

Los Angeles 90020

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

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

+29.5%

1-YR CHANGE

68

SALES (12 MO)

\$598K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



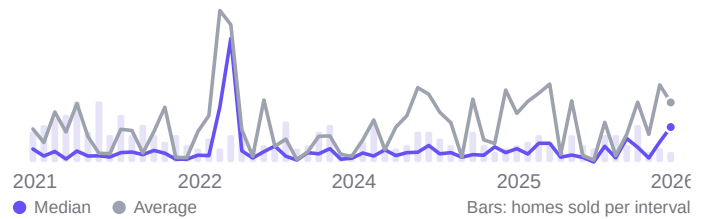
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$1.6M · Average \$2.5M

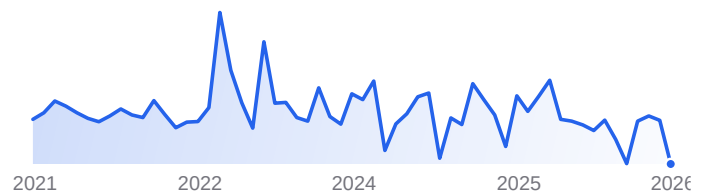
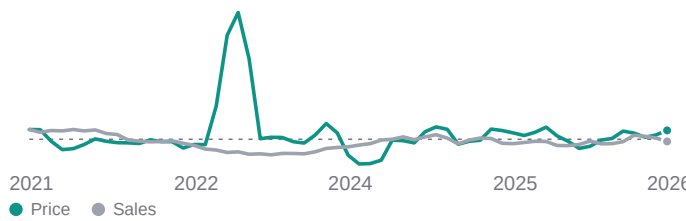


Growth (year over year)

Price +29.5% · Sales -6.8%

Price per square foot

\$462/ft²

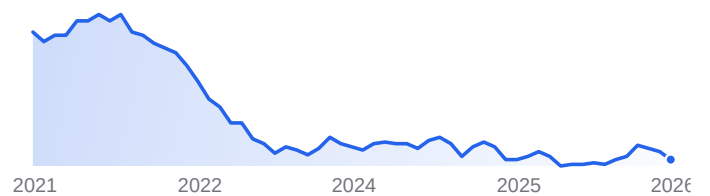


Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

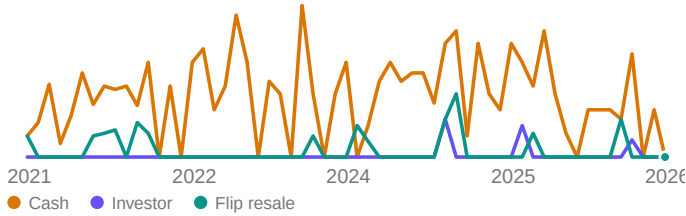
2.8%



BUYERS & OUTCOMES

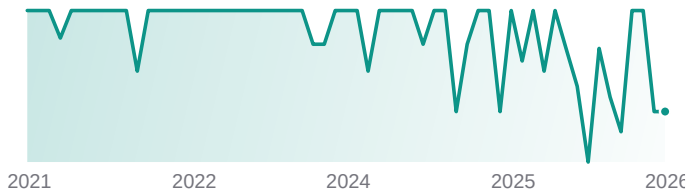
Buyer mix

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



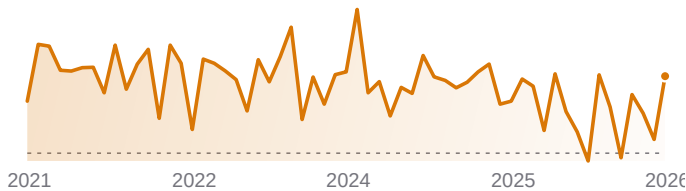
Sellers who sold at a gain

67%

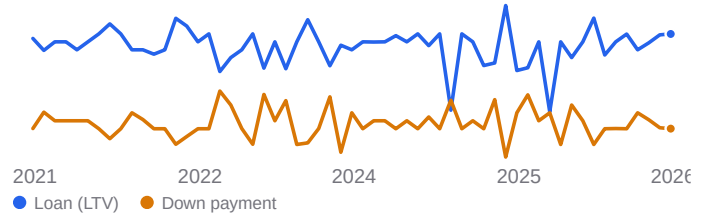


Median annualized return at resale

+4.4%

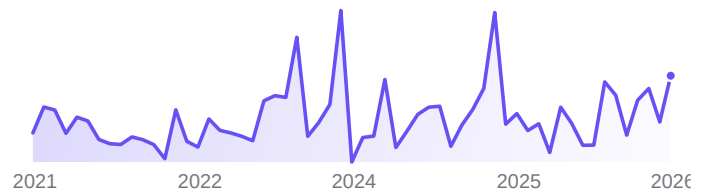


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



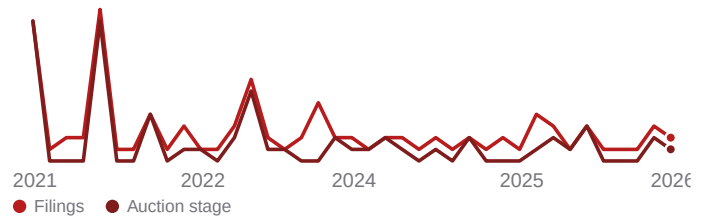
Typical hold before selling

16.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,901
Median value (AVM)	\$598K
Median size	1,552 ft²
Median bedrooms	2
Median year built	1973
Single family	22%
Condos	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.7%
Owner occupied	47%
Company owned	51%
Median loan-to-value	40%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	36,115
Density	32,303 / mi²
Median household income	\$56K
Average household income	\$80K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	356
Homes occupied	94%
Bachelor's or higher	34%
Poverty rate	17.4%
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.