample weights bring the sample in line with the L.A. County adult population.

About the Panel

The LABarometer Panel is a probability-based, Internet panel of approximately 1,800 adults living in households throughout Los Angeles County. It is a sub-panel of the Understanding America Study (UAS), a national Internet panel of 15,000 Americans maintained by the USC Dornsife Center for Economic and Social Research. Following UAS procedures, LABarometer panel members are recruited in batches and refreshed through address-based sampling using postal codes. Eligible individuals are all non-institutionalized adults aged 18 and older living in a contacted household in Los Angeles County.

About LABarometer

LABarometer is a research center housed at the USC Dornsife Center for Economic and Social Research (CESR). We conduct basic and applied social science research on issues affecting Los Angeles County residents, with the aim of informing academic research, public discourse, and policy. At the heart of our research is the LABarometer Panel, a probability-based Internet survey panel of approximately 2,000 adults randomly selected from households throughout Los Angeles County.

LABarometer surveys are fielded to the LABarometer Panel on a biannual basis to monitor social and economic conditions in Los Angeles County. These longitudinal surveys focus on four dimensions of individual and community well-being: livability, affordability, mobility, and sustainability. LABarometer surveys include questions about residents' lives, their attitudes and behaviors, and the challenges they encounter in their communities, filling data gaps on topics ranging from housing insecurity and climate resilience, to transportation behavior and the economy.

Survey Team

Kyla Thomas, Ph.D., is the Director of LABarometer and a Sociologist at the USC Dornsife Center for Economic and Social Research.

Marco Angrisani, Ph.D., is the Survey Methodologist for LABarometer and a Senior Economist at the USC Dornsife Center for Economic and Social Research.

Evan Sandlin, Ph.D. is the Data Analyst for LABarometer and a Research Manager at the USC Dornsife Center for Economic and Social Research.

Michele Warnock is Center Assistant for the USC Dornsife Center for Economic and Social Research.

Nicholas Aldrich, is a Research Assistant for LABarometer and an undergraduate student at USC.

Report Highlights

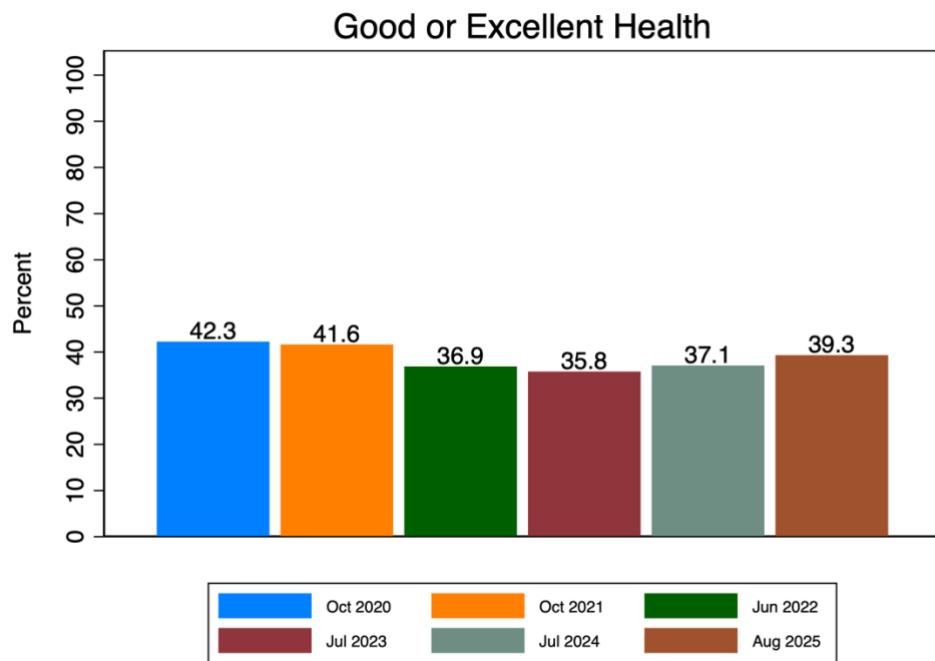
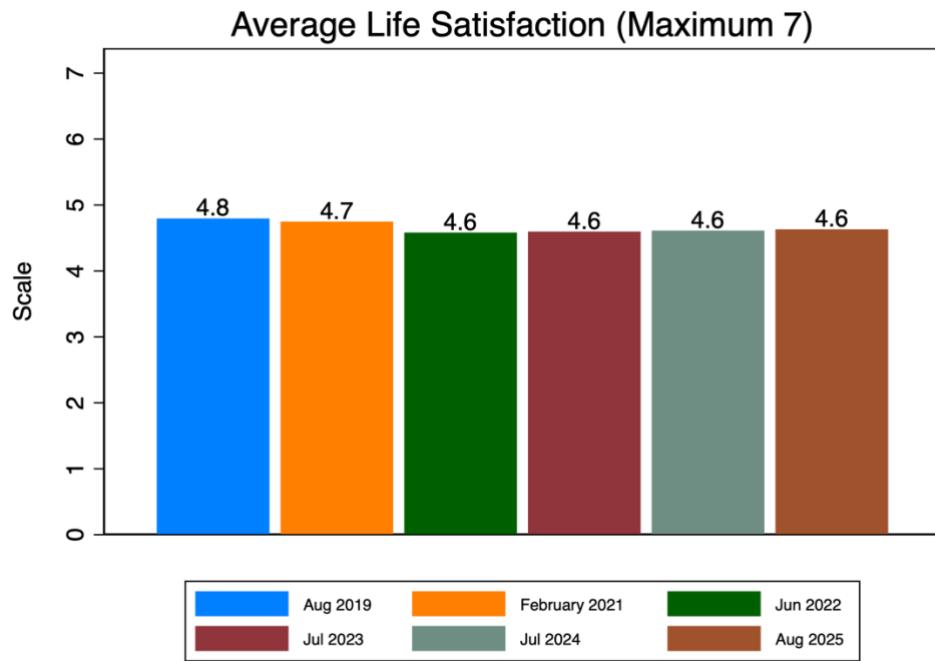
Snapshot of L.A. County Residents

- Mental health and well-being
 - 39% report good or excellent health
 - 35% experiencing psychological distress
- Housing arrangements
 - 53% live in a single-family home; 52% rent their home
 - 4% plan to move out of Los Angeles in the next year
- Housing affordability and access
 - 53% of renters and 21% of homeowners are housing cost burdened
 - 15% live in overcrowded homes (more than 2 people per bedroom)
 - 62% are satisfied with their current housing
- Neighborhood conditions
 - 64% are satisfied with their neighborhood
 - 25-27% report high crime, vandalism, loitering in their neighborhood
- Health care affordability and access
 - 90% have medical insurance; 10% report medical debt
- Social relations
 - 15% socialize often with neighbors
 - 52% experienced day-to-day discrimination in the last year

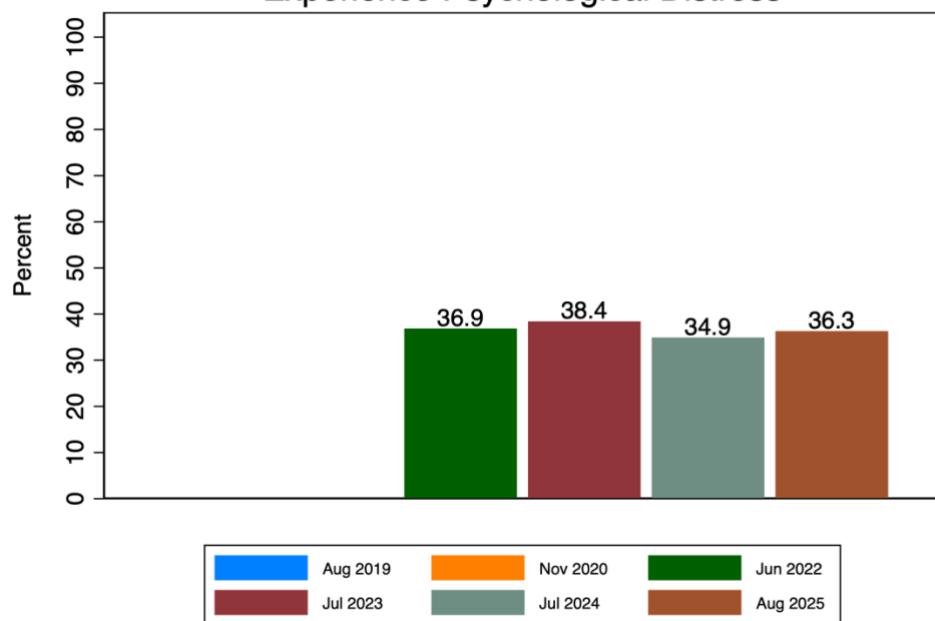
Notable Changes from Last Wave (Summer 2025)

- Housing costs increased
 - Median monthly rent increased by 3%, from \$1500 to \$1550.
 - The maximum rent perceived as "affordable" increased 11%, from \$1800 to \$2000.
 - Median monthly mortgage stayed constant at \$2200.
- Housing instability decreased
 - Among recent movers, evictions and rent increases dropped sharply as reasons for moving.
 - Rate of rent burden decreased 3 percentage points - from 56% to 53%
 - Reports of missed housing payments continue to steadily decline each year
- Continued improvement in neighborhood conditions
 - Reports of high crime and loitering declined for a third consecutive year.
- Signs of decreasing inflation
 - Fewer individuals report increases in the cost of goods or housing in their neighborhoods although housing construction and development remains stagnant.

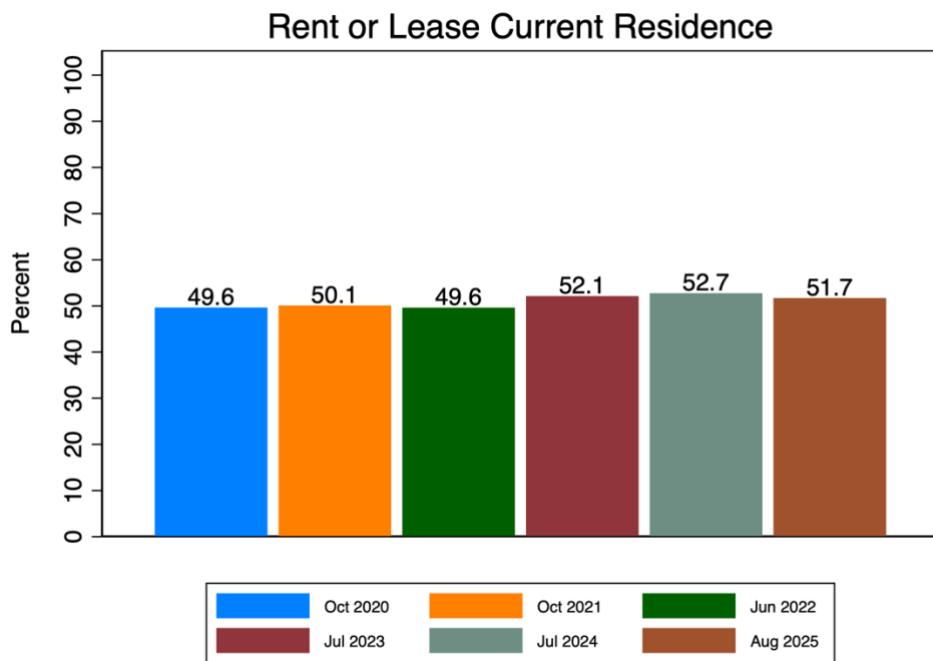
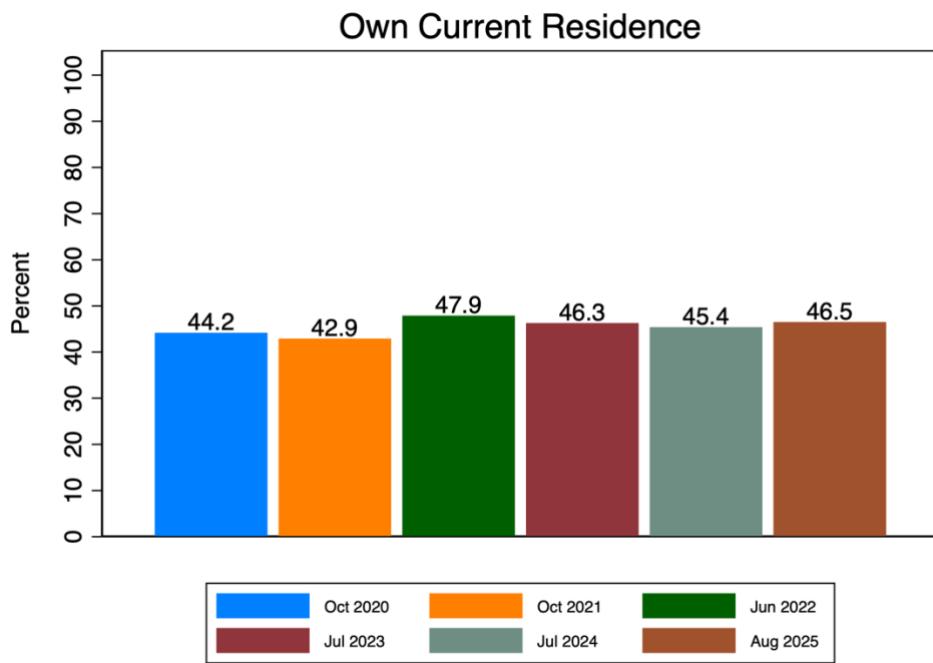
Health and Well-Being



