

Castaic

Community · CA · California > Los Angeles County

BALANCED MARKET

\$783K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

236

SALES (12 MO)

\$793K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



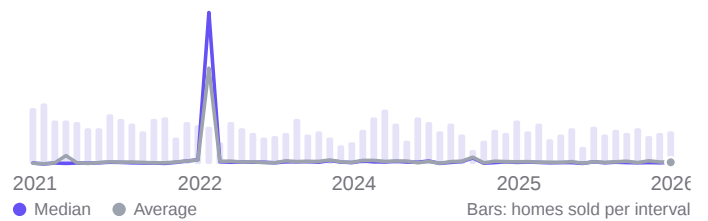
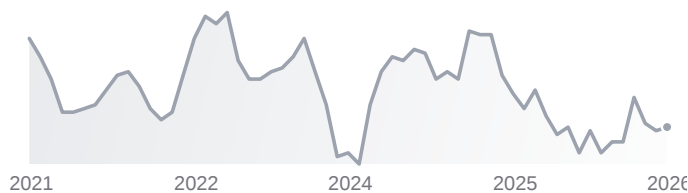
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$810K · Average \$816K

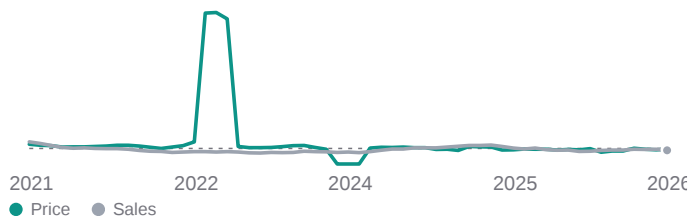


Growth (year over year)

Price -4.2% · Sales -10.6%

Price per square foot

\$395/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

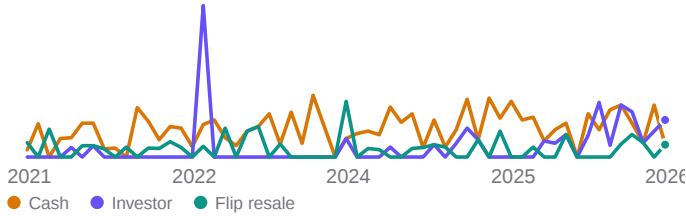
3.5%



BUYERS & OUTCOMES

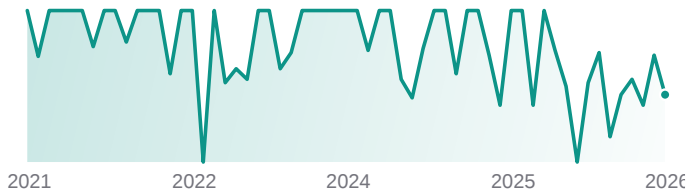
Buyer mix

Cash 4.8% · Investor 14% · Flip resale 4.8%



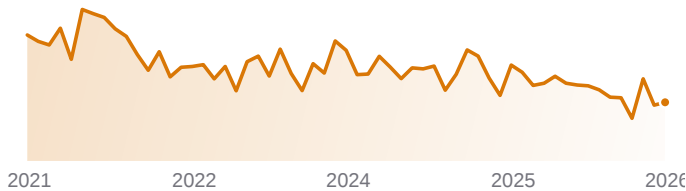
Sellers who sold at a gain

89%

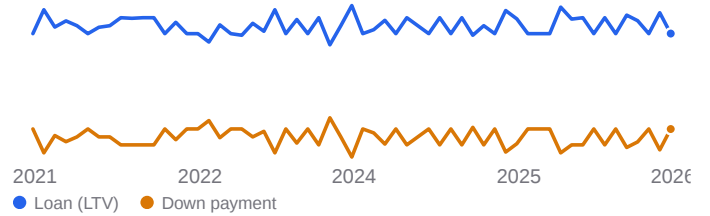


Median annualized return at resale

+3.4%

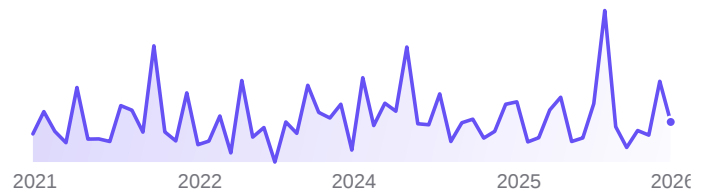


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



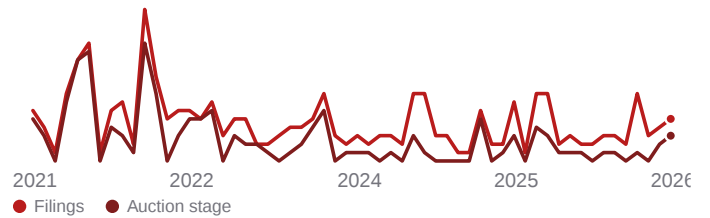
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	6,788
Median value (AVM)	\$793K
Median size	1,861 ft²
Median bedrooms	3
Median year built	1993
Single family	80%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	30%
Median loan-to-value	57%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	18,274
Density	2,517 / mi ²
Median household income	\$123K
Average household income	\$146K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	444
Homes occupied	98%
Bachelor's or higher	30%
Poverty rate	4.0%
Unemployment	1.9%
Average temp	63°F
Annual precip	18 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.