

Arcadia

City · CA · California > Los Angeles County

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

487

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



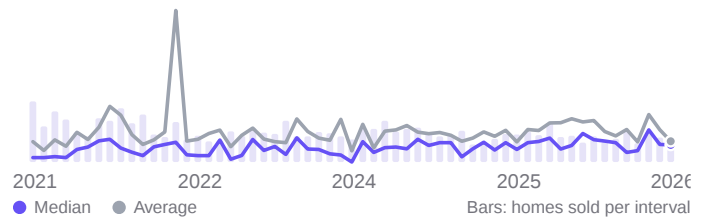
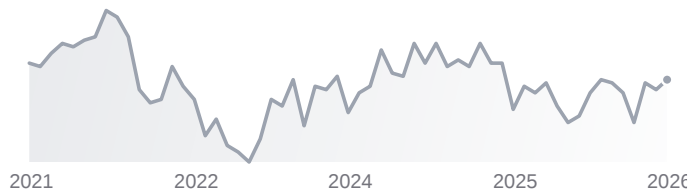
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$1.4M · Average \$1.5M

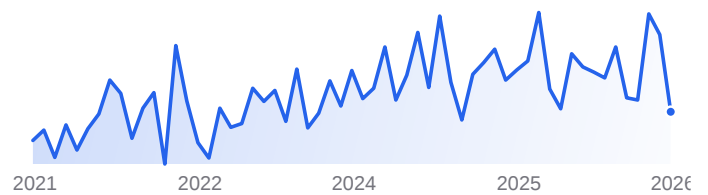
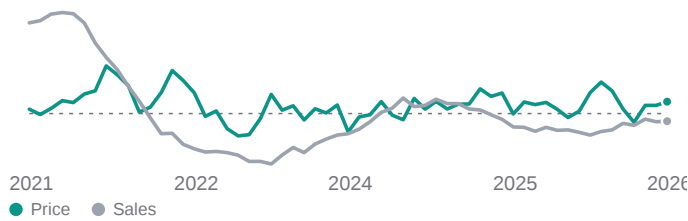


Growth (year over year)

Price +8.7% · Sales -5.6%

Price per square foot

\$639/ft²

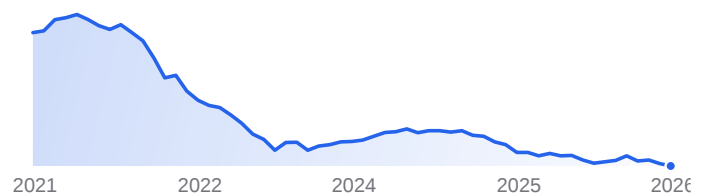
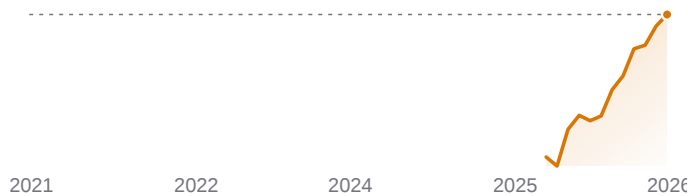


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

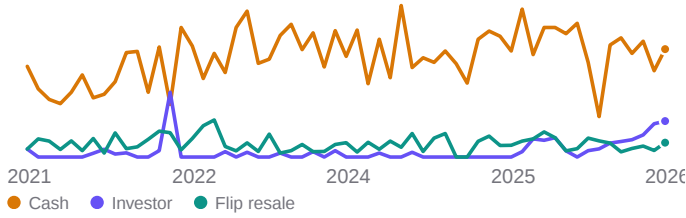
2.6%



BUYERS & OUTCOMES

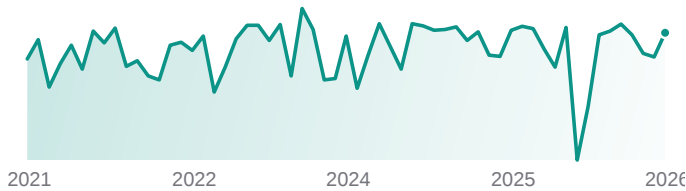
Buyer mix

Cash 42% · Investor 14% · Flip resale 5.6%



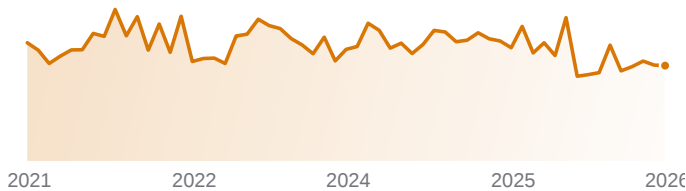
Sellers who sold at a gain

96%

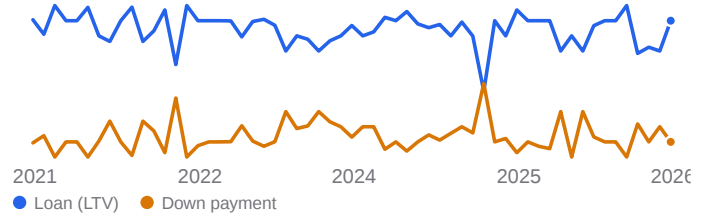


Median annualized return at resale

+3.7%

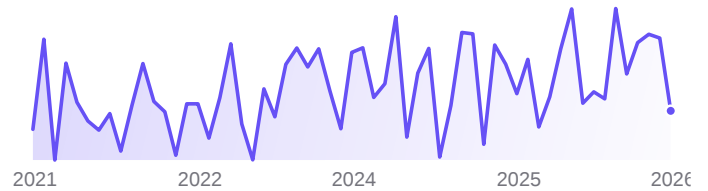


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



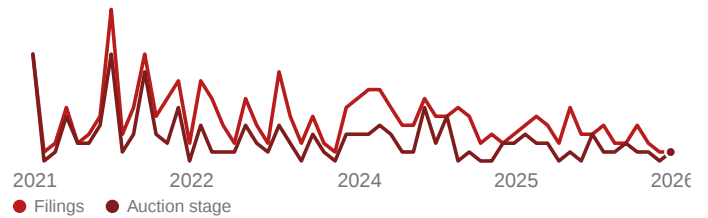
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	18,608
Median value (AVM)	\$1.4M
Median size	2,009 ft²
Median bedrooms	3
Median year built	1959
Single family	71%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.8%
Owner occupied	70%
Company owned	49%
Median loan-to-value	30%

Typical ownership tenure

19.8 yrs

COMMUNITY

Population	55,184
Density	5,050 / mi ²
Median household income	\$101K
Average household income	\$143K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	581
Homes occupied	94%
Bachelor's or higher	34%
Poverty rate	8.0%
Unemployment	1.6%
Average temp	65°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.