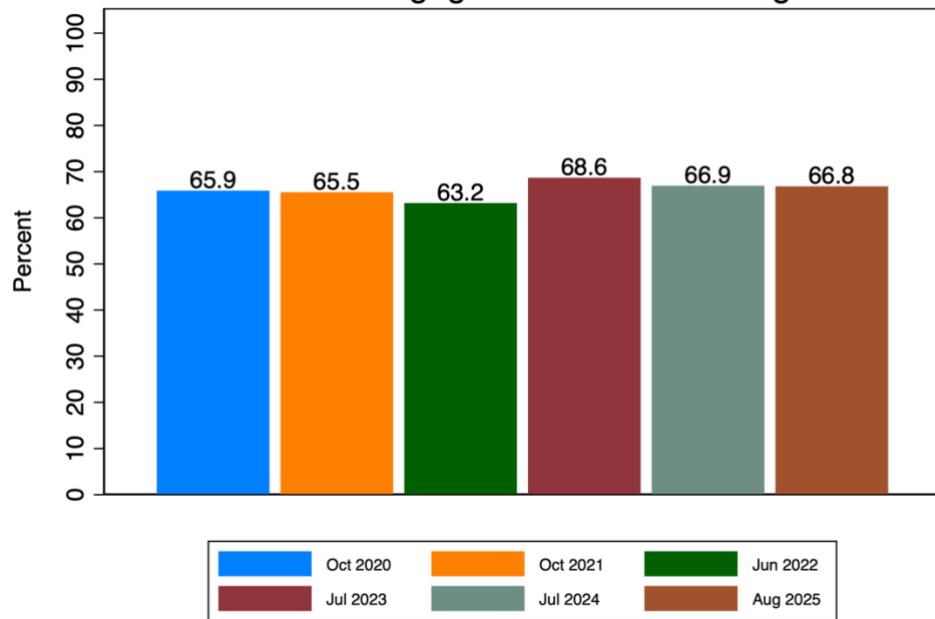
Experience Psychological Distress



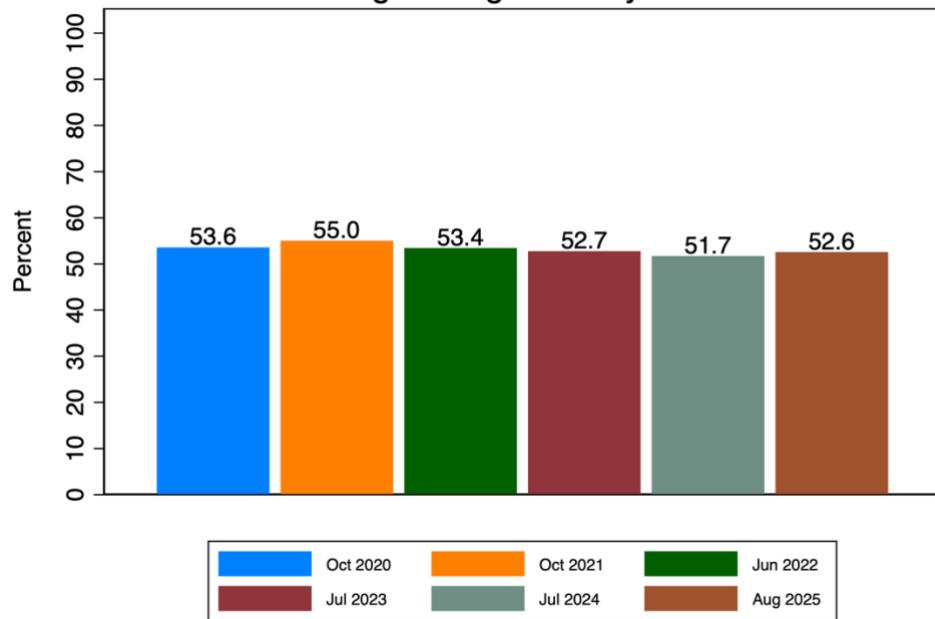
Housing Arrangements



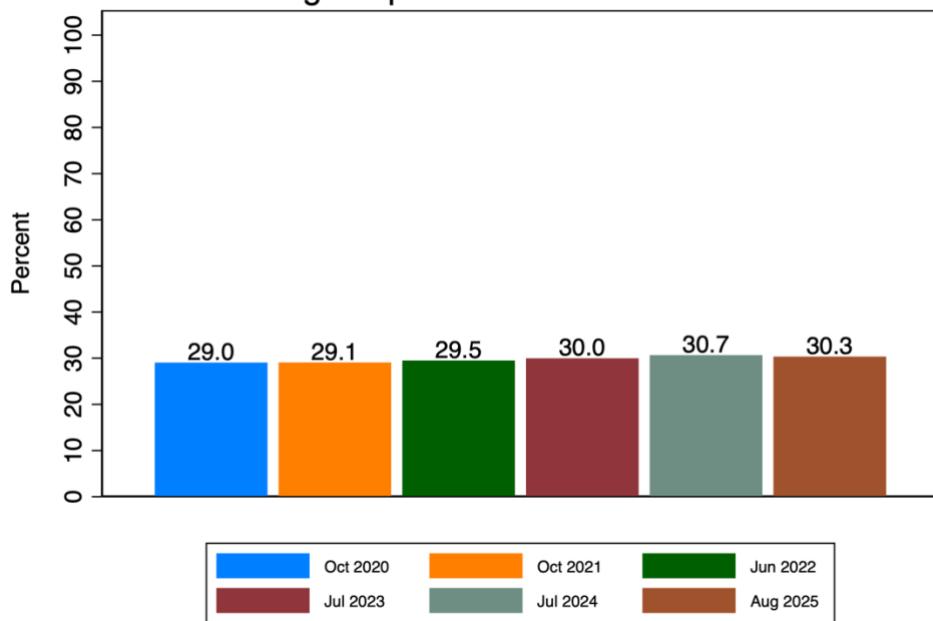
Have Mortgage or Loan on Housing



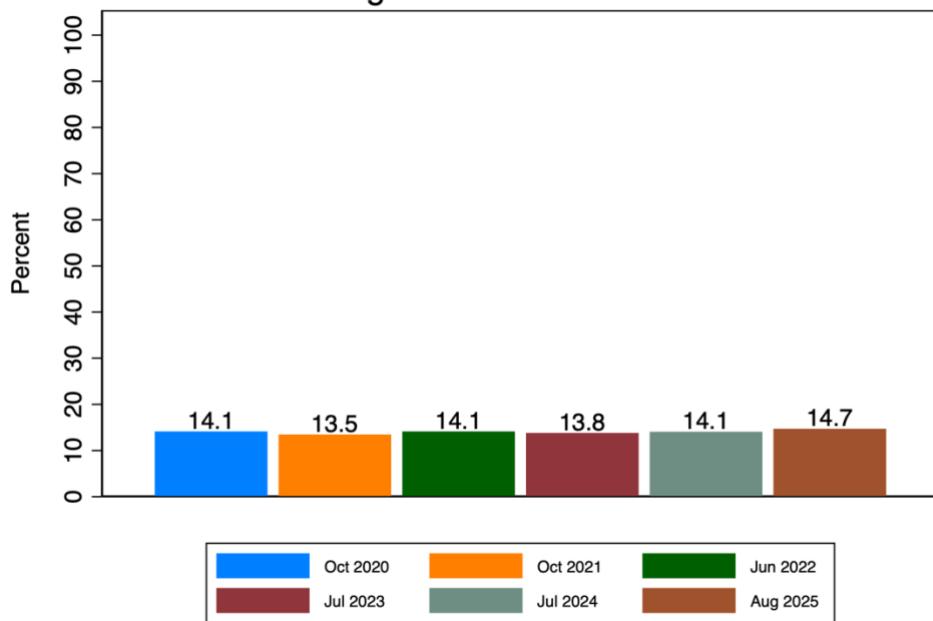
Living in Single-Family Home



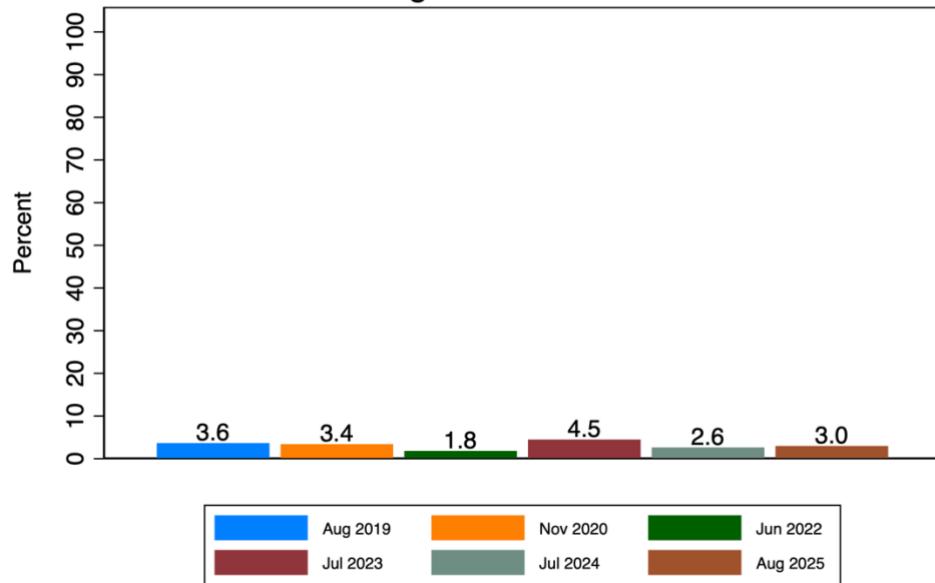
Living in Apartment/Guesthouse/Dorm



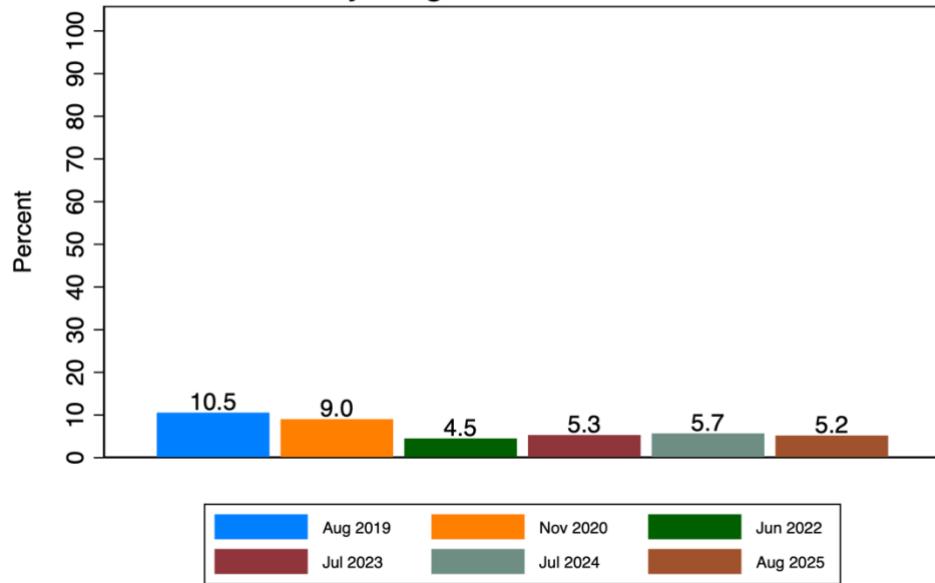
Living in Condo or Townhome



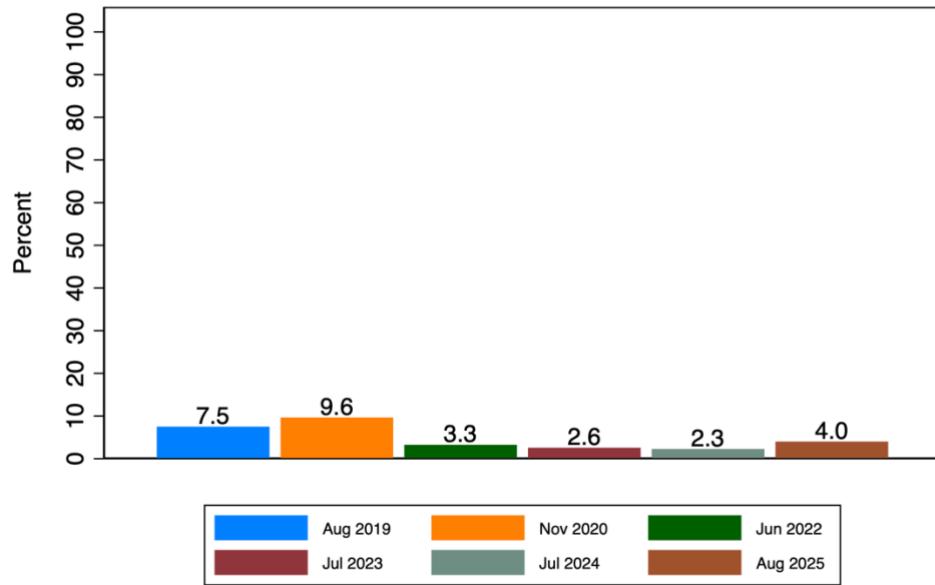
Plan to Move to New Residence in Same Neighborhood in the Next Year



