

Los Angeles 90028

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

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

+22.2%

1-YR CHANGE

65

SALES (12 MO)

\$853K

MEDIAN VALUE (AVM)

Market temperature

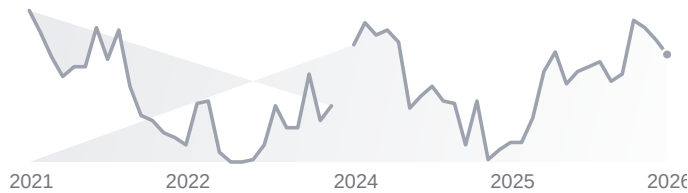
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

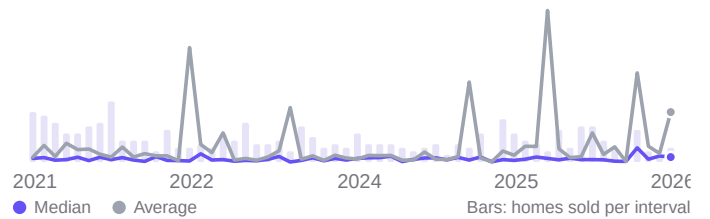
Market temperature (0–100)

56 / 100



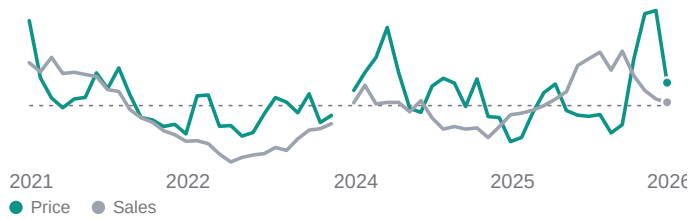
Sale prices

Median \$1.4M · Average \$8.8M



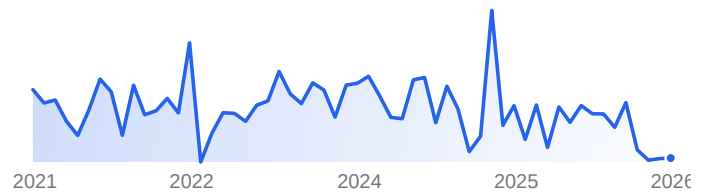
Growth (year over year)

Price +22.2% · Sales +3.2%



Price per square foot

\$333/ft²



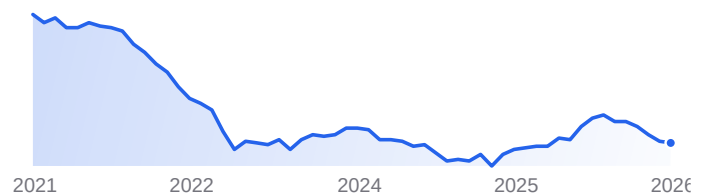
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

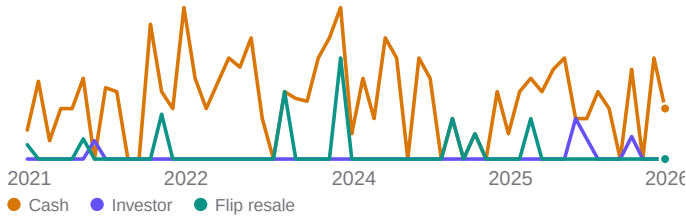
3.3%



BUYERS & OUTCOMES

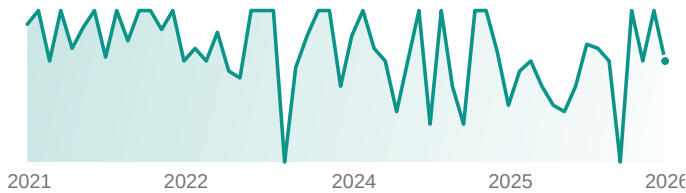
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



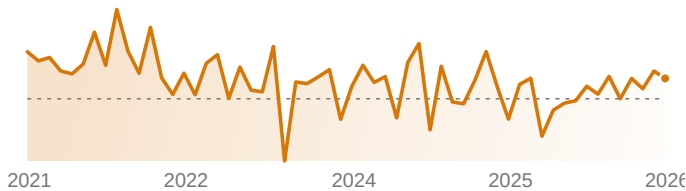
Sellers who sold at a gain

67%

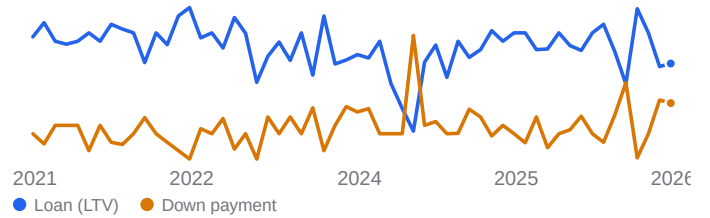


Median annualized return at resale

+2.3%

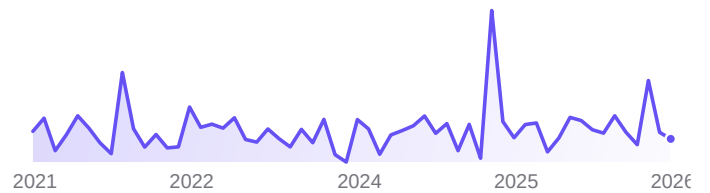


Financing (share of purchase price) Loan (LTV) 62% · Down payment 38%



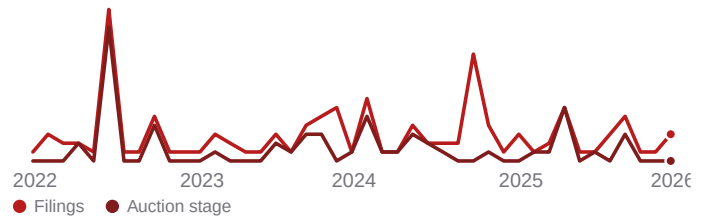
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	1,963
Median value (AVM)	\$853K
Median size	2,040 ft²
Median bedrooms	3
Median year built	1956
Single family	17%
Condos	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.9%
Owner occupied	32%
Company owned	60%
Median loan-to-value	50%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	32,297
Density	21,349 / mi²
Median household income	\$56K
Average household income	\$81K
Crime index (US avg 100)	185
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	490
Homes occupied	87%
Bachelor's or higher	38%
Poverty rate	20.0%
Unemployment	2.1%
Average temp	63°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.