

Los Angeles 90044

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

BUYER'S MARKET

\$653K

MEDIAN SALE PRICE

-5.5%

1-YR CHANGE

315

SALES (12 MO)

\$582K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



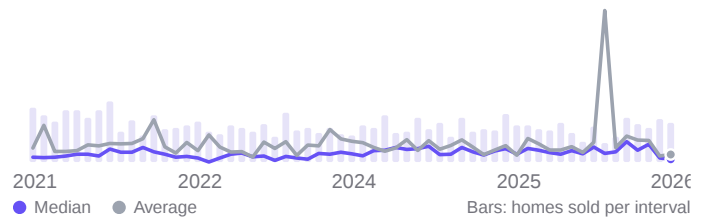
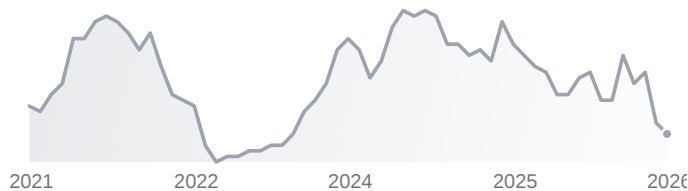
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$585K · Average \$646K

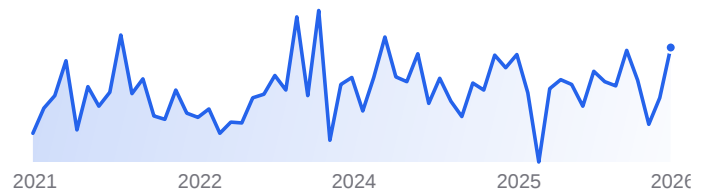
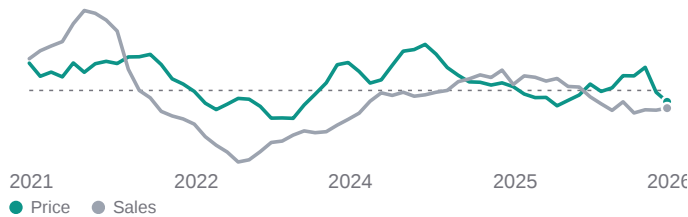


Growth (year over year)

Price -5.5% · Sales -8.4%

Price per square foot

\$508/ft²

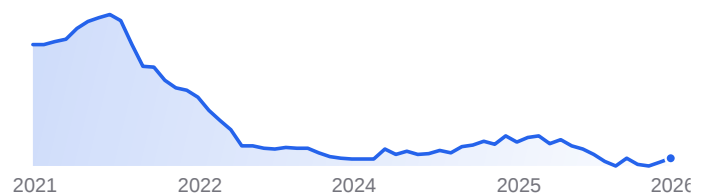
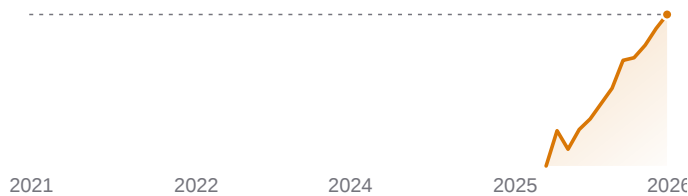


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

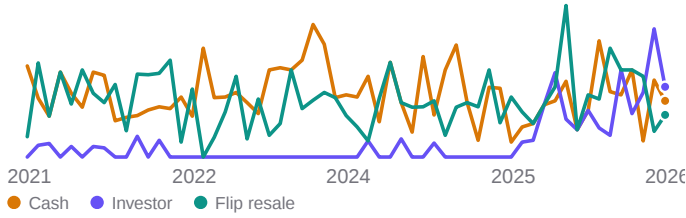
2.4%



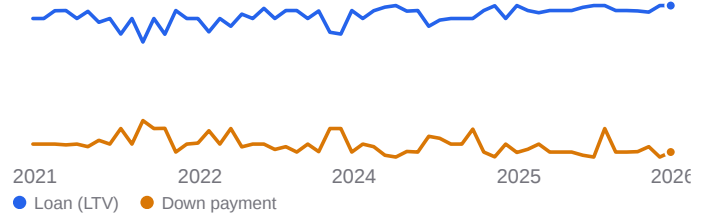
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 16% · Flip resale 9.7%

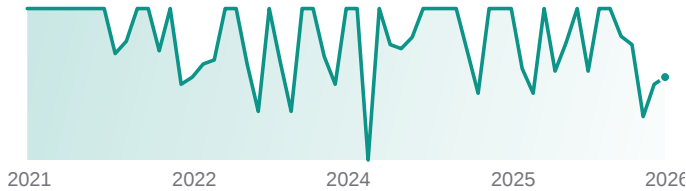


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



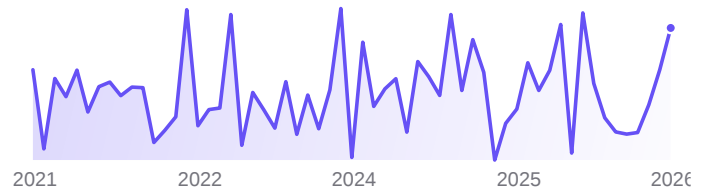
Sellers who sold at a gain

90%



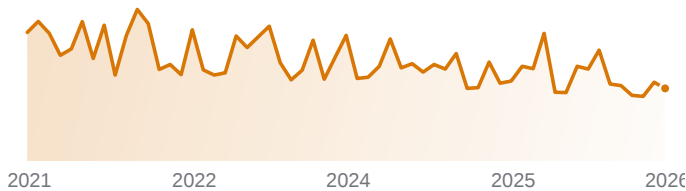
Typical hold before selling

12.2 yrs



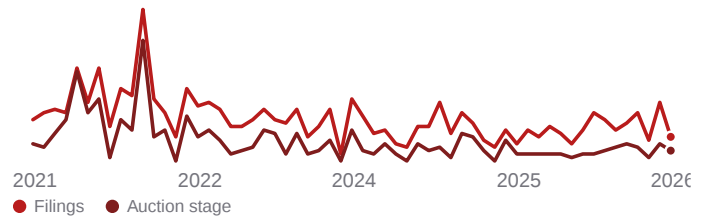
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 8 · Auction stage 4



HOUSING STOCK

Homes	12,929
Median value (AVM)	\$582K
Median size	1,453 ft²
Median bedrooms	3
Median year built	1927
Single family	62%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.8%
Owner occupied	60%
Company owned	37%
Median loan-to-value	44%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	90,713
Density	17,554 / mi²
Median household income	\$49K
Average household income	\$67K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	394
Homes occupied	96%
Bachelor's or higher	8%
Poverty rate	24.2%
Unemployment	1.6%
Average temp	63°F
Annual precip	14 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.