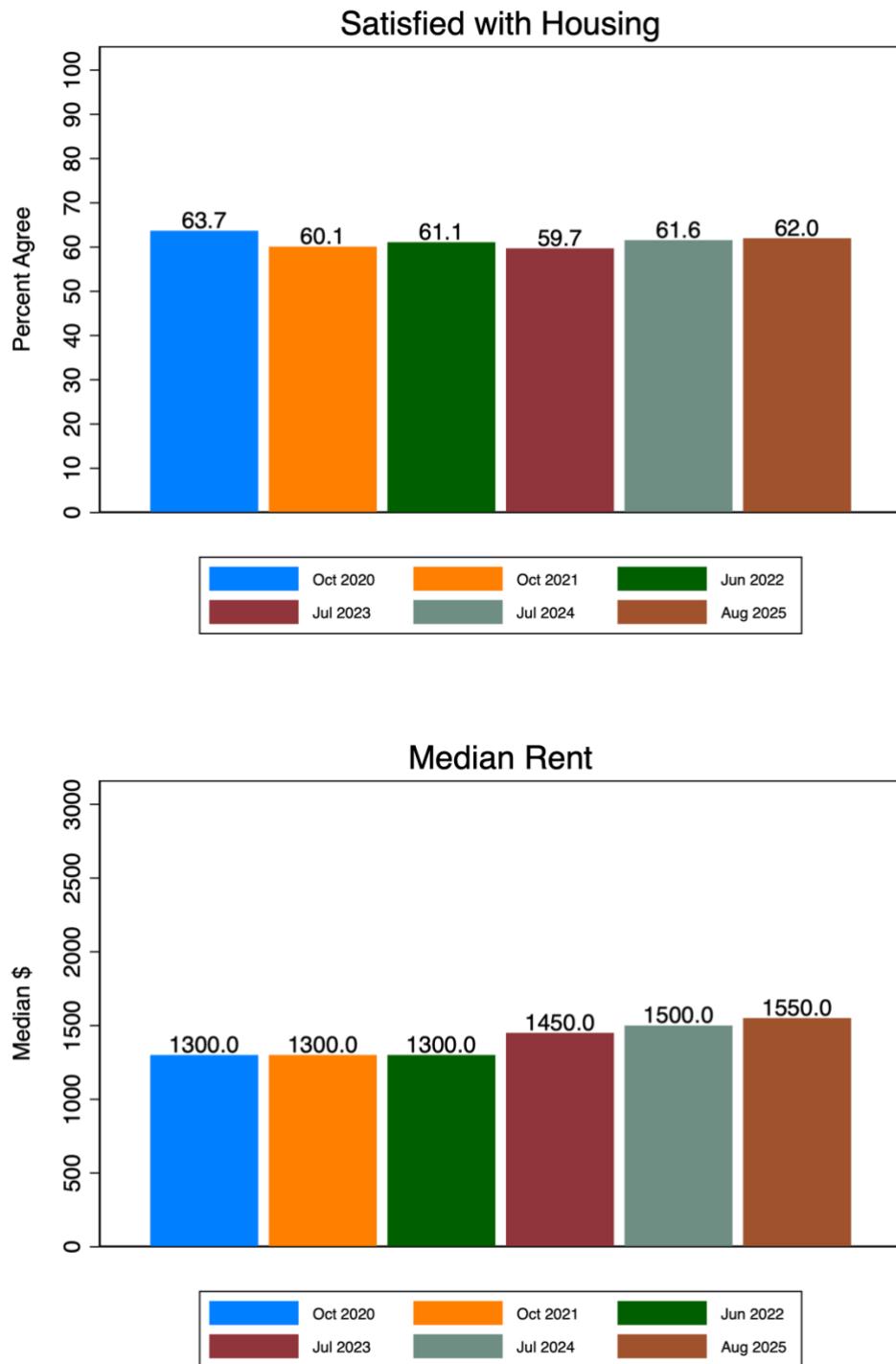
Plan to Move to New Residence in Different LA County Neighborhood in the Next Year



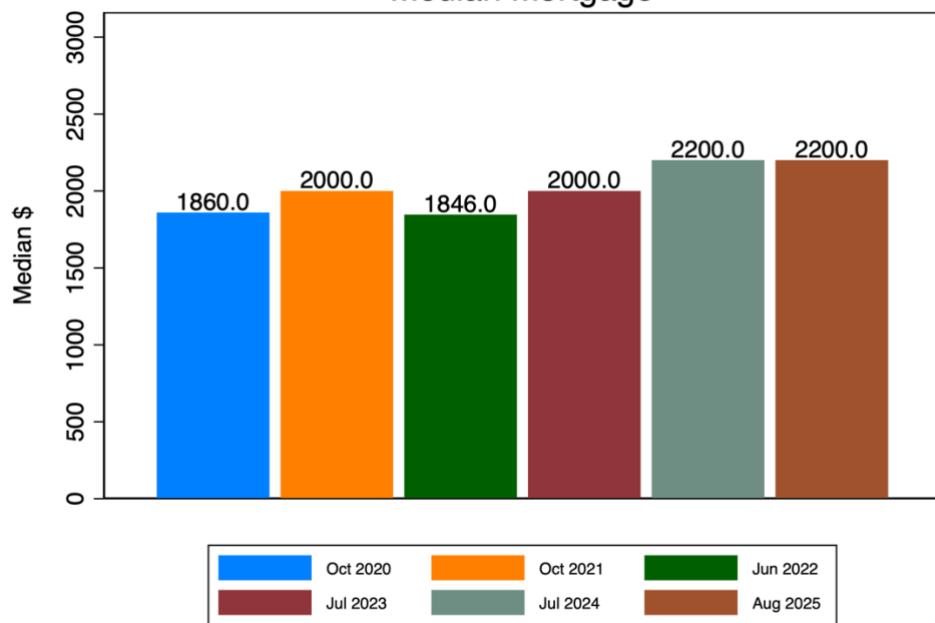
Plan to Move Out of LA County in the Next Year



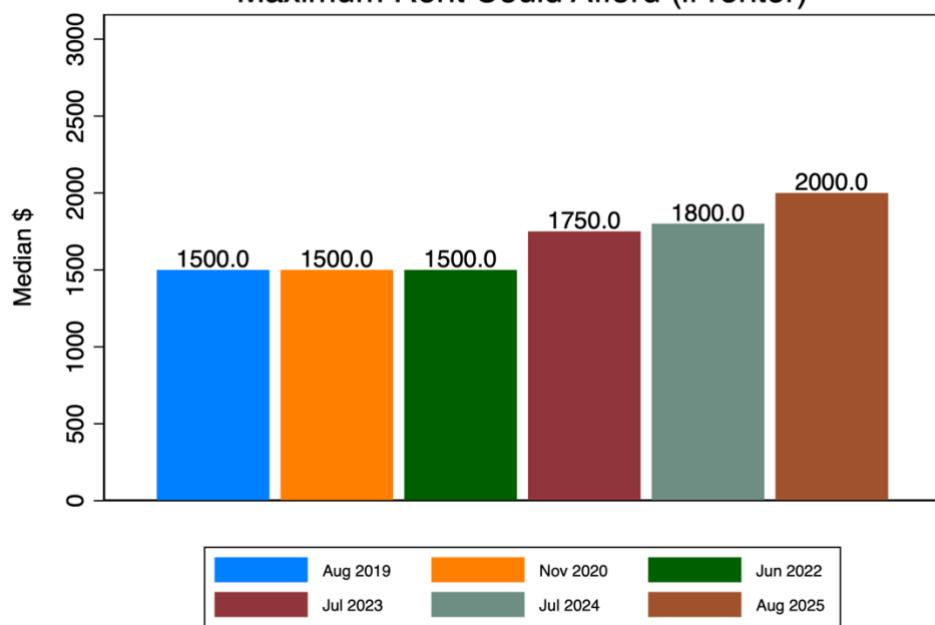
Housing Affordability and Access



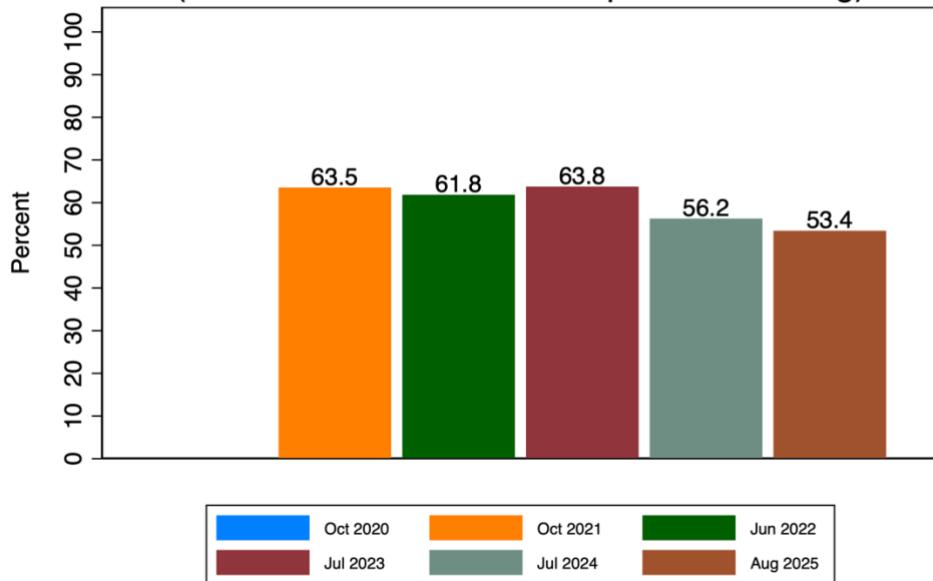
Median Mortgage



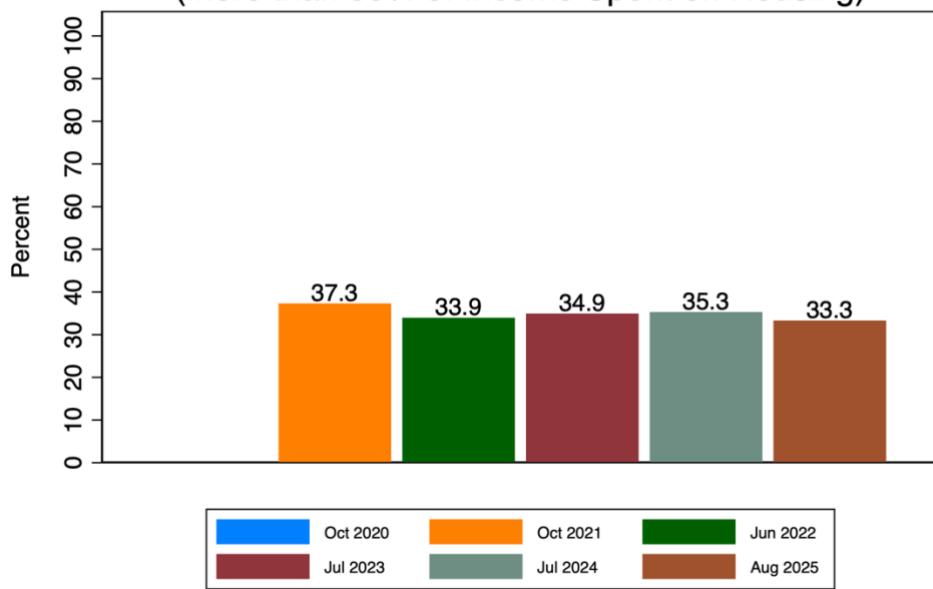
Maximum Rent Could Afford (if renter)



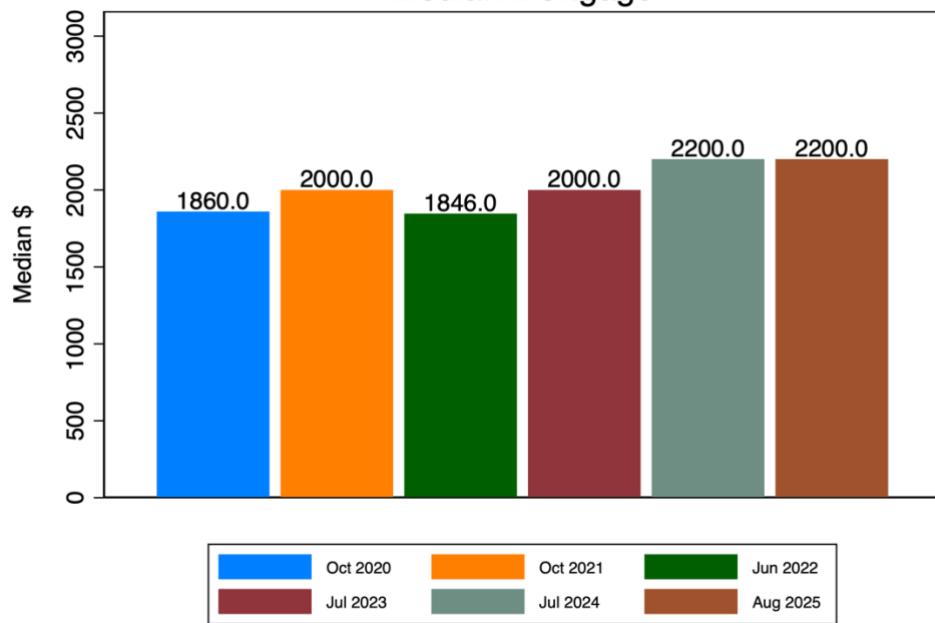
Rent Burdened
(More than 30% of Income Spent on Housing)



