

Gardena 90249

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

SELLER'S MARKET

\$848K

MEDIAN SALE PRICE

+15.2%

1-YR CHANGE

137

SALES (12 MO)

\$740K

MEDIAN VALUE (AVM)

Market temperature

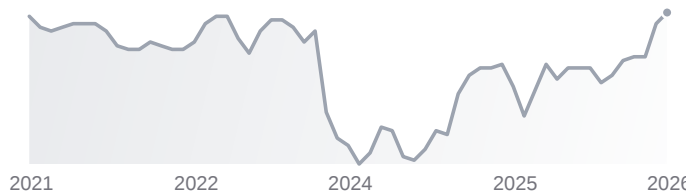
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

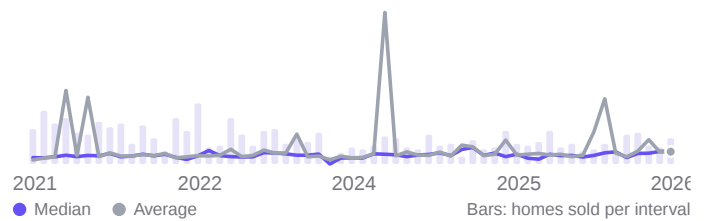
Market temperature (0–100)

62 / 100



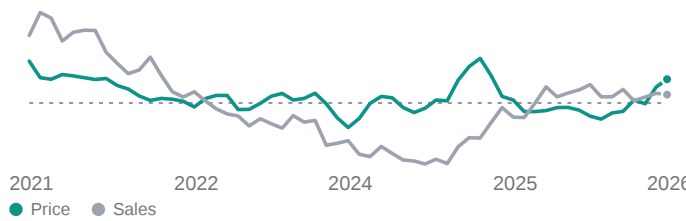
Sale prices

Median \$865K · Average \$854K



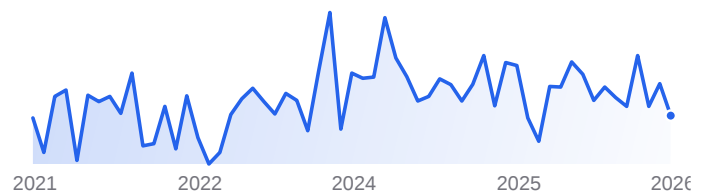
Growth (year over year)

Price +15.2% · Sales +5.4%



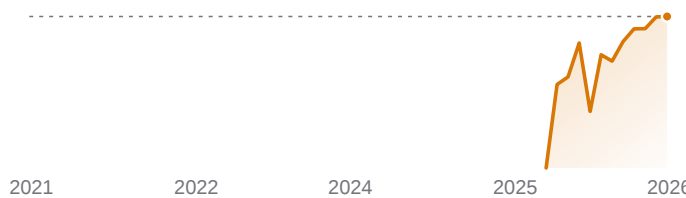
Price per square foot

\$512/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

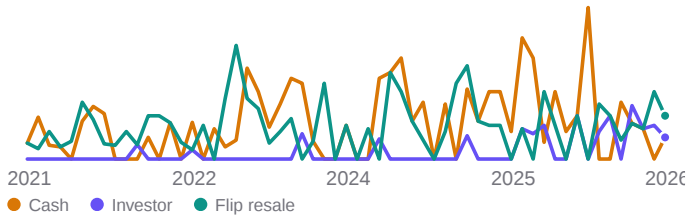
2.2%



BUYERS & OUTCOMES

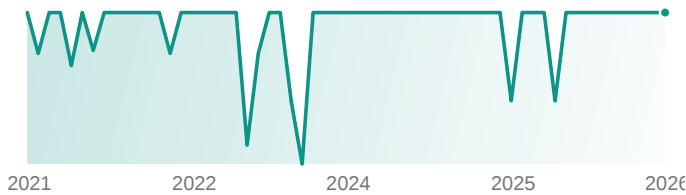
Buyer mix

Cash 7.1% · Investor 7.1% · Flip resale 14%



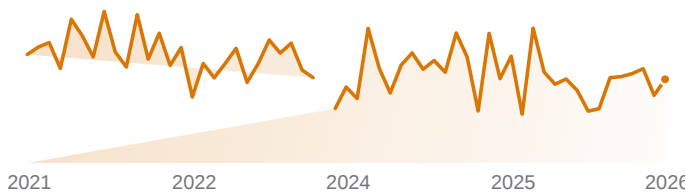
Sellers who sold at a gain

100%

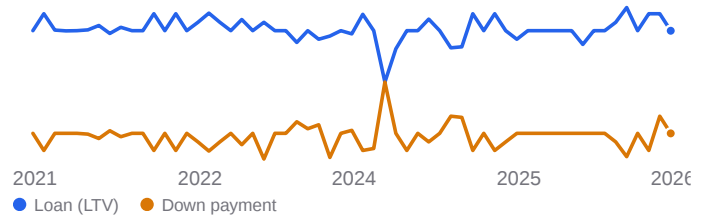


Median annualized return at resale

+4.9%

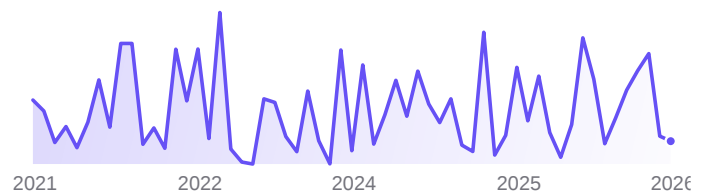


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



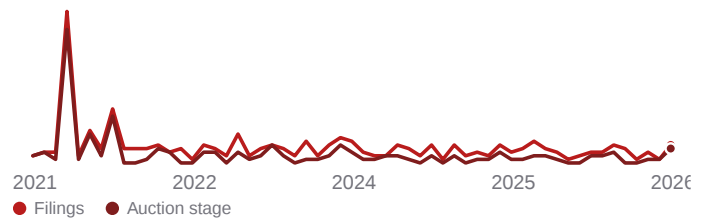
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 4



HOUSING STOCK

Homes	6,335
Median value (AVM)	\$740K
Median size	1,322 ft²
Median bedrooms	3
Median year built	1953
Single family	82%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.0%
Owner occupied	76%
Company owned	39%
Median loan-to-value	43%

Typical ownership tenure

24.3 yrs

COMMUNITY

Population	26,013
Density	8,648 / mi²
Median household income	\$77K
Average household income	\$101K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	390
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	9.4%
Unemployment	1.6%
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.