

Los Angeles 90012

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

BUYER'S MARKET

\$472K

MEDIAN SALE PRICE

-29.7%

1-YR CHANGE

87

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

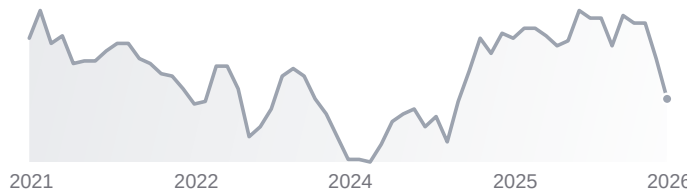
Buyer's market · 32 / 100



MARKET TRENDS (5 YEARS)

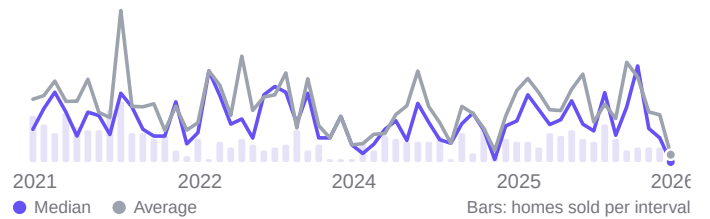
Market temperature (0–100)

32 / 100



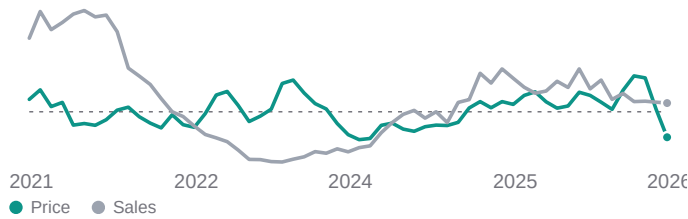
Sale prices

Median \$360K · Average \$403K



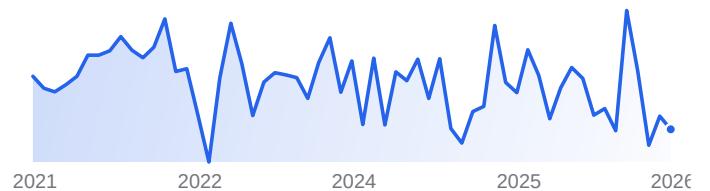
Growth (year over year)

Price -29.7% · Sales +10.1%



Price per square foot

\$449/ft²



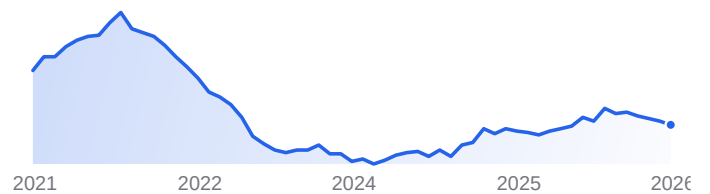
Sale premium vs estimated value

+3.3%



Annual turnover (share of homes sold)

2.9%



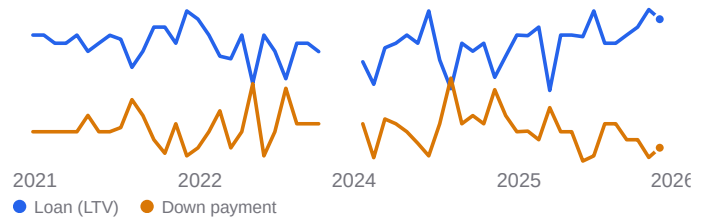
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

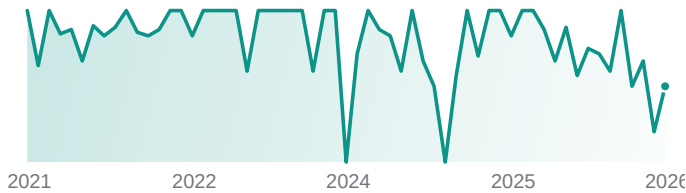


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



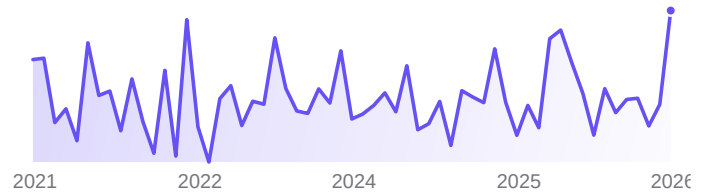
Sellers who sold at a gain

50%



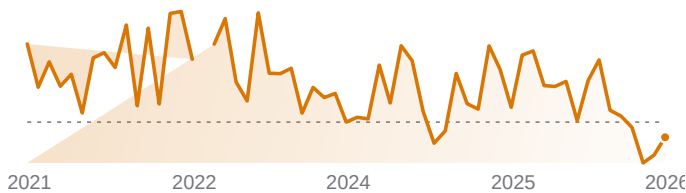
Typical hold before selling

20.8 yrs



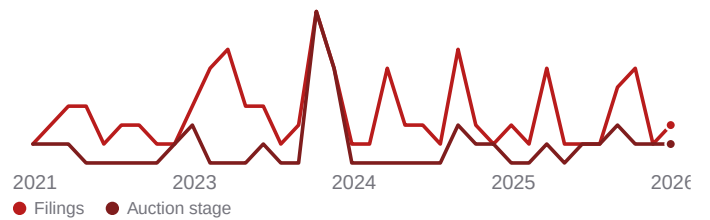
Median annualized return at resale

-0.9%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,978
Median value (AVM)	\$534K
Median size	1,060 ft²
Median bedrooms	2
Median year built	1982
Single family	9.3%
Condos	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.0%
Owner occupied	41%
Company owned	52%
Median loan-to-value	28%

Typical ownership tenure

20.2 yrs

COMMUNITY

Population	32,711
Density	9,544 / mi²
Median household income	\$58K
Average household income	\$93K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	358
Homes occupied	89%
Bachelor's or higher	27%
Poverty rate	19.3%
Unemployment	1.5%
Average temp	64°F
Annual precip	16 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.