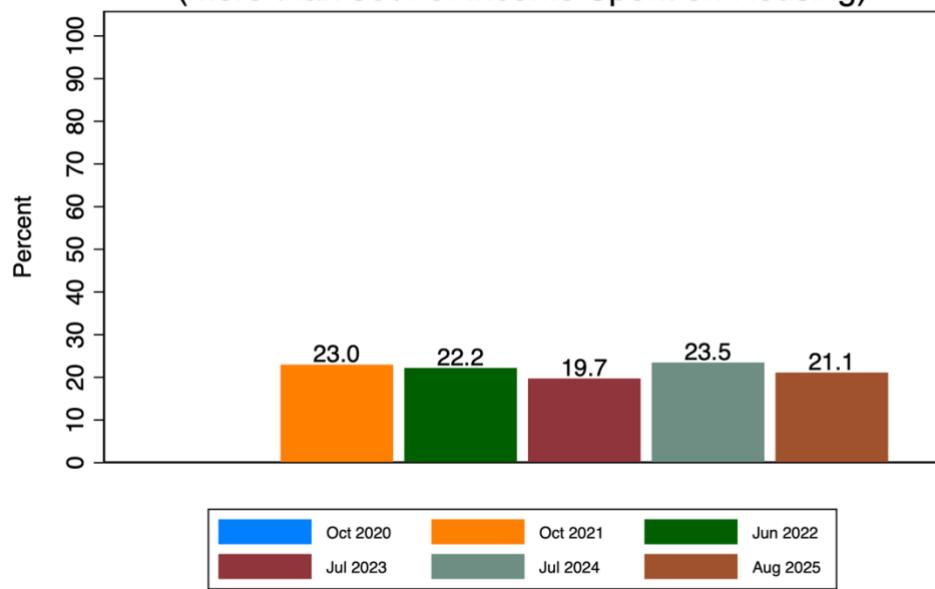
Extremely Rent Burdened
(More than 50% of Income Spent on Housing)



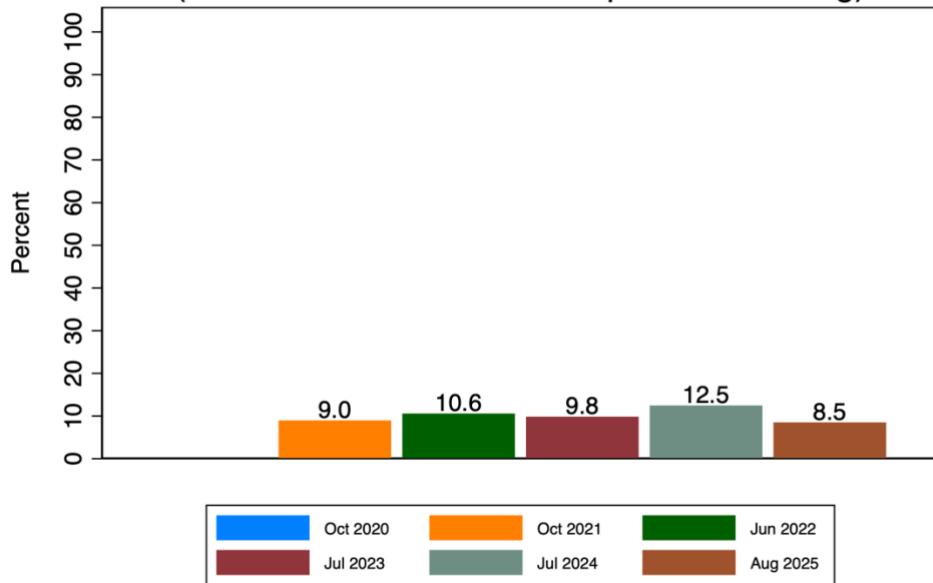
Median Mortgage



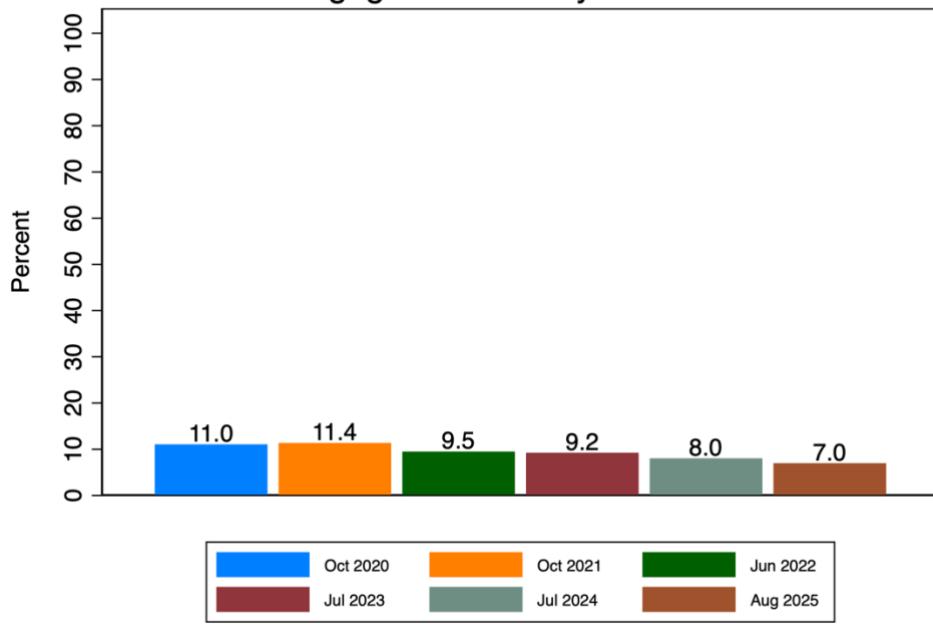
House Poor (More than 30% of Income Spent on Housing)



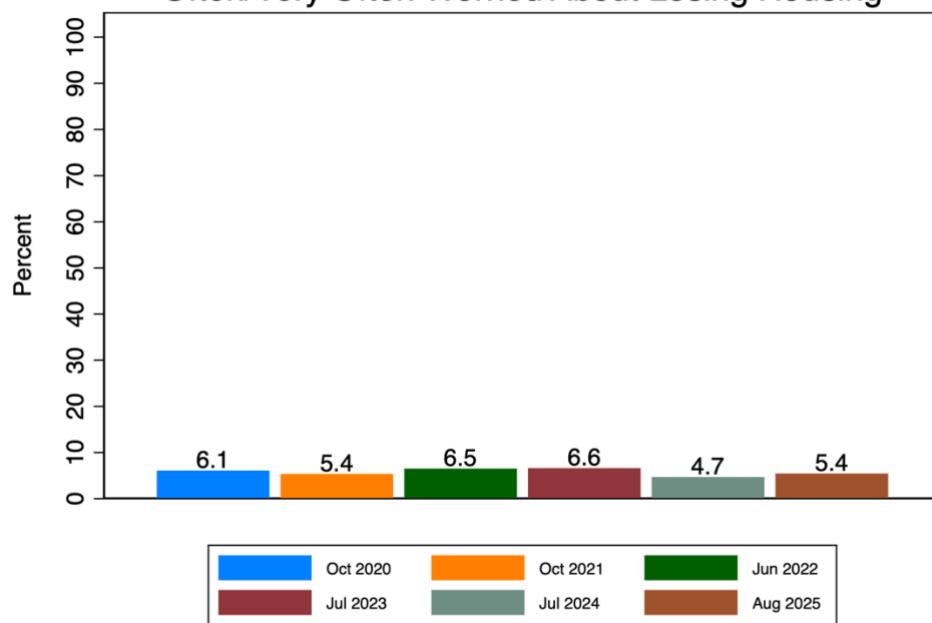
Extremely House Poor
(More than 50% of Income Spent on Housing)



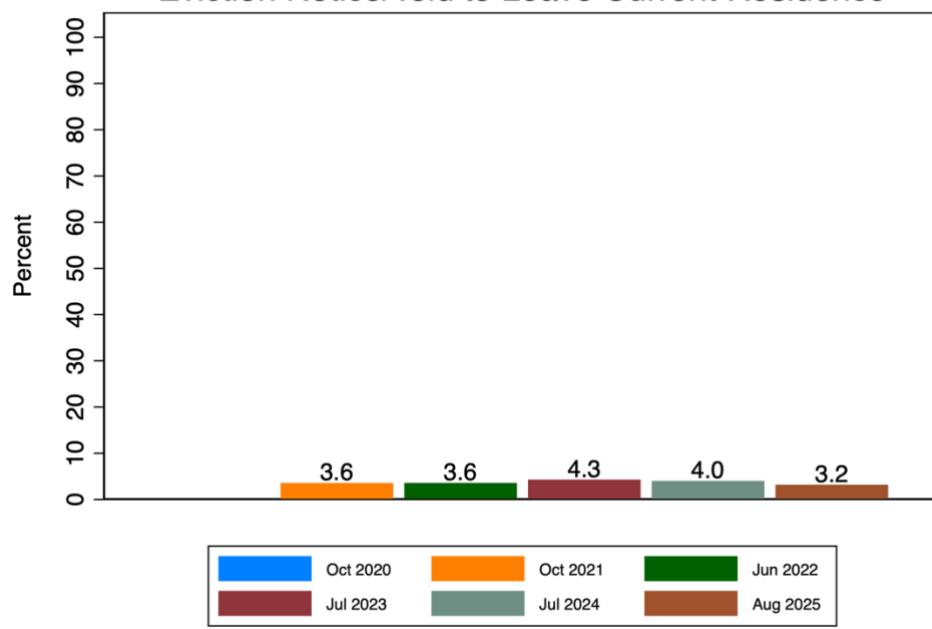
Late Mortgage or Rent Payment in Last Year



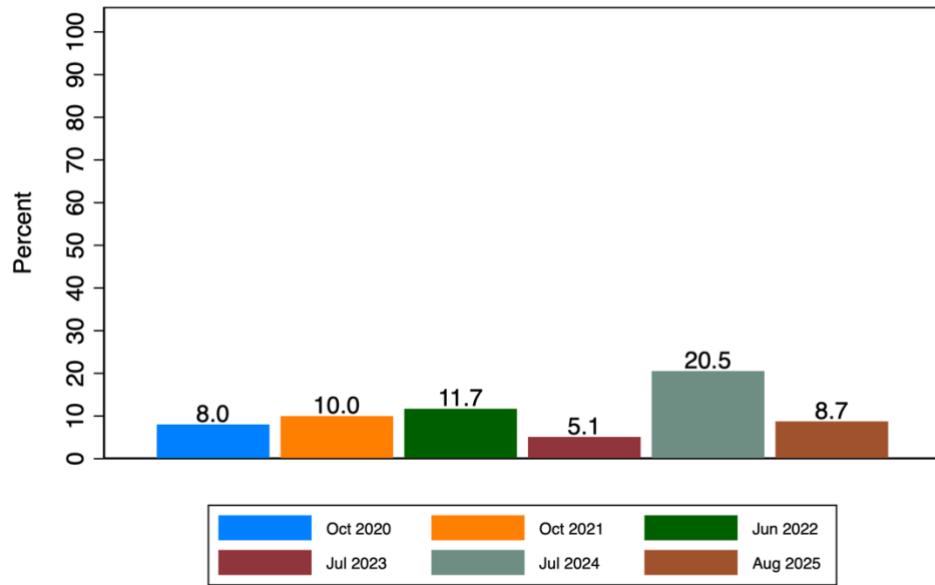
Often/Very Often Worried About Losing Housing



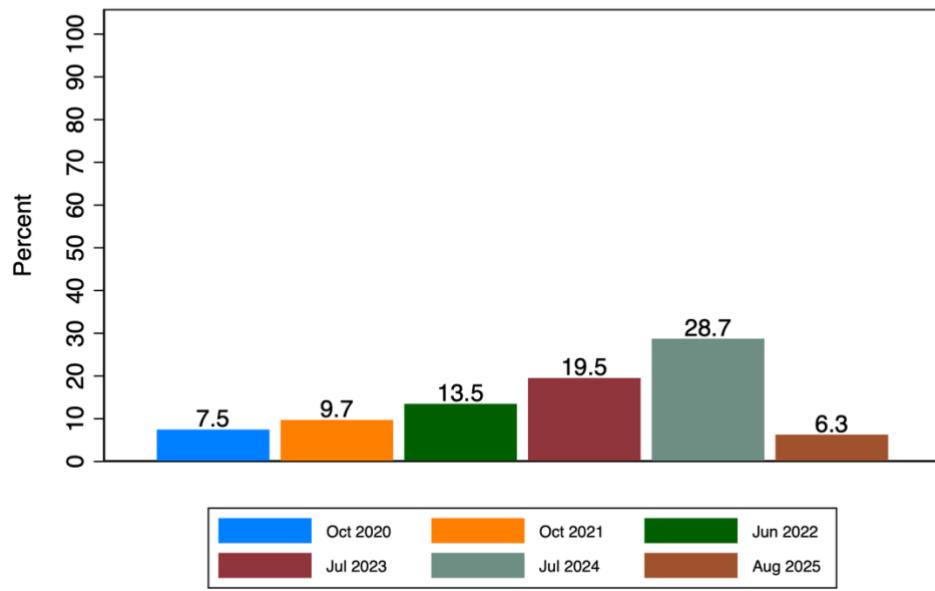
Eviction Notice/Told to Leave Current Residence



