

Compton 90222

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

BALANCED MARKET

\$636K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

140

SALES (12 MO)

\$543K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



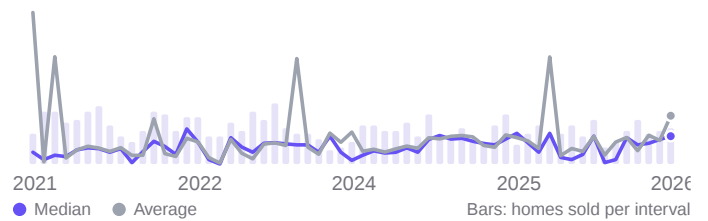
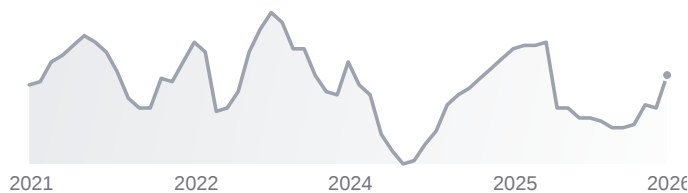
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$660K · Average \$799K

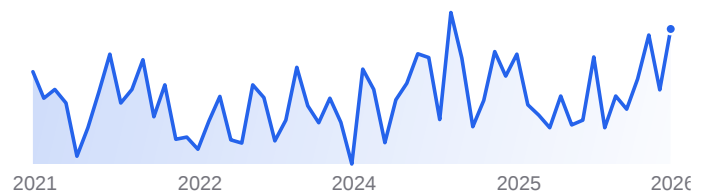
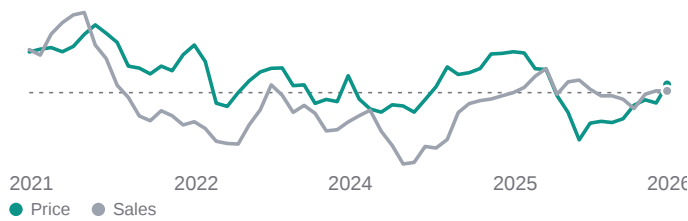


Growth (year over year)

Price +3.5% · Sales +0.7%

Price per square foot

\$639/ft²

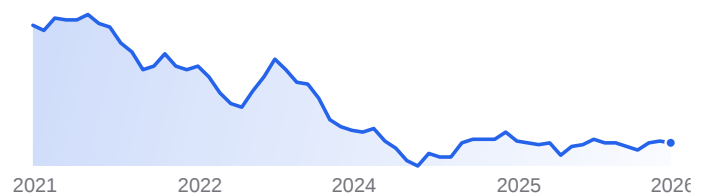
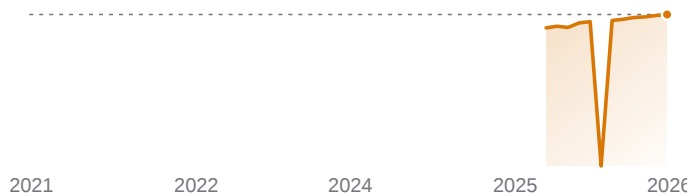


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

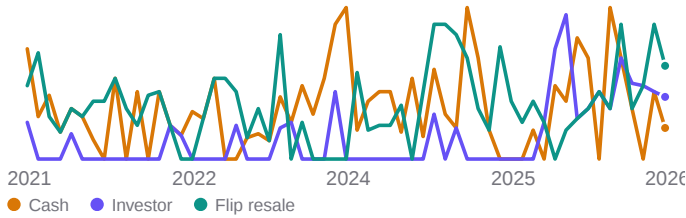
2.4%



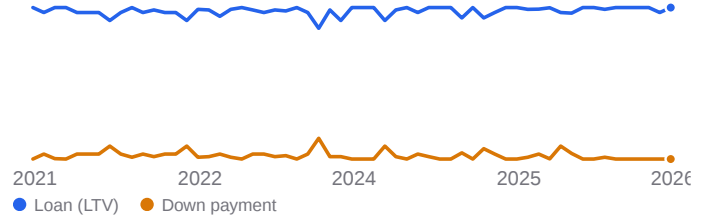
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 15% · Flip resale 23%

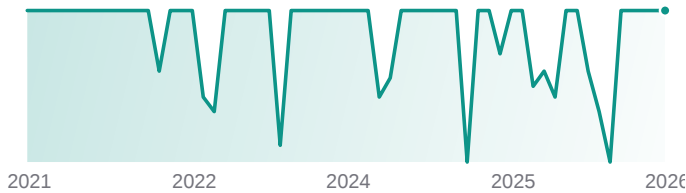


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



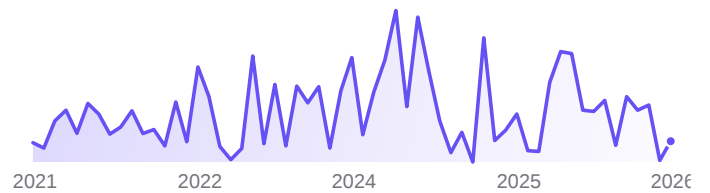
Sellers who sold at a gain

100%



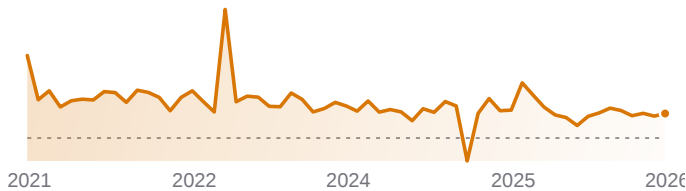
Typical hold before selling

3.2 yrs



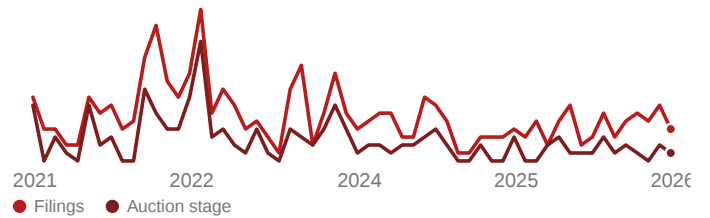
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	5,730
Median value (AVM)	\$543K
Median size	1,122 ft²
Median bedrooms	3
Median year built	1950
Single family	89%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.8%
Owner occupied	75%
Company owned	26%
Median loan-to-value	44%

Typical ownership tenure

20.1 yrs

COMMUNITY

Population	31,862
Density	12,514 / mi²
Median household income	\$66K
Average household income	\$80K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	426
Homes occupied	97%
Bachelor's or higher	9%
Poverty rate	13.8%
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.