

Los Angeles 90056

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

BUYER'S MARKET

\$1.4M

MEDIAN SALE PRICE

-7.0%

1-YR CHANGE

73

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



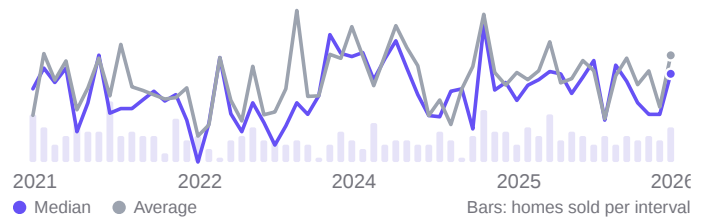
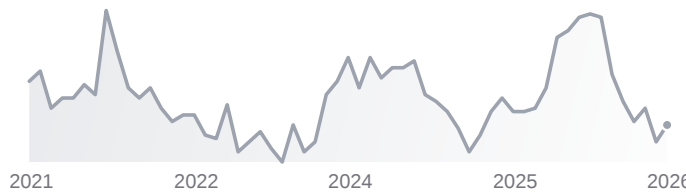
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$1.7M · Average \$1.8M

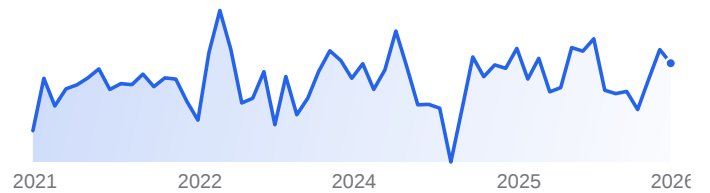
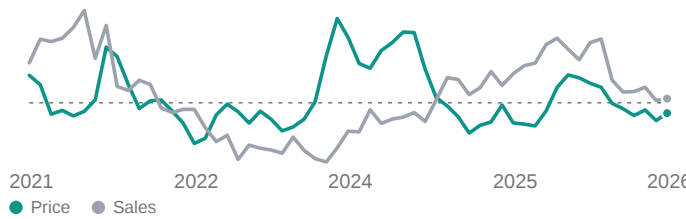


Growth (year over year)

Price -7.0% · Sales +2.8%

Price per square foot

\$665/ft²

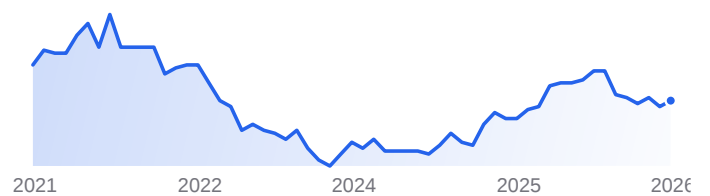


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

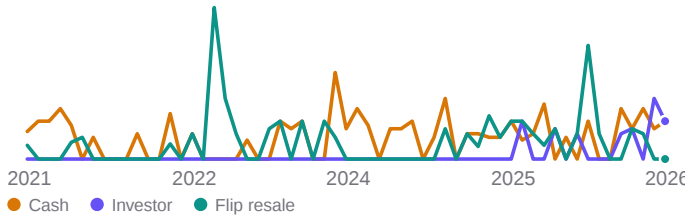
2.8%



BUYERS & OUTCOMES

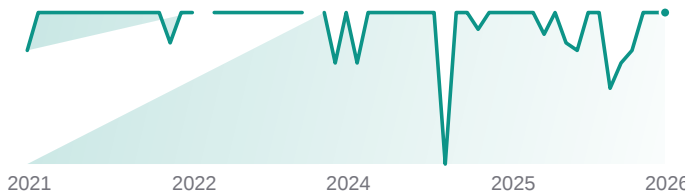
Buyer mix

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



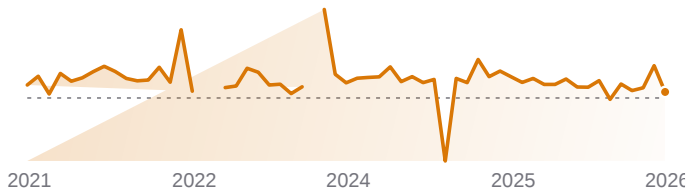
Sellers who sold at a gain

100%

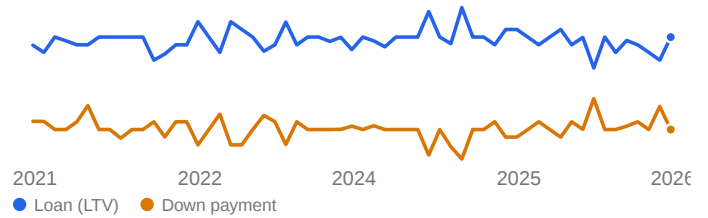


Median annualized return at resale

+1.8%

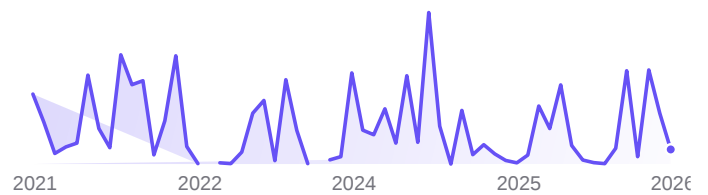


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



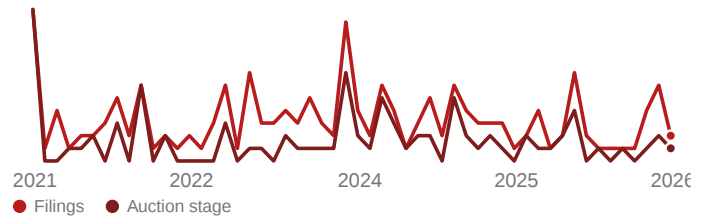
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,632
Median value (AVM)	\$1.5M
Median size	2,565 ft²
Median bedrooms	3
Median year built	1958
Single family	79%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.0%
Owner occupied	74%
Company owned	56%
Median loan-to-value	41%

Typical ownership tenure

25.1 yrs

COMMUNITY

Population	8,513
Density	5,032 / mi²
Median household income	\$150K
Average household income	\$180K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	396
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	7.6%
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.