

Palos Verdes Peninsula 90274

ZIP code · CA · California > Los Angeles County

SELLER'S MARKET

\$2.7M

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

308

SALES (12 MO)

\$2.5M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

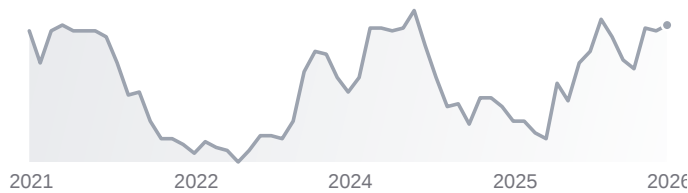
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

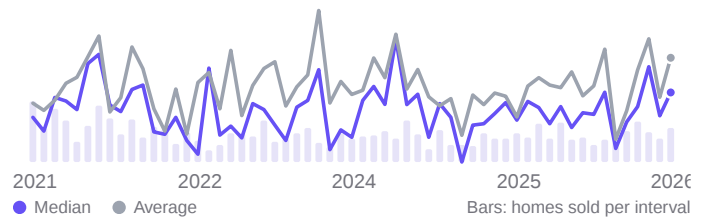
Market temperature (0–100)

67 / 100



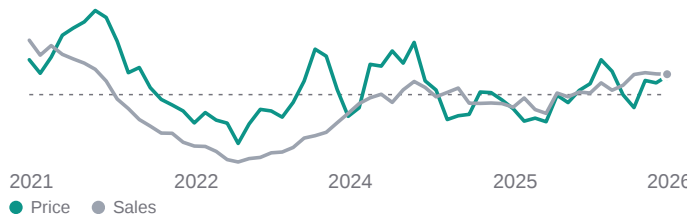
Sale prices

Median \$2.7M · Average \$3.3M



Growth (year over year)

Price +12.0% · Sales +13.2%



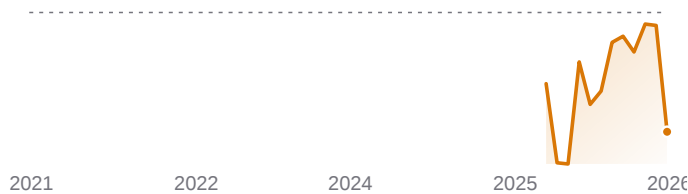
Price per square foot

\$986/ft²



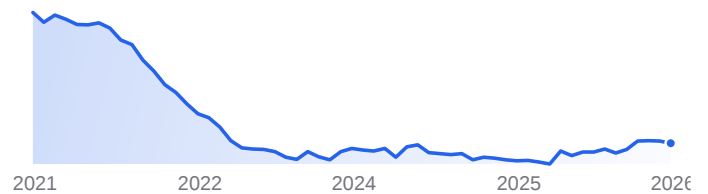
Sale premium vs estimated value

-1.6%



Annual turnover (share of homes sold)

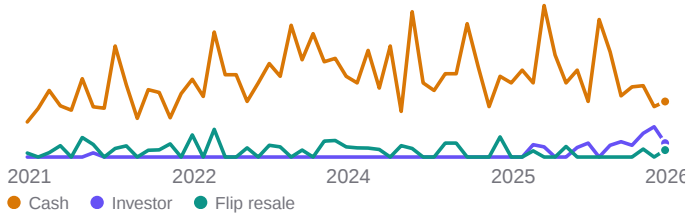
3.1%



BUYERS & OUTCOMES

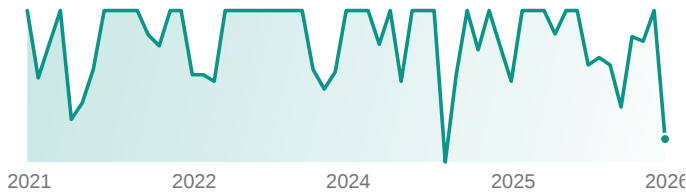
Buyer mix

Cash 25% · Investor 6.3% · Flip resale 3.1%



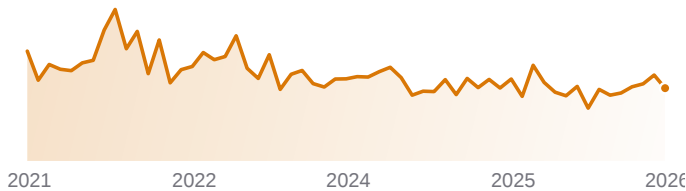
Sellers who sold at a gain

82%

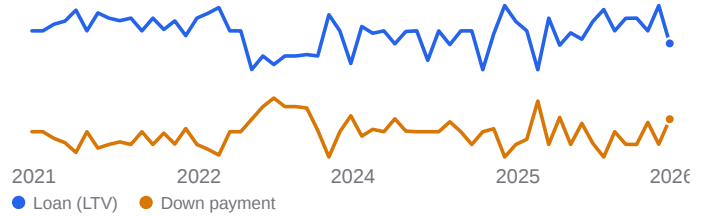


Median annualized return at resale

+4.4%

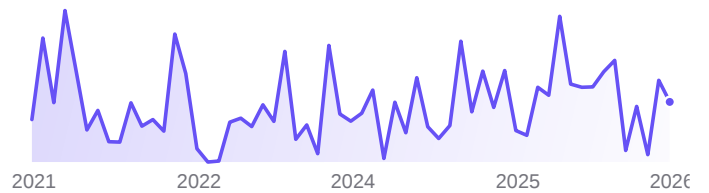


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



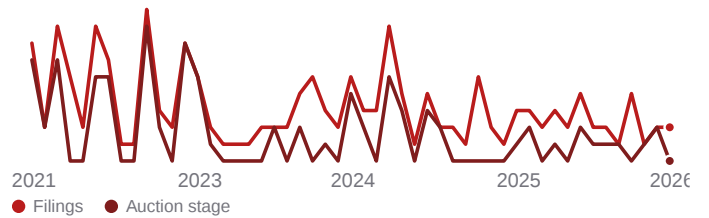
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	9,889
Median value (AVM)	\$2.5M
Median size	2,603 ft²
Median bedrooms	4
Median year built	1963
Single family	86%
Condos	9.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.1%
Owner occupied	75%
Company owned	69%
Median loan-to-value	33%

Typical ownership tenure

19.3 yrs

COMMUNITY

Population	25,325
Density	1,961 / mi ²
Median household income	\$195K
Average household income	\$272K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	404
Homes occupied	94%
Bachelor's or higher	40%
Poverty rate	3.5%
Unemployment	1.6%
Average temp	62°F
Annual precip	16 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.