

South Gate 90280

ZIP code · CA · California > Los Angeles County > South Gate

BALANCED MARKET

\$718K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

199

SALES (12 MO)

\$622K

MEDIAN VALUE (AVM)

Market temperature

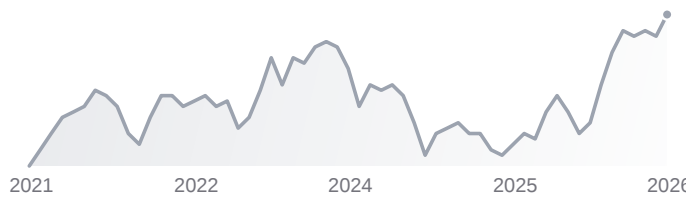
Balanced market · 58 / 100



MARKET TRENDS (5 YEARS)

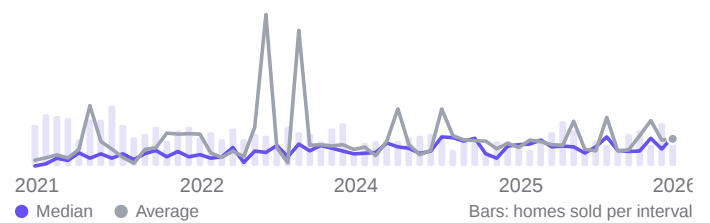
Market temperature (0–100)

58 / 100



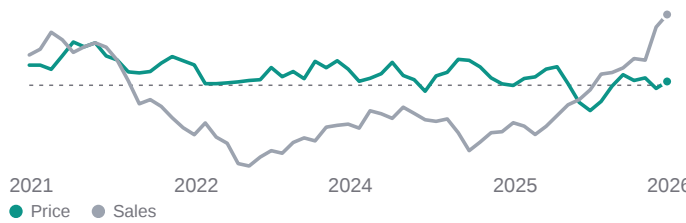
Sale prices

Median \$750K · Average \$736K



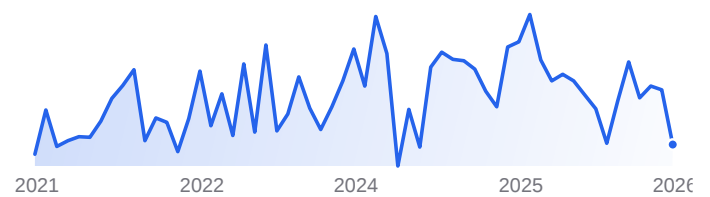
Growth (year over year)

Price +1.5% · Sales +27.6%



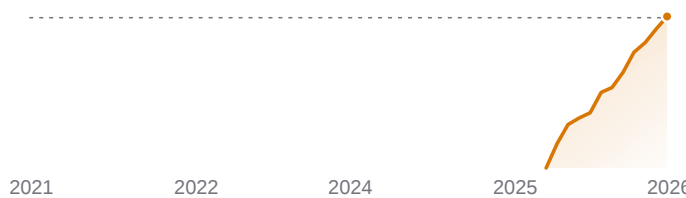
Price per square foot

\$415/ft²



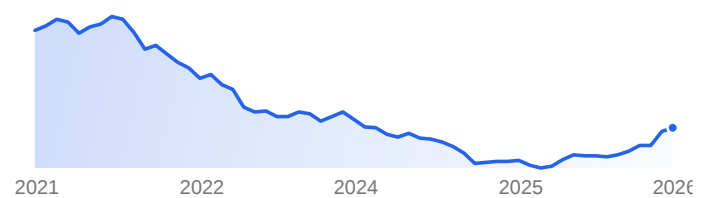
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

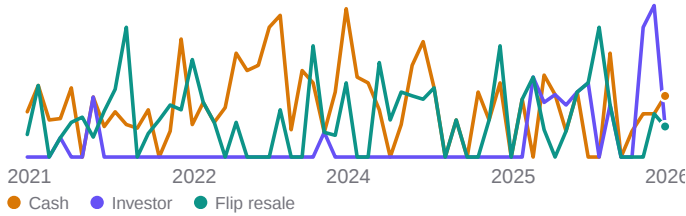
1.4%



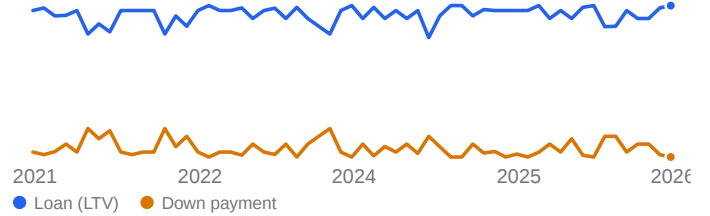
BUYERS & OUTCOMES

Buyer mix

Cash 12% · Investor 5.9% · Flip resale 5.9%

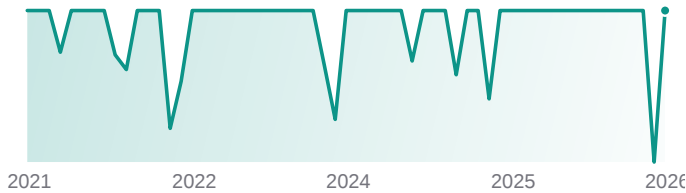


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



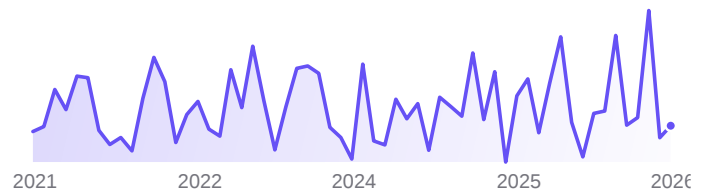
Sellers who sold at a gain

100%



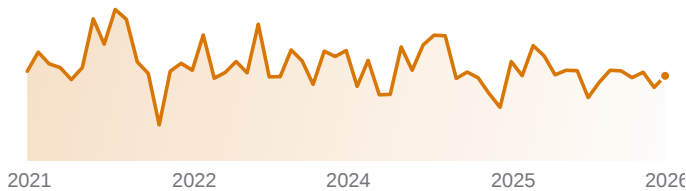
Typical hold before selling

8.5 yrs



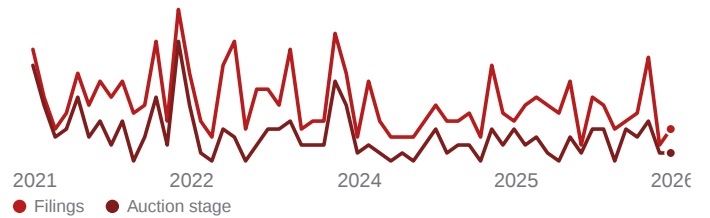
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	14,365
Median value (AVM)	\$622K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1941
Single family	70%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.9%
Owner occupied	72%
Company owned	35%
Median loan-to-value	41%

Typical ownership tenure

26.1 yrs

COMMUNITY

Population	90,476
Density	12,072 / mi²
Median household income	\$61K
Average household income	\$80K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	345
Homes occupied	98%
Bachelor's or higher	10%
Poverty rate	12.9%
Unemployment	1.9%
Average temp	64°F
Annual precip	15 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.