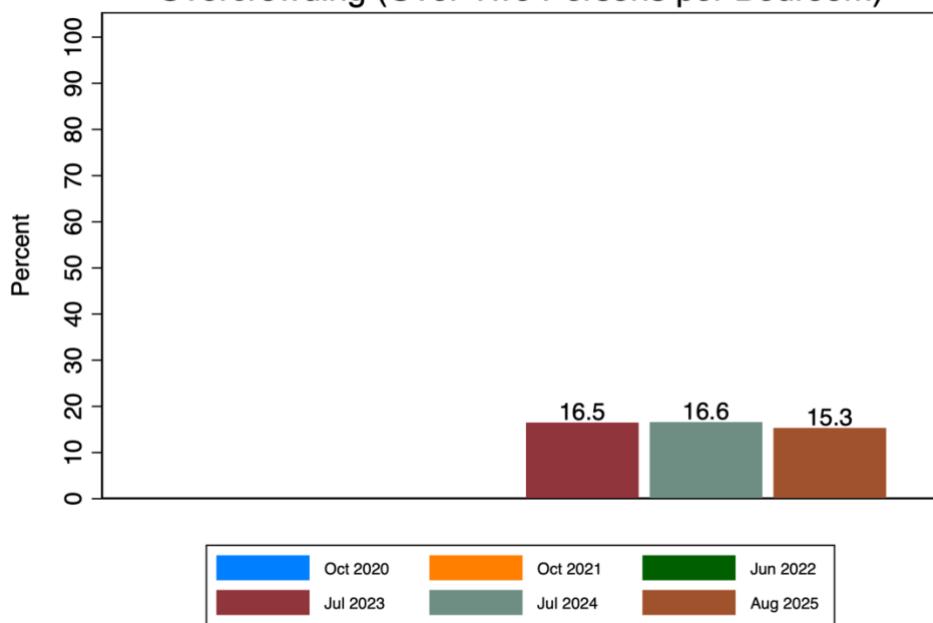
Evicted/Told to Leave Previous Residence if Moved in Last Year



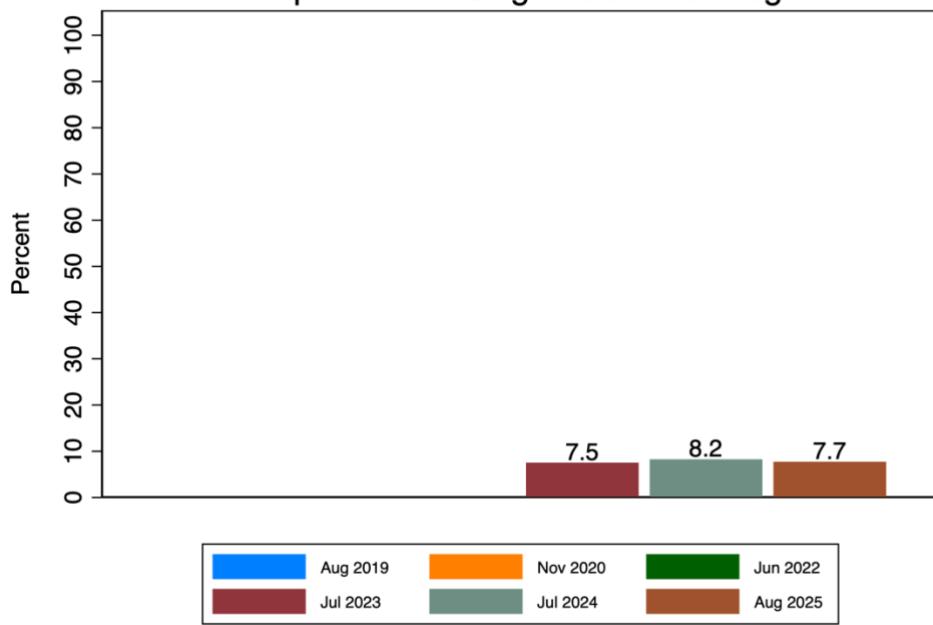
Landlord Raised Rent in Previous Residence if Moved in Last Year



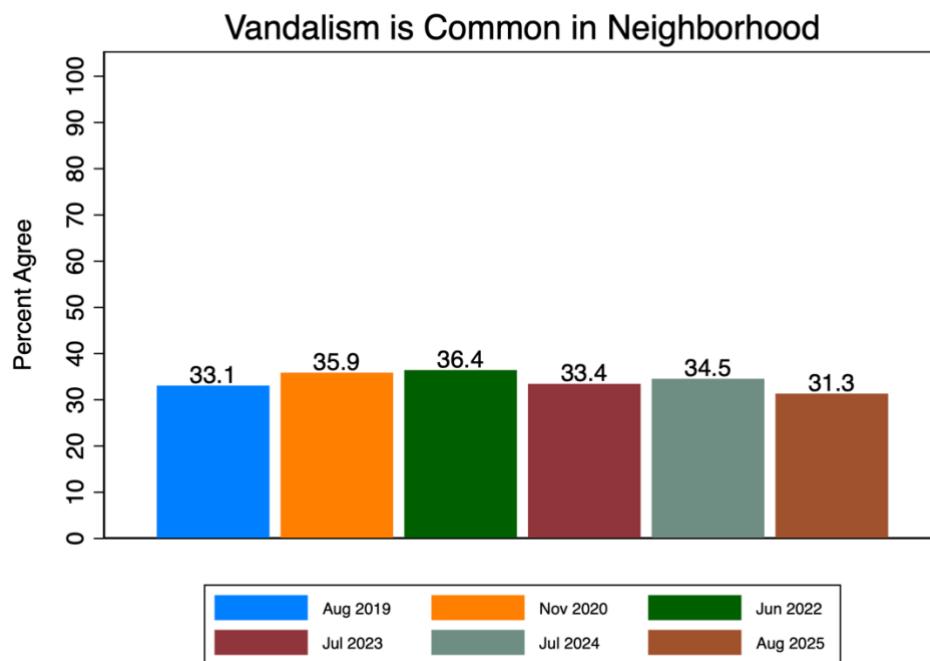
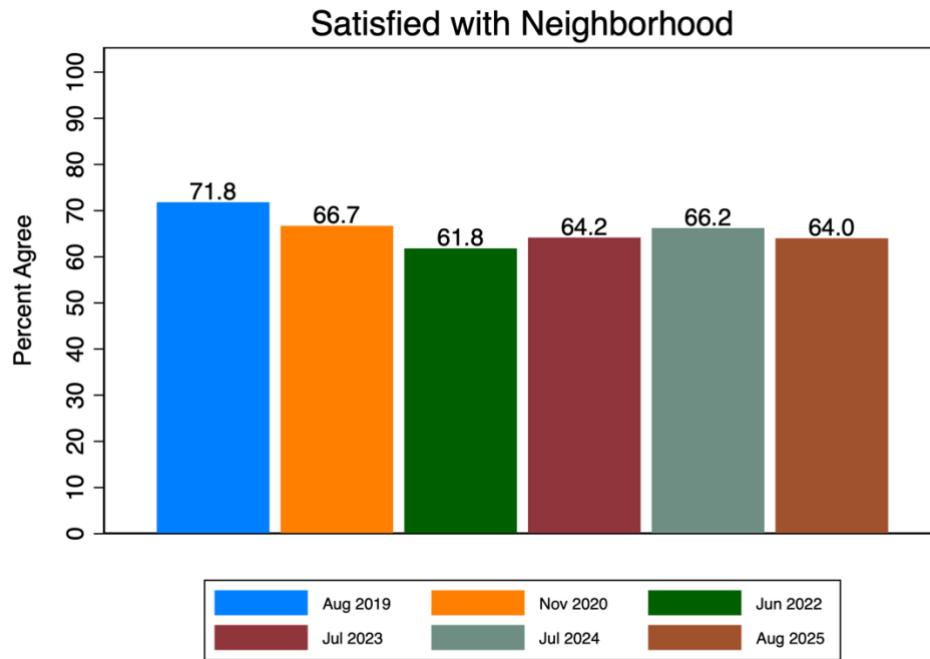
Overcrowding (Over Two Persons per Bedroom)



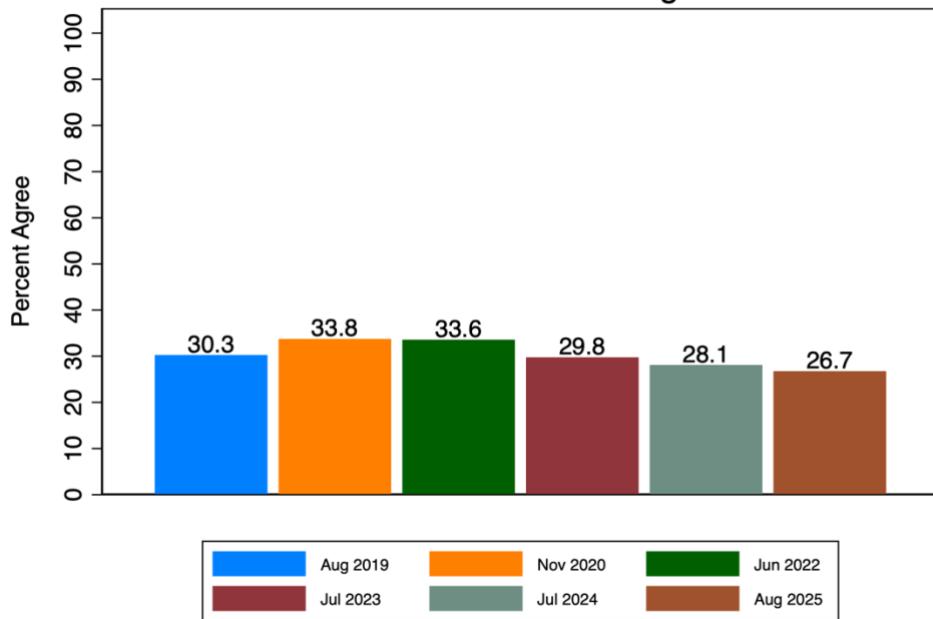
Participate in Housing Assistance Program



