

Stevenson Ranch

Community · CA · California > Los Angeles County

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

123

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



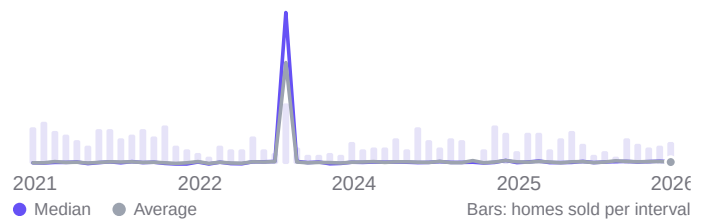
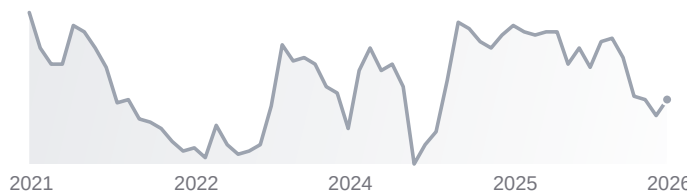
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$1.2M · Average \$1.1M

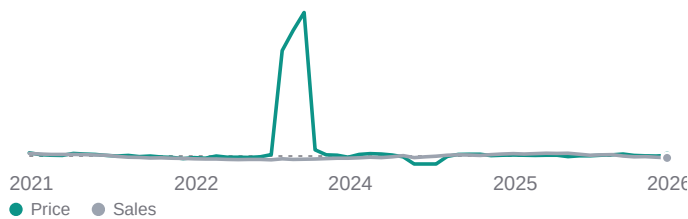


Growth (year over year)

Price +7.0% · Sales -22.2%

Price per square foot

\$446/ft²

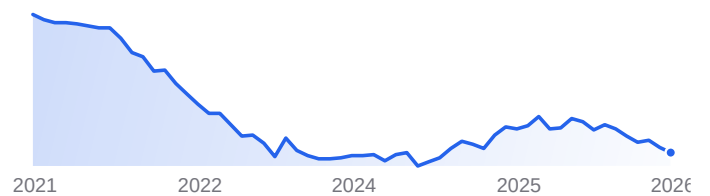


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

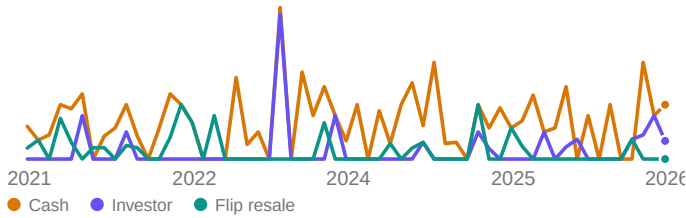
2.8%



BUYERS & OUTCOMES

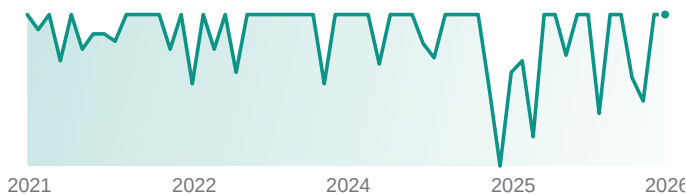
Buyer mix

Cash 25% · Investor 8.3% · Flip resale 0%



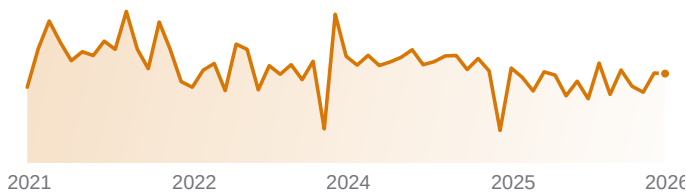
Sellers who sold at a gain

100%

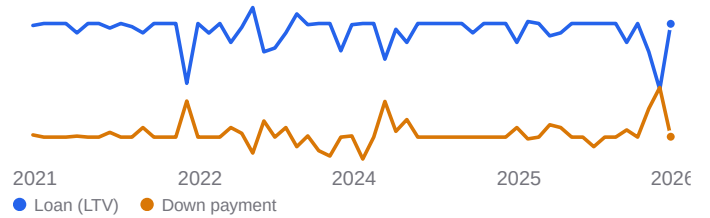


Median annualized return at resale

+4.5%

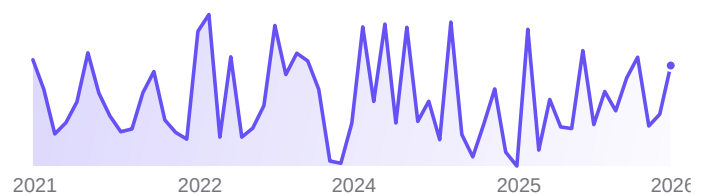


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



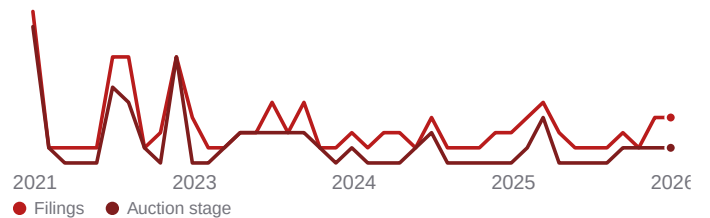
Typical hold before selling

16.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,411
Median value (AVM)	\$1M
Median size	2,327 ft²
Median bedrooms	4
Median year built	1997
Single family	62%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	43%
Median loan-to-value	52%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	19,464
Density	3,036 / mi²
Median household income	\$141K
Average household income	\$169K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	573
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	4.5%
Unemployment	2.0%
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.