

Los Angeles 90064

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

BUYER'S MARKET

\$1.8M

MEDIAN SALE PRICE

-10.7%

1-YR CHANGE

243

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



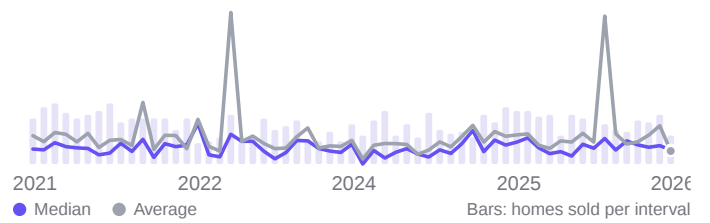
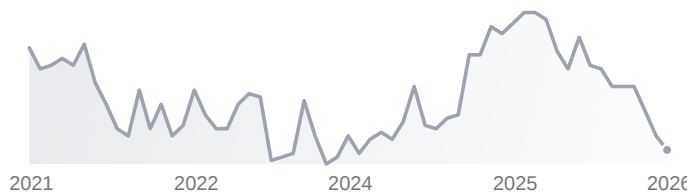
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$1.7M · Average \$1.7M

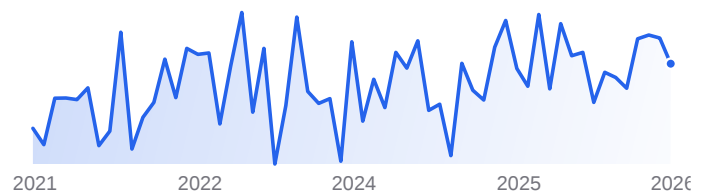
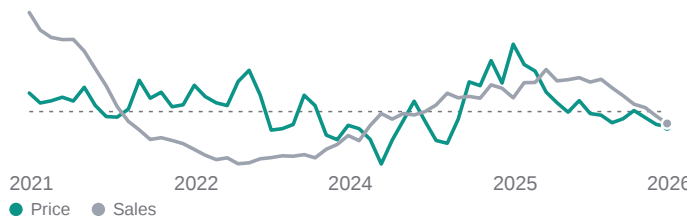


Growth (year over year)

Price -10.7% · Sales -8.3%

Price per square foot

\$1021/ft²

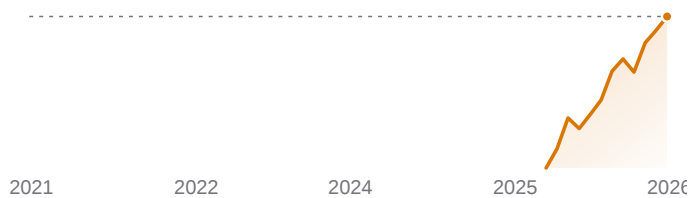


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

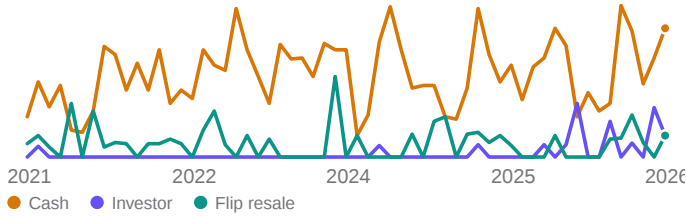
3.1%



BUYERS & OUTCOMES

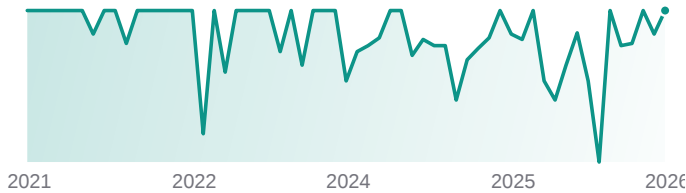
Buyer mix

Cash 40% · Investor 6.7% · Flip resale 6.7%



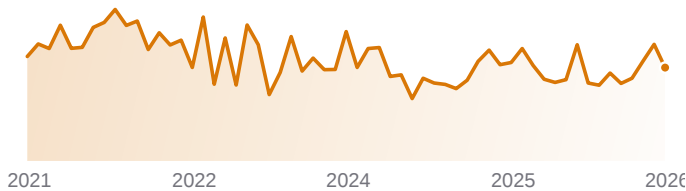
Sellers who sold at a gain

100%

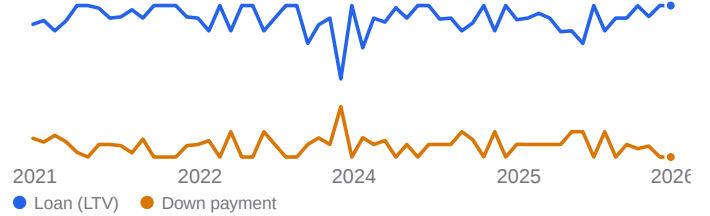


Median annualized return at resale

+4.6%

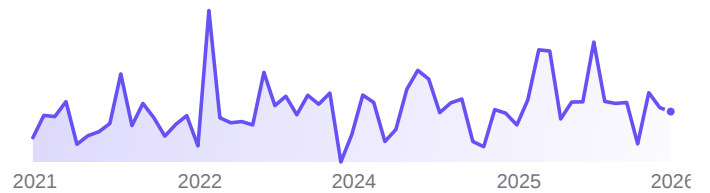


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



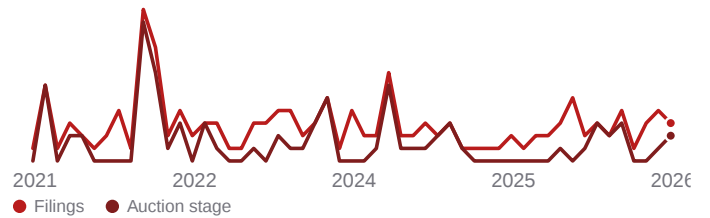
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	7,823
Median value (AVM)	\$1.8M
Median size	1,776 ft²
Median bedrooms	3
Median year built	1946
Single family	78%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.7%
Owner occupied	68%
Company owned	62%
Median loan-to-value	36%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	28,375
Density	7,260 / mi²
Median household income	\$137K
Average household income	\$186K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	461
Homes occupied	90%
Bachelor's or higher	38%
Poverty rate	6.1%
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.