

Gardena 90247

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

BALANCED MARKET

\$860K

MEDIAN SALE PRICE

+12.5%

1-YR CHANGE

196

SALES (12 MO)

\$686K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



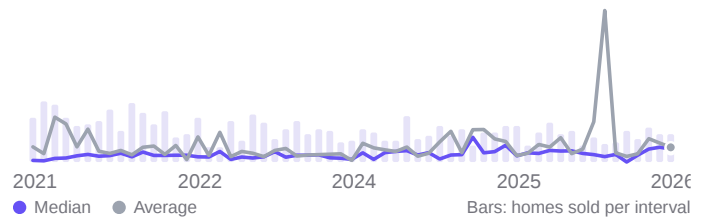
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$850K · Average \$880K

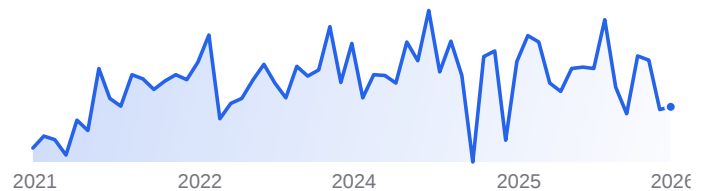
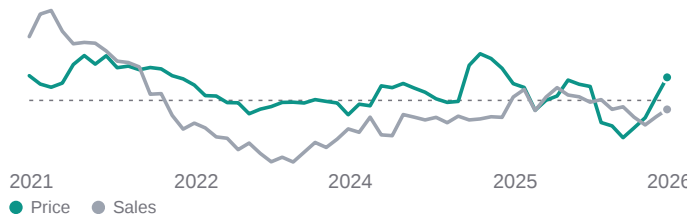


Growth (year over year)

Price +12.5% · Sales -4.9%

Price per square foot

\$441/ft²

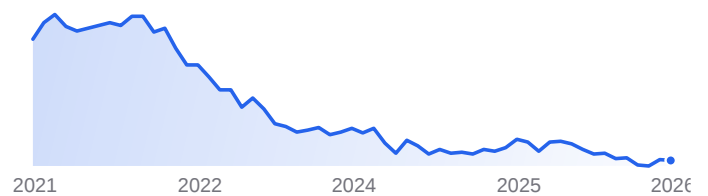
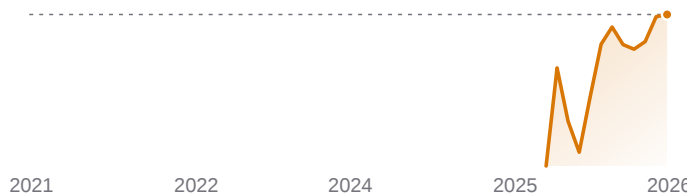


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

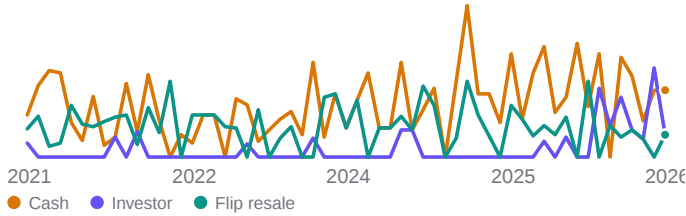
2.2%



BUYERS & OUTCOMES

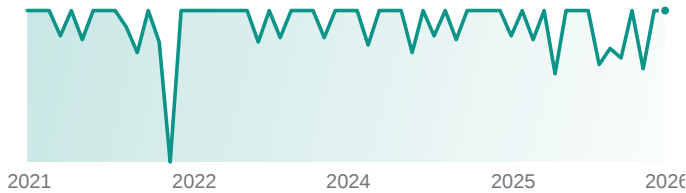
Buyer mix

Cash 18% · Investor 5.9% · Flip resale 5.9%



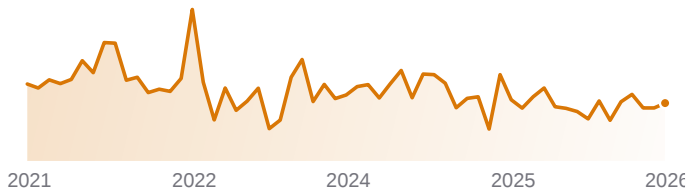
Sellers who sold at a gain

100%

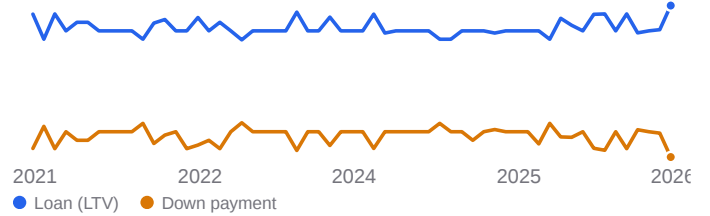


Median annualized return at resale

+4.7%

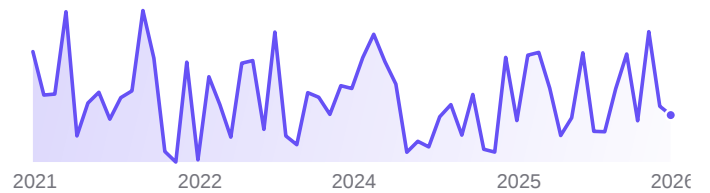


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



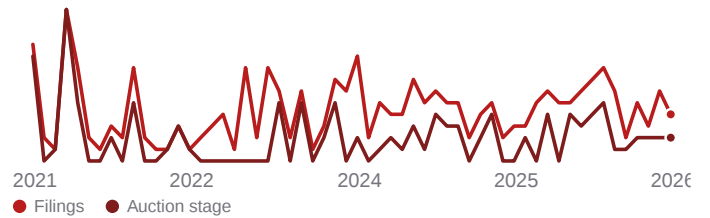
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	8,883
Median value (AVM)	\$686K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1956
Single family	54%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	67%
Company owned	40%
Median loan-to-value	42%

Typical ownership tenure

22.9 yrs

COMMUNITY

Population	44,080
Density	11,871 / mi²
Median household income	\$66K
Average household income	\$89K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	402
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	11.9%
Unemployment	1.8%
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.