

Los Angeles 90004

ZIP code · CA · California > Los Angeles County > Los Angeles

SELLER'S MARKET

\$2M

MEDIAN SALE PRICE

+22.6%

1-YR CHANGE

186

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

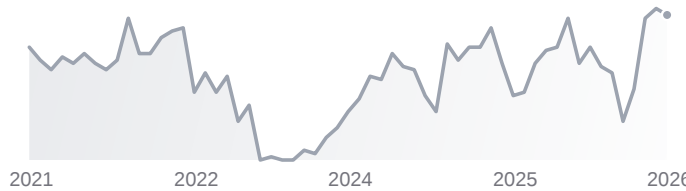
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

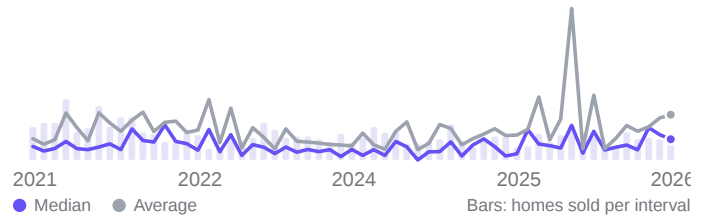
Market temperature (0–100)

62 / 100



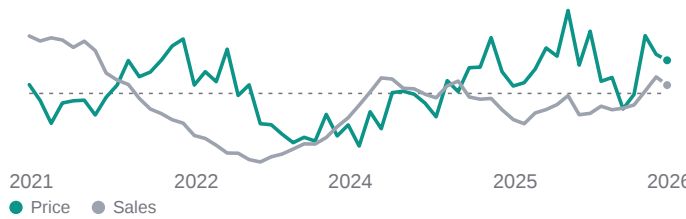
Sale prices

Median \$1.8M · Average \$2.9M



Growth (year over year)

Price +22.6% · Sales +5.7%



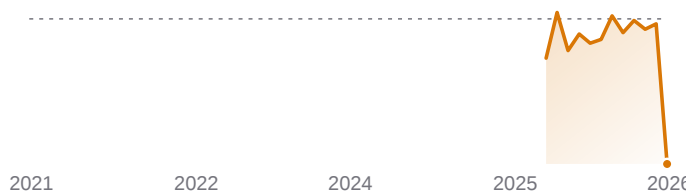
Price per square foot

\$757/ft²



Sale premium vs estimated value

-5.2%



Annual turnover (share of homes sold)

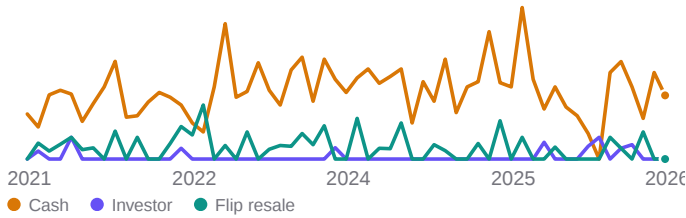
2.9%



BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



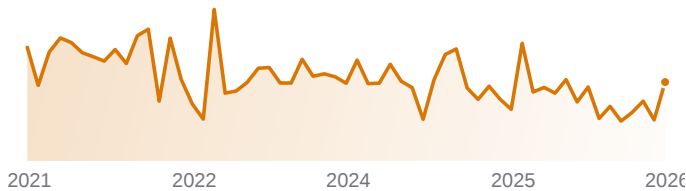
Sellers who sold at a gain

93%

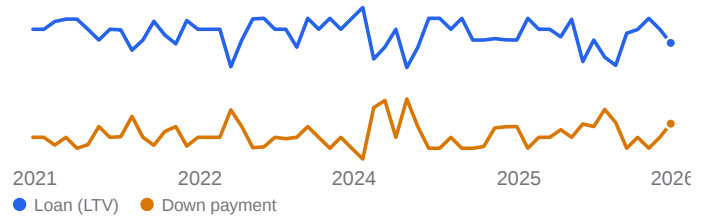


Median annualized return at resale

+4.9%

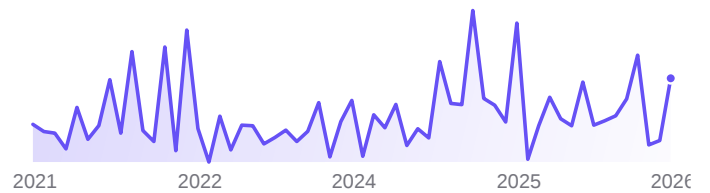


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



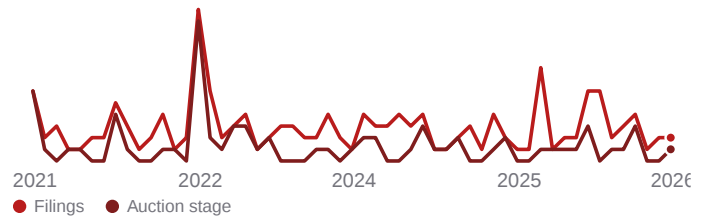
Typical hold before selling

13.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,513
Median value (AVM)	\$1.5M
Median size	2,407 ft²
Median bedrooms	4
Median year built	1923
Single family	52%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.8%
Owner occupied	50%
Company owned	60%
Median loan-to-value	39%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	57,591
Density	18,809 / mi²
Median household income	\$64K
Average household income	\$91K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	423
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	18.1%
Unemployment	1.9%
Average temp	63°F
Annual precip	15 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.