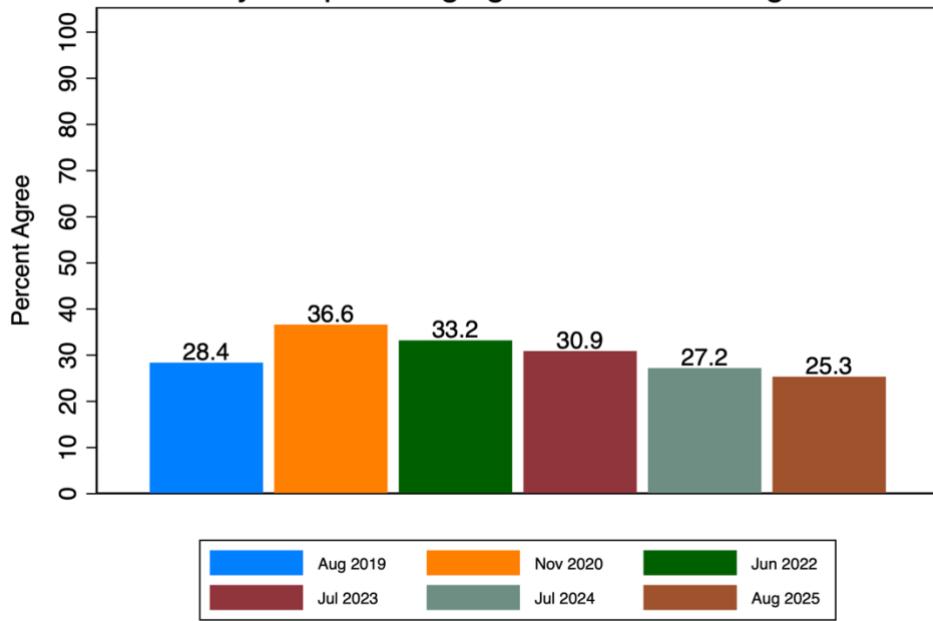
Neighborhood Conditions



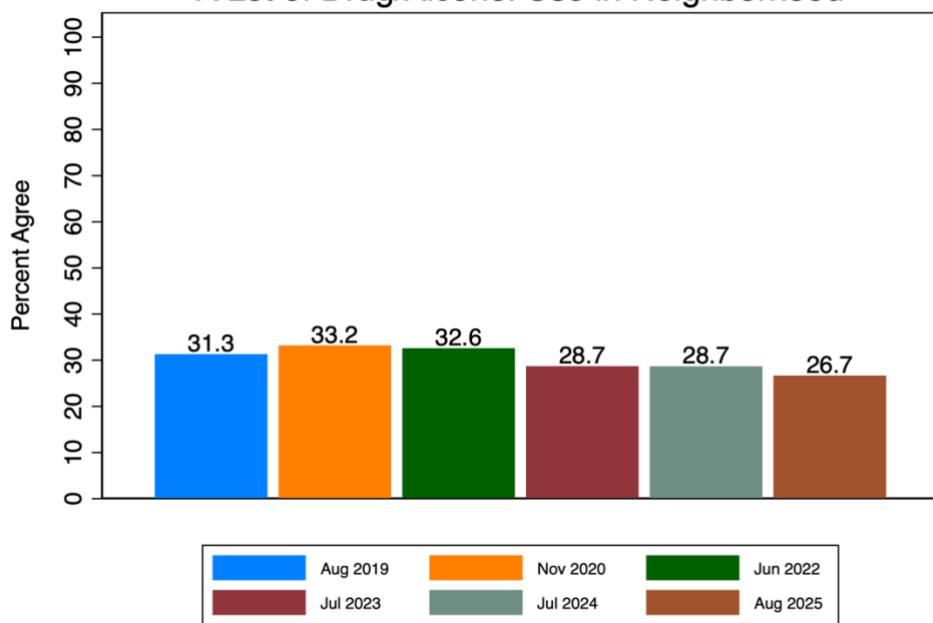
There is a Lot of Crime in Neighborhood



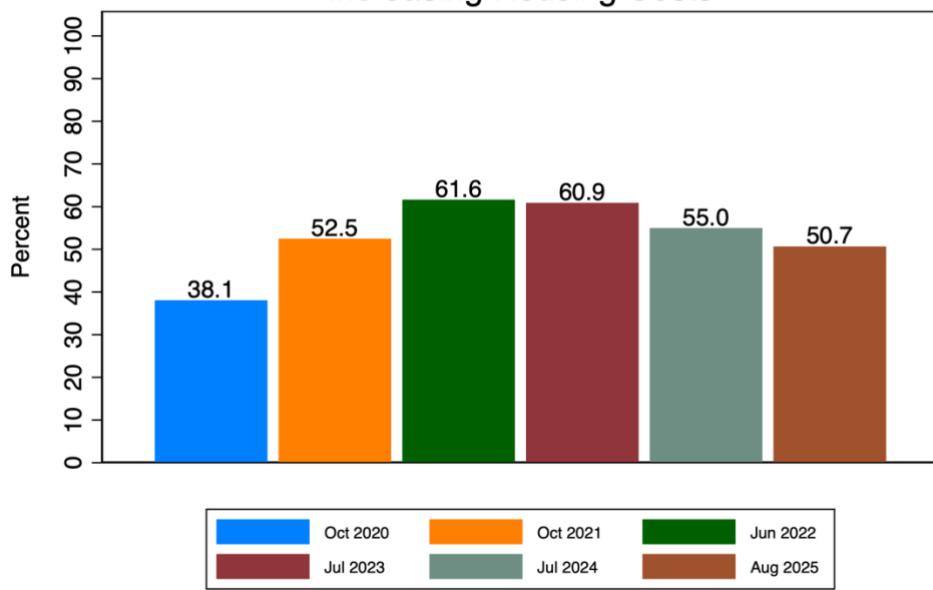
Too Many People Hanging on Streets in Neighborhood



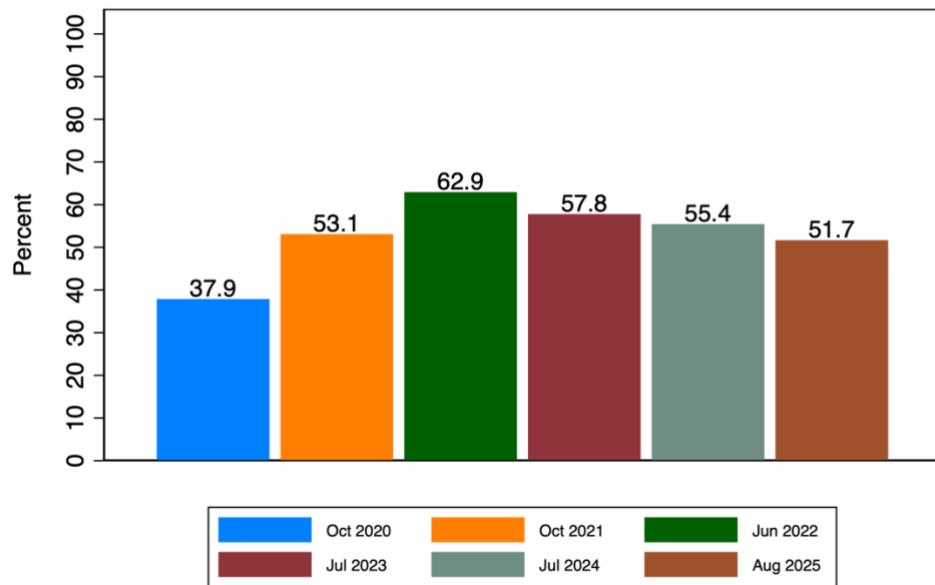
A Lot of Drug/Alcohol Use in Neighborhood



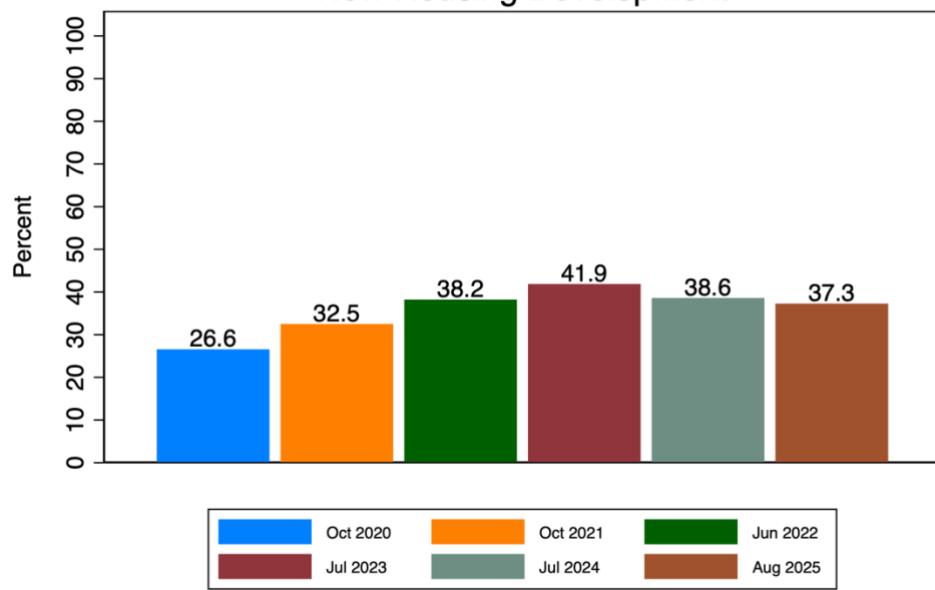
Perceived Neighborhood Change: Increasing Housing Costs



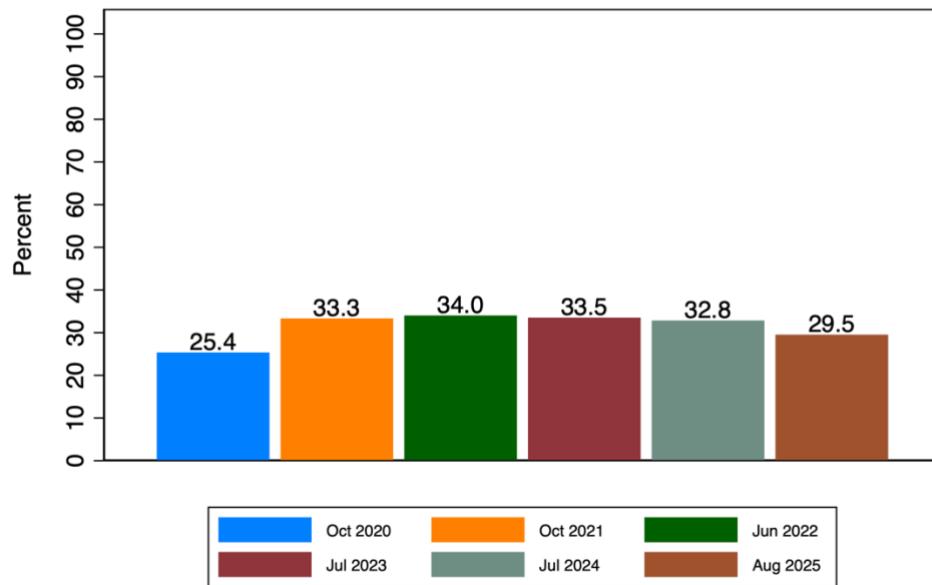
Perceived Neighborhood Change: Increased Costs of Goods/Services



