

# Paramount

City · CA · California > Los Angeles County

SELLER'S MARKET

**\$778K**

MEDIAN SALE PRICE

**+41.1%**

1-YR CHANGE

**136**

SALES (12 MO)

**\$523K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



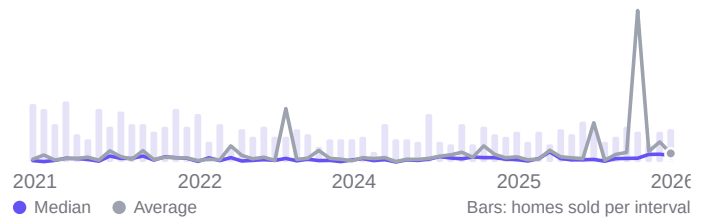
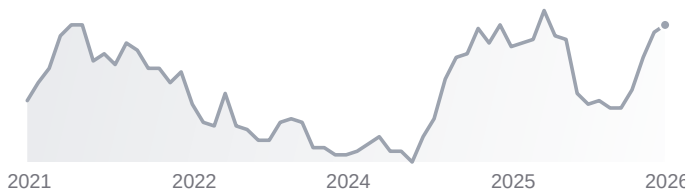
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$745K · Average \$835K

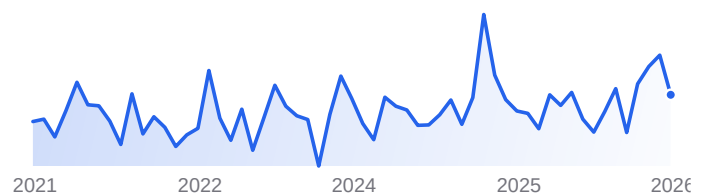
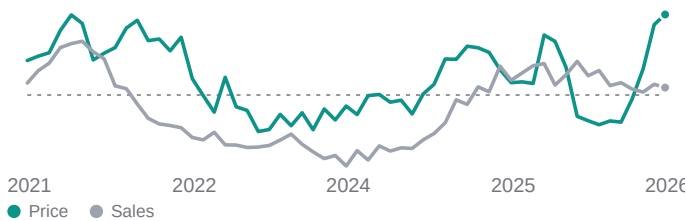


Growth (year over year)

Price +41.1% · Sales +3.8%

Price per square foot

\$511/ft²

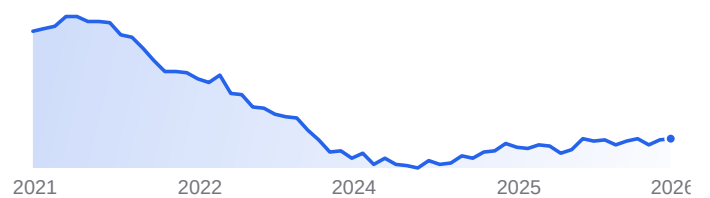
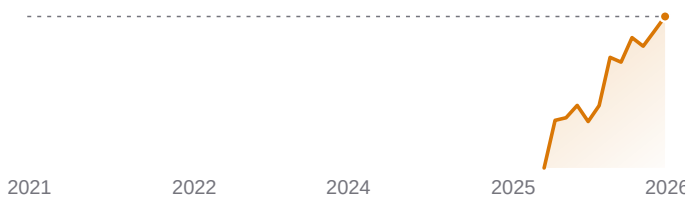


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

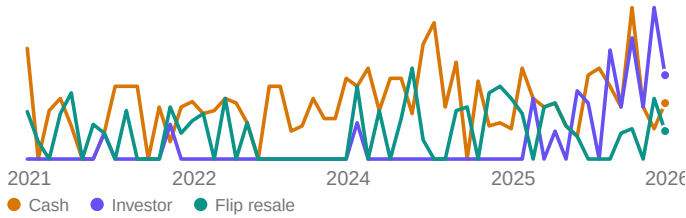
1.7%



## BUYERS & OUTCOMES

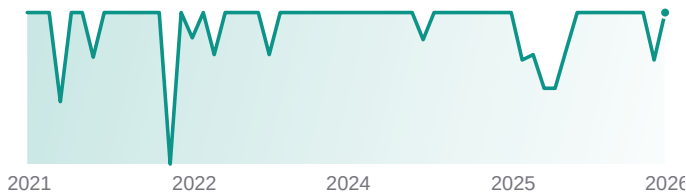
### Buyer mix

Cash 15% · Investor 23% · Flip resale 7.7%



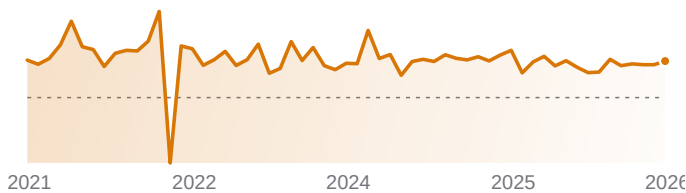
### Sellers who sold at a gain

100%

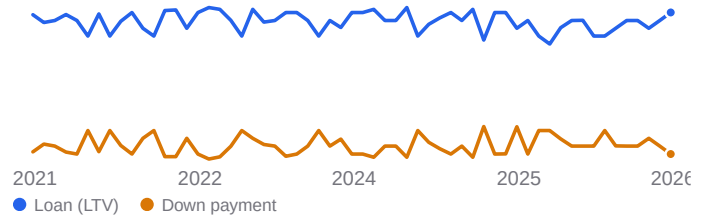


### Median annualized return at resale

+6.0%

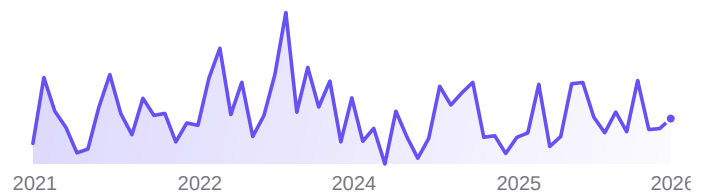


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



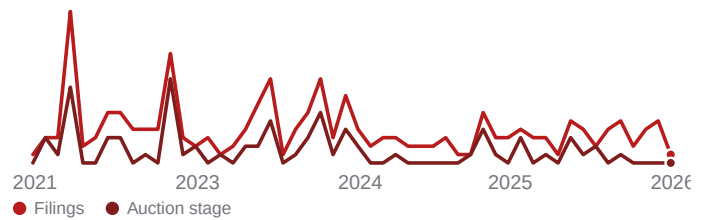
### Typical hold before selling

10.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,149     |
| Median value (AVM) | \$523K    |
| Median size        | 1,241 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1959      |
| Single family      | 48%       |
| Condos             | 22%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 59%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 67%  |
| Company owned                 | 32%  |
| Median loan-to-value          | 42%  |

Typical ownership tenure

24.6 yrs

## COMMUNITY

|                                  |                          |
|----------------------------------|--------------------------|
| Population                       | 52,001                   |
| Density                          | 11,002 / mi <sup>2</sup> |
| Median household income          | \$62K                    |
| Average household income         | \$77K                    |
| Crime index (US avg 100)         | 61                       |
| Air pollution index (US avg 100) | 106                      |
| Earthquake index (US avg 100)    | 354                      |
| Homes occupied                   | 97%                      |
| Bachelor's or higher             | 11%                      |
| Poverty rate                     | 13.4%                    |
| Unemployment                     | 1.9%                     |
| Average temp                     | 64°F                     |
| Annual precip                    | 14 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.