

Compton 90221

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

BALANCED MARKET

\$669K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

198

SALES (12 MO)

\$608K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



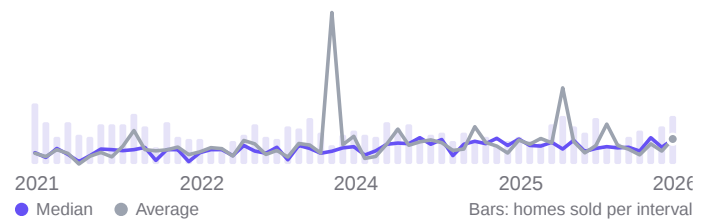
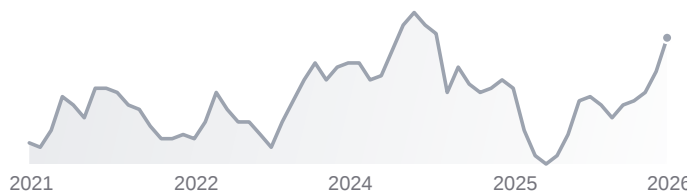
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$686K · Average \$690K

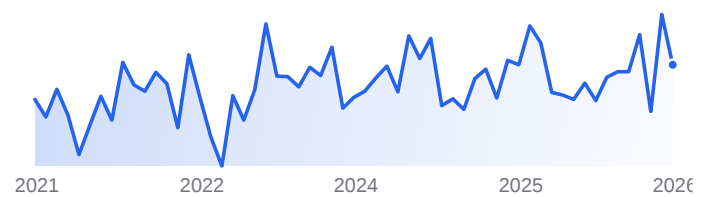
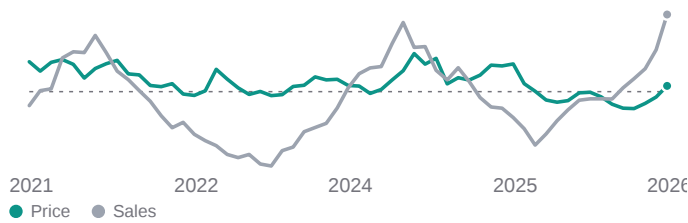


Growth (year over year)

Price +2.6% · Sales +35.6%

Price per square foot

\$503/ft²

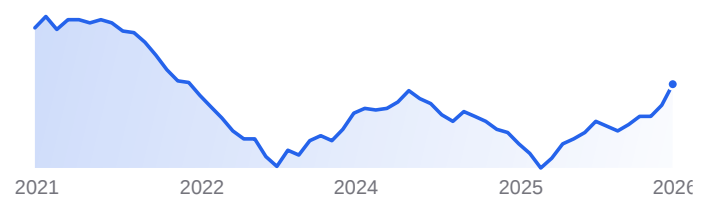
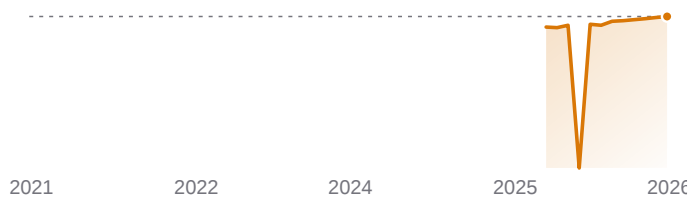


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

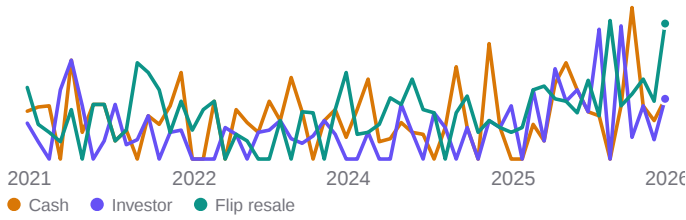
2.4%



BUYERS & OUTCOMES

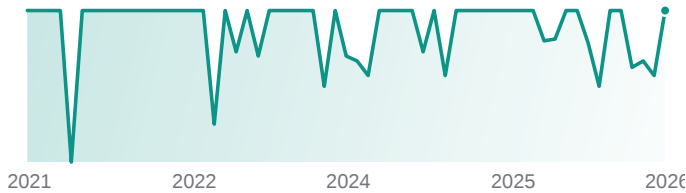
Buyer mix

Cash 17% · Investor 17% · Flip resale 39%



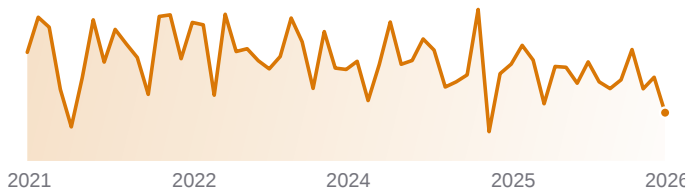
Sellers who sold at a gain

100%

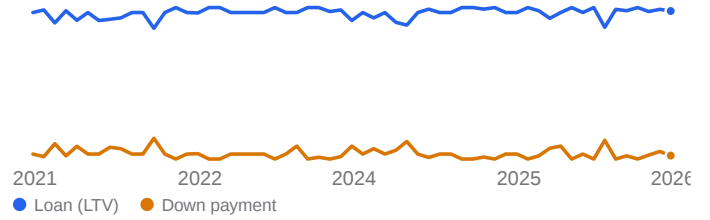


Median annualized return at resale

+3.3%

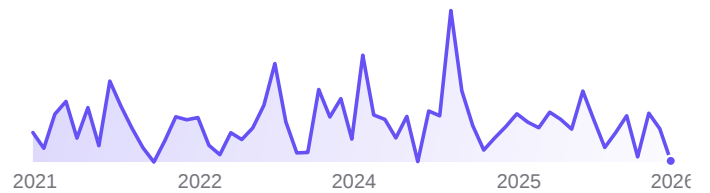


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.0%



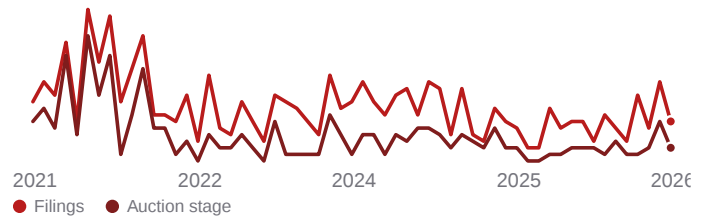
Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	8,298
Median value (AVM)	\$608K
Median size	1,256 ft²
Median bedrooms	3
Median year built	1946
Single family	82%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.7%
Owner occupied	76%
Company owned	27%
Median loan-to-value	40%

Typical ownership tenure

22.6 yrs

COMMUNITY

Population	52,598
Density	9,424 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	366
Homes occupied	97%
Bachelor's or higher	7%
Poverty rate	18.0%
Unemployment	1.8%
Average temp	64°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.