

Los Angeles 90065

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

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+2.3%

1-YR CHANGE

285

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



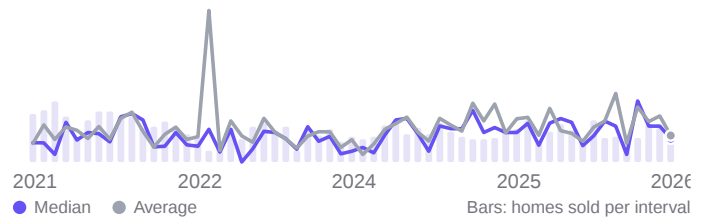
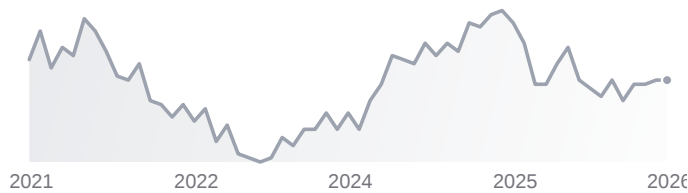
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$1.1M · Average \$1.1M

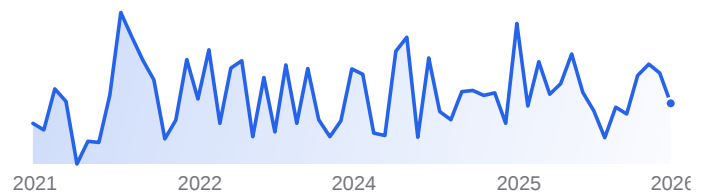
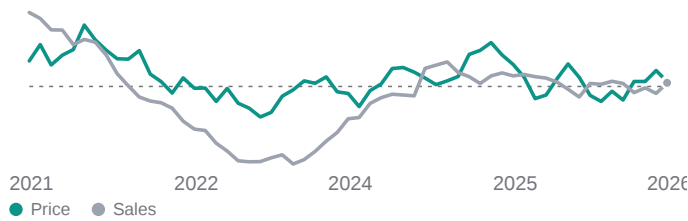


Growth (year over year)

Price +2.3% · Sales +1.8%

Price per square foot

\$770/ft²

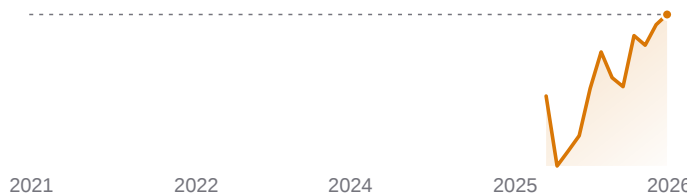


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

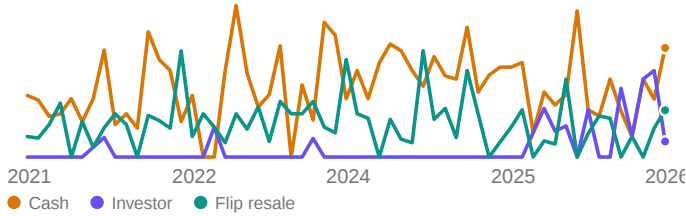
2.9%



BUYERS & OUTCOMES

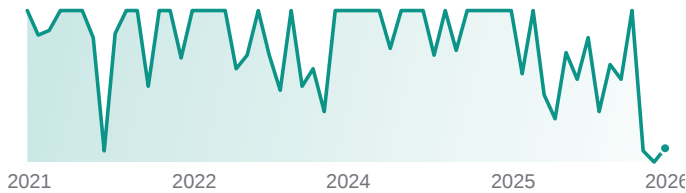
Buyer mix

Cash 28% · Investor 4.0% · Flip resale 12%



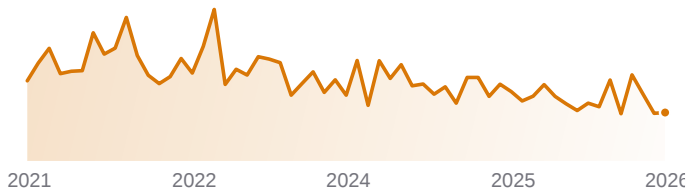
Sellers who sold at a gain

82%

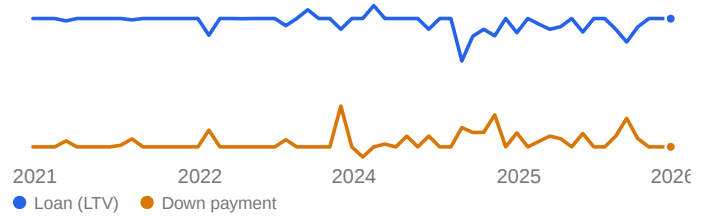


Median annualized return at resale

+4.2%

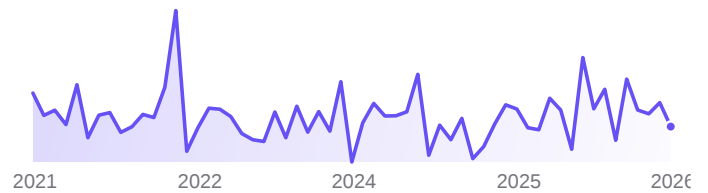


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



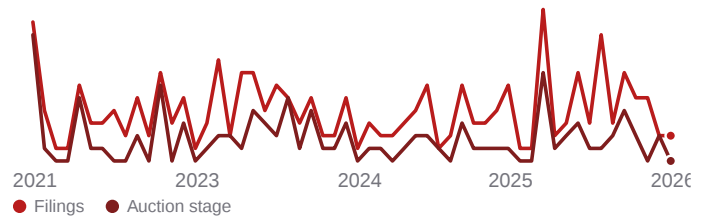
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	9,984
Median value (AVM)	\$1.1M
Median size	1,472 ft²
Median bedrooms	3
Median year built	1940
Single family	80%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.6%
Owner occupied	70%
Company owned	42%
Median loan-to-value	38%

Typical ownership tenure

22.8 yrs

COMMUNITY

Population	44,080
Density	8,343 / mi²
Median household income	\$84K
Average household income	\$131K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	467
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	11.7%
Unemployment	1.9%
Average temp	65°F
Annual precip	17 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.