Perceived Neighborhood Change: New Housing Development

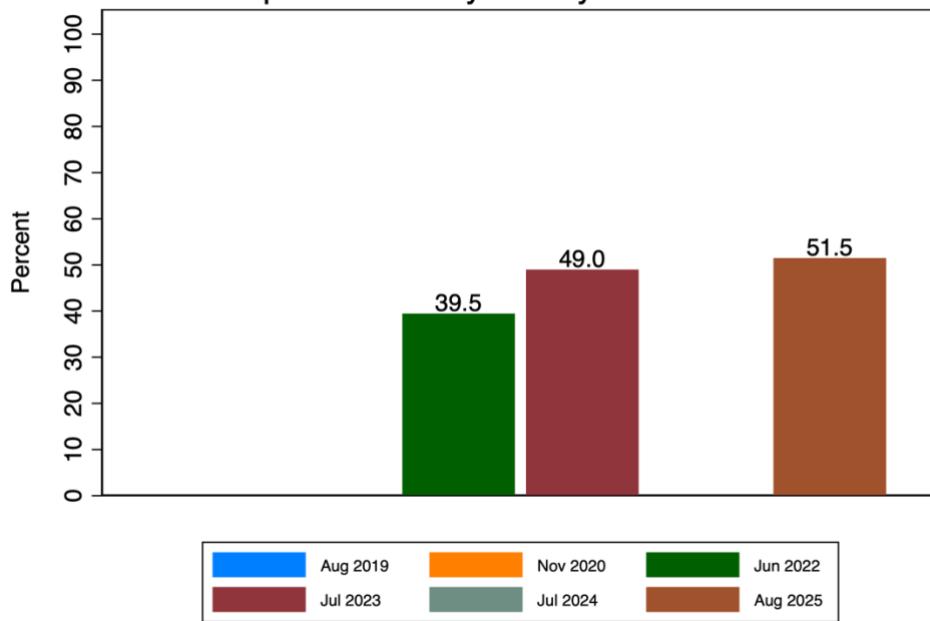


Perceived Neighborhood Change: More Construction

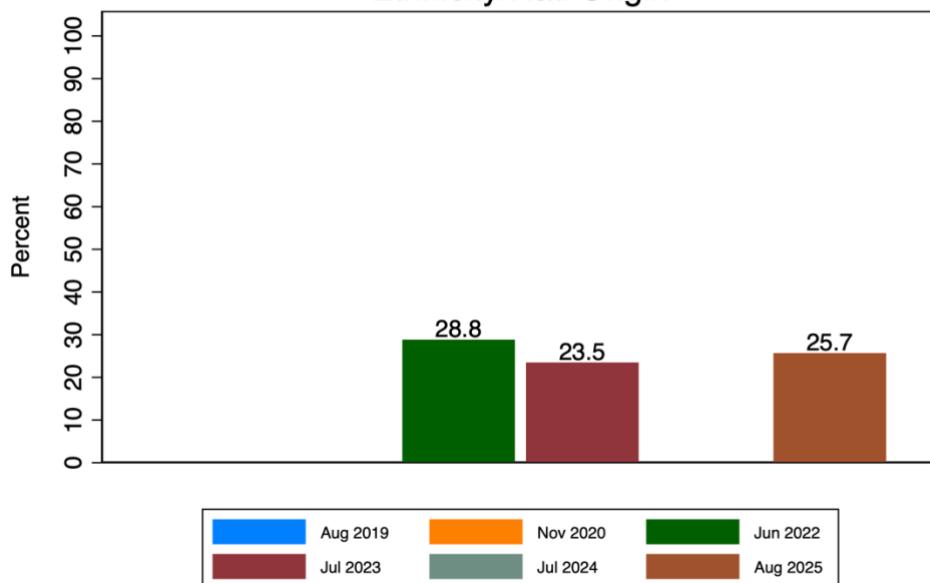


Social Relations

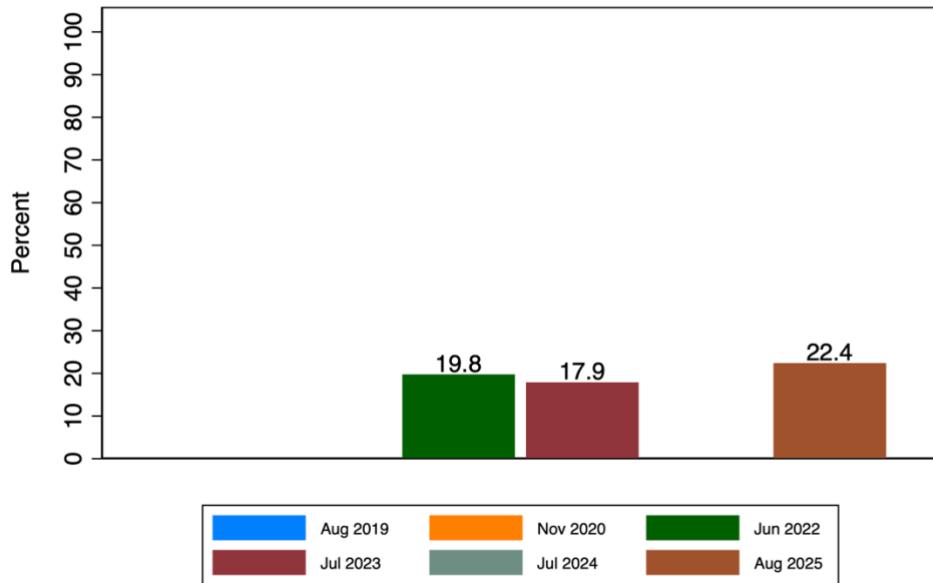
Experienced Day-to-Day Discrimination



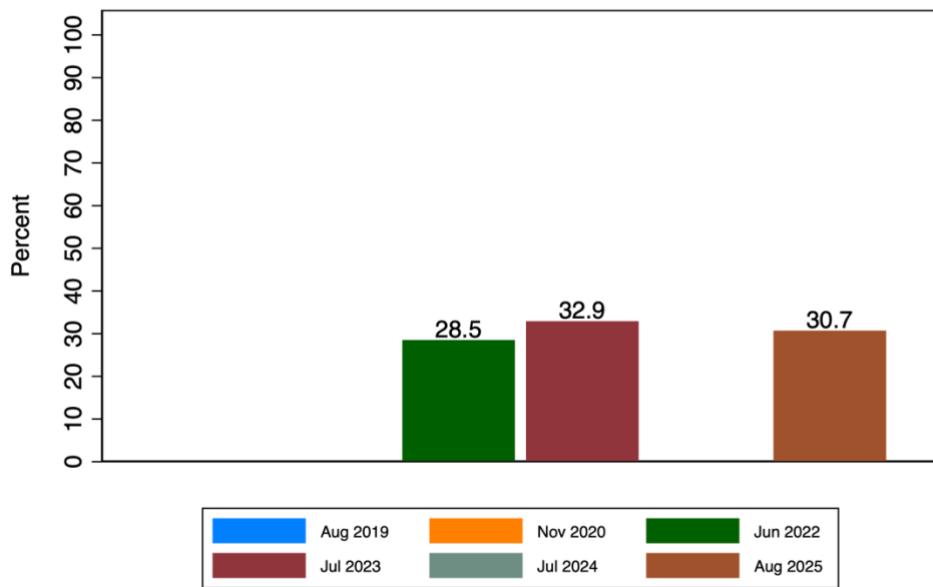
Reason for Day to Day Discrimination:
Ethnicity/Natl Origin



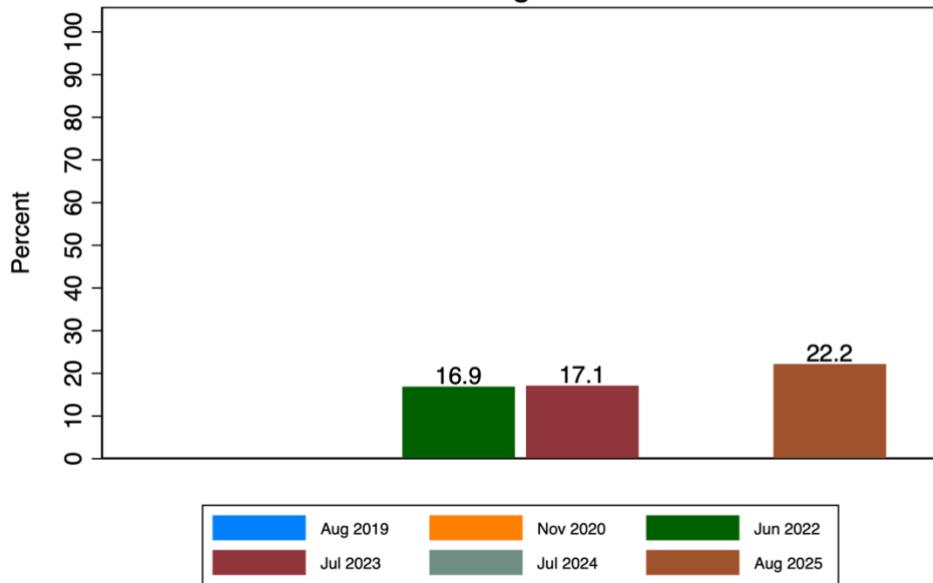
Reason for Day to Day Discrimination: Gender



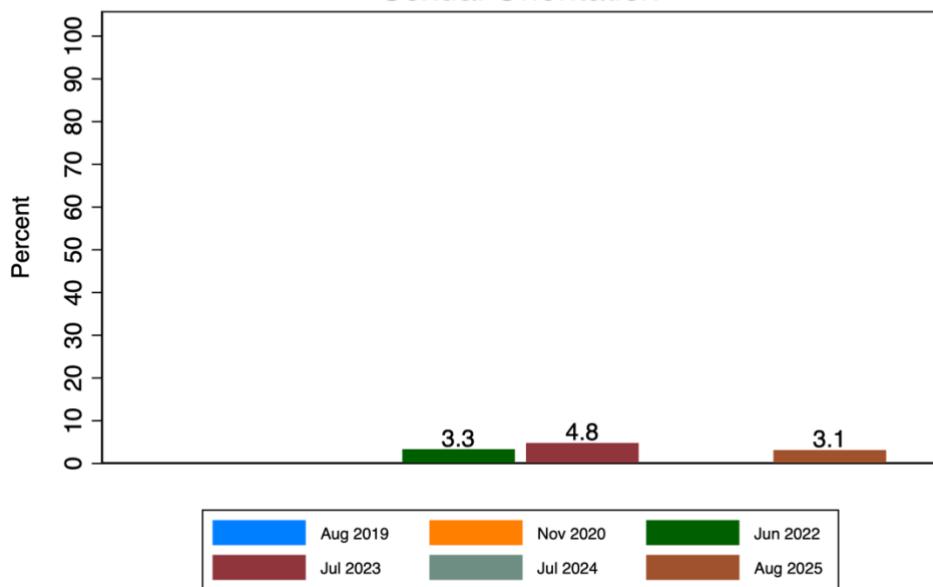
Reason for Day to Day Discrimination: Race



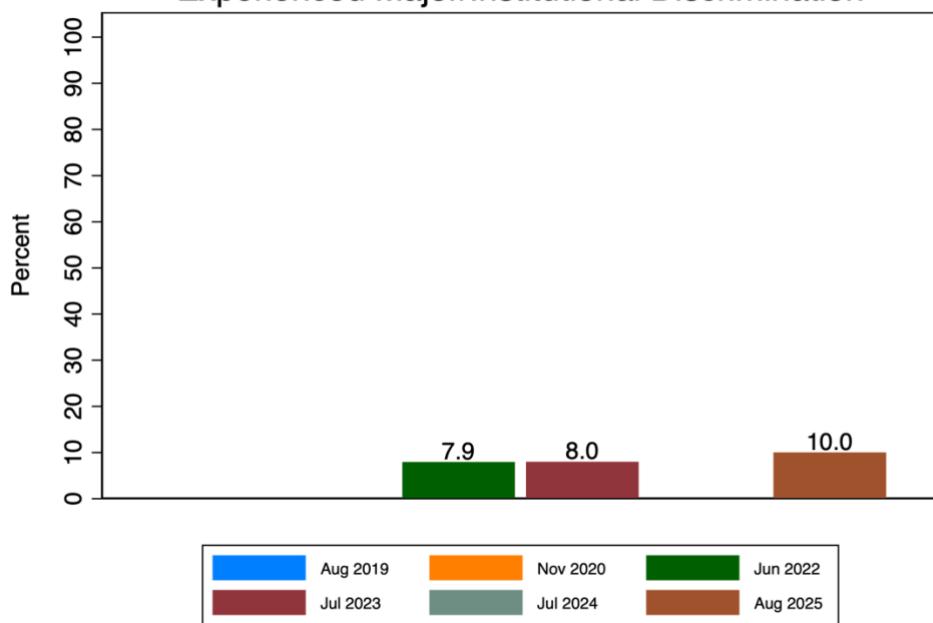
Reason for Day to Day Discrimination: Age



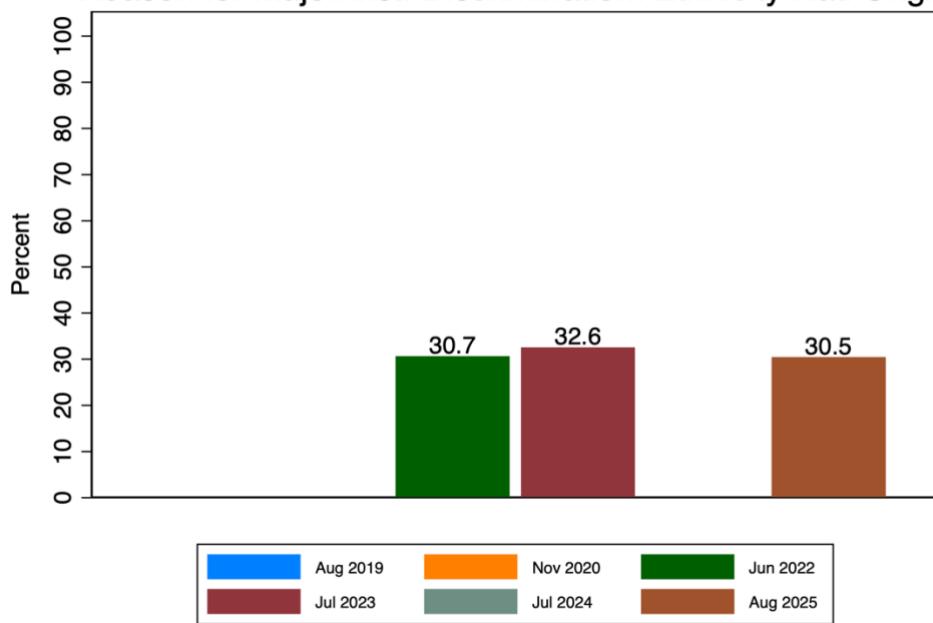
Reason for Day to Day Discrimination: Sexual Orientation



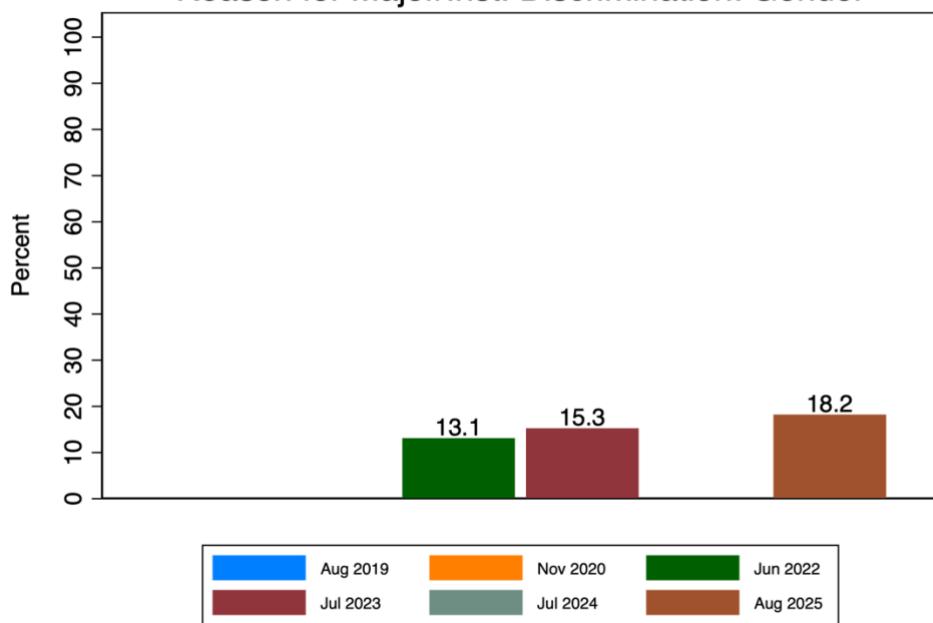
Experienced Major/Institutional Discrimination



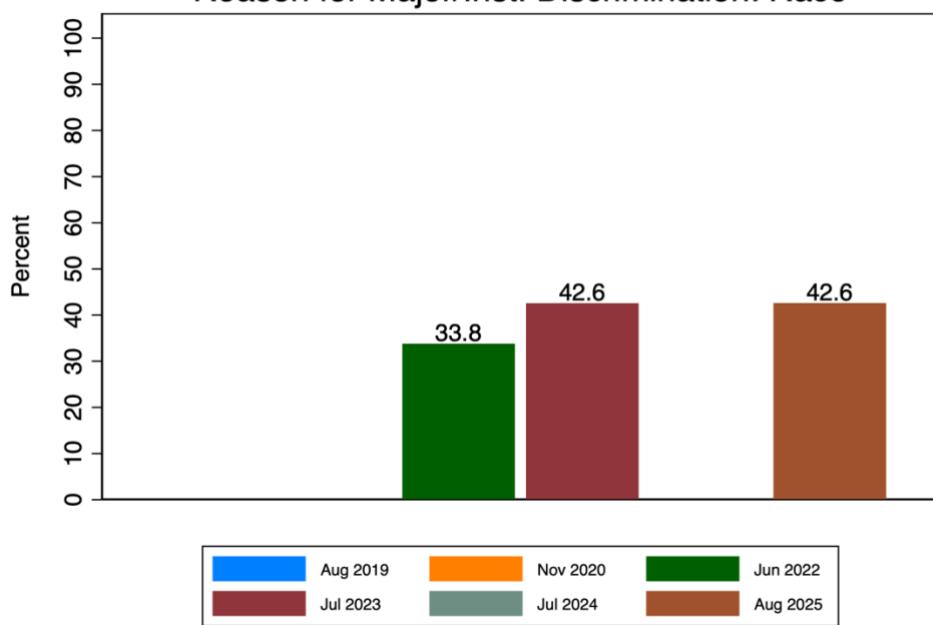
Reason for Major/Inst. Discrimination: Ethnicity/Natl Origin



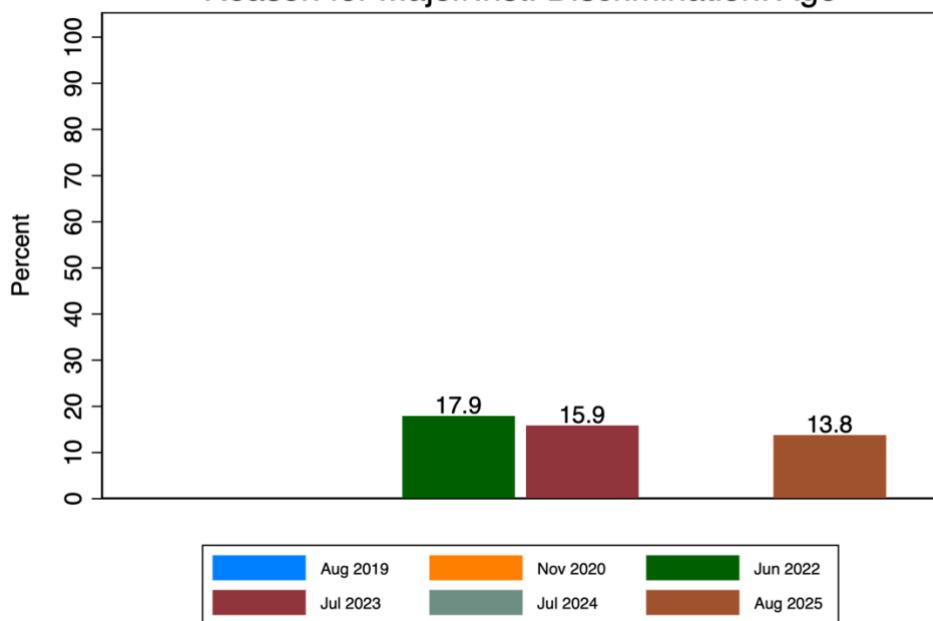
Reason for Major/Inst. Discrimination: Gender



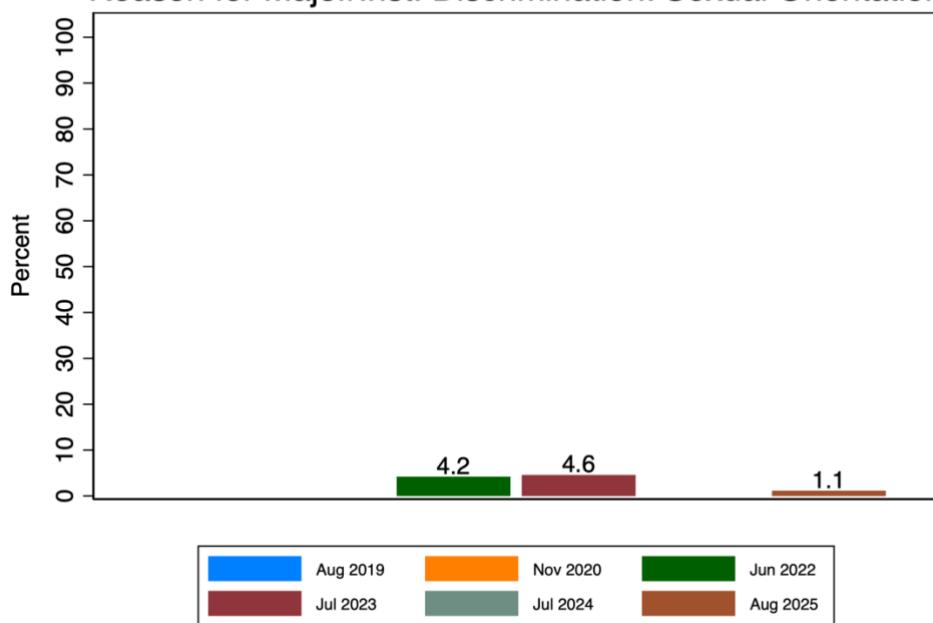
Reason for Major/Inst. Discrimination: Race



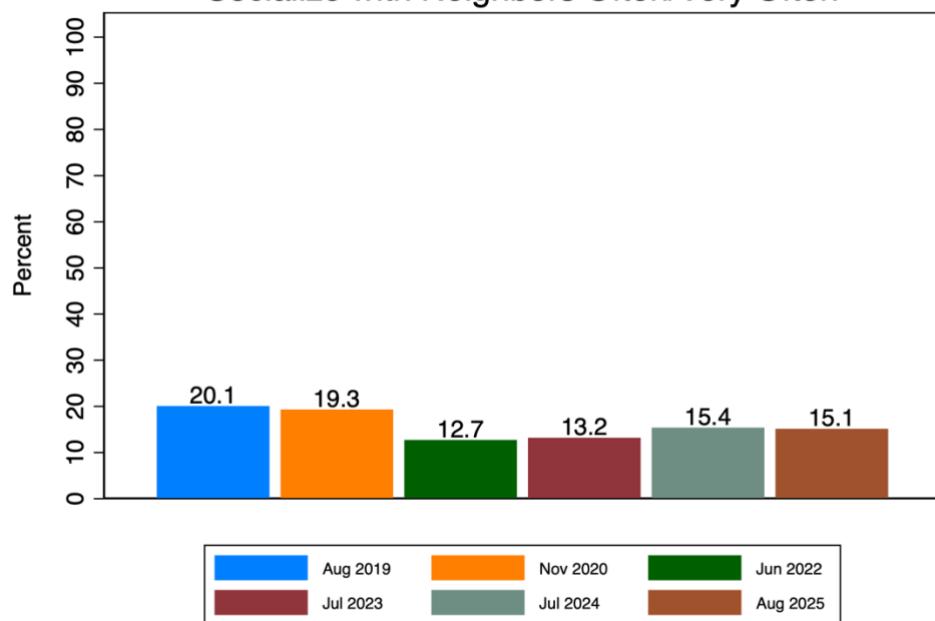
Reason for Major/Inst. Discrimination: Age



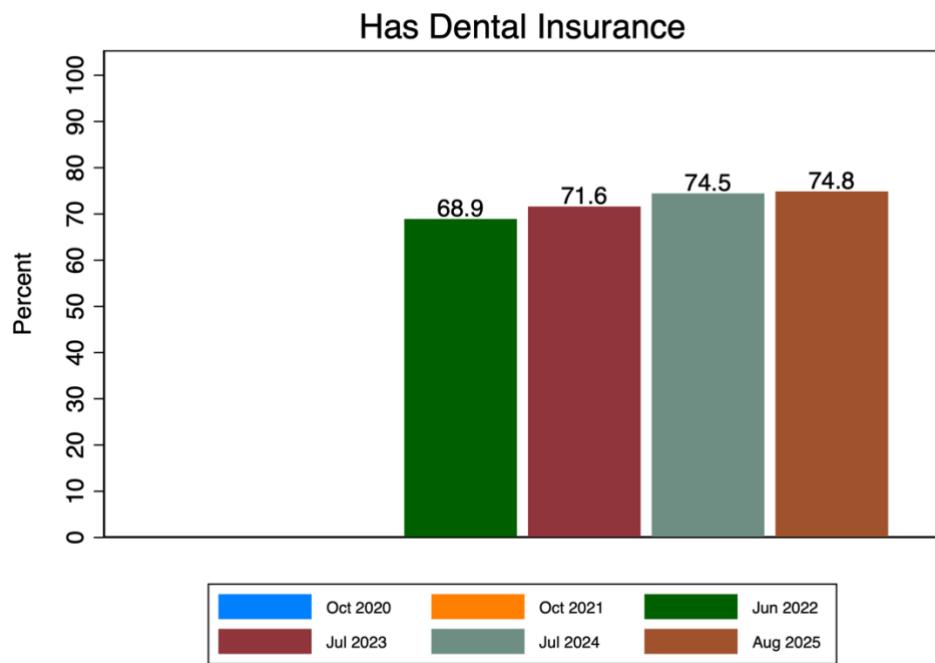
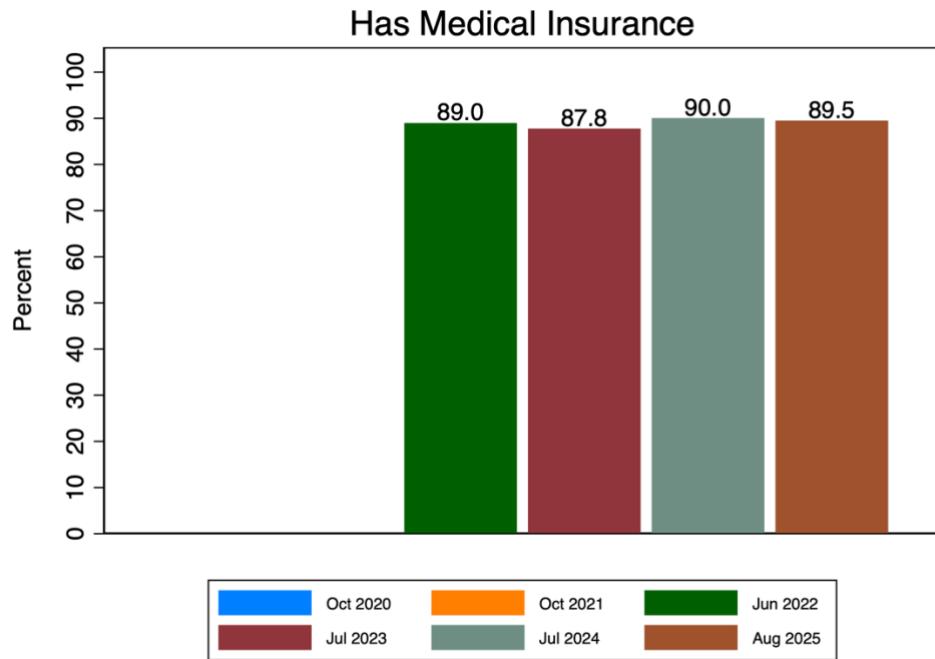
Reason for Major/Inst. Discrimination: Sexual Orientation



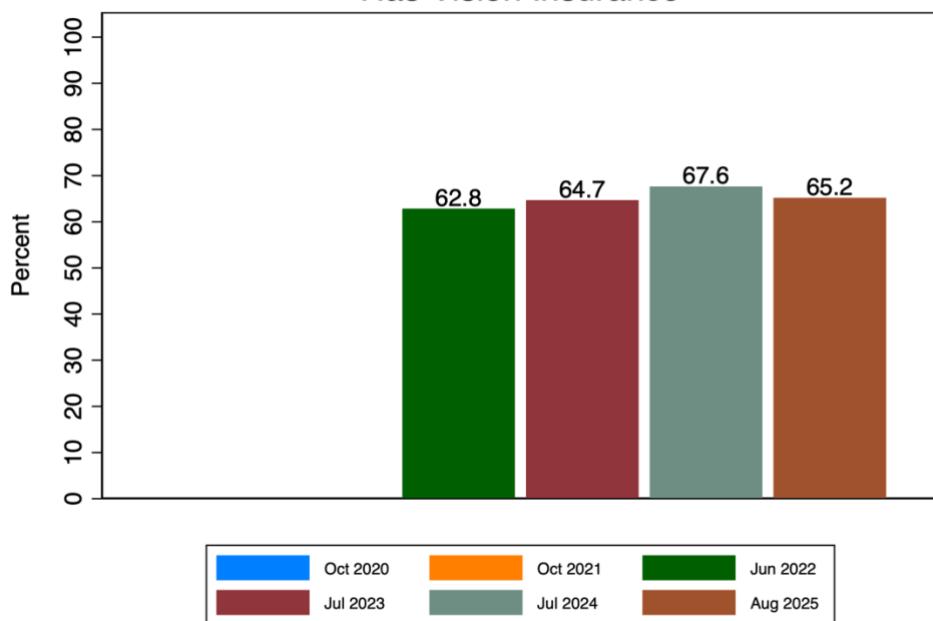
Socialize with Neighbors Often/Very Often



Healthcare Affordability and Access



Has Vision Insurance



Has Medical Debt

