

# Topanga 90290

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

BUYER'S MARKET

**\$1.2M**

MEDIAN SALE PRICE

**-25.2%**

1-YR CHANGE

**69**

SALES (12 MO)

**\$1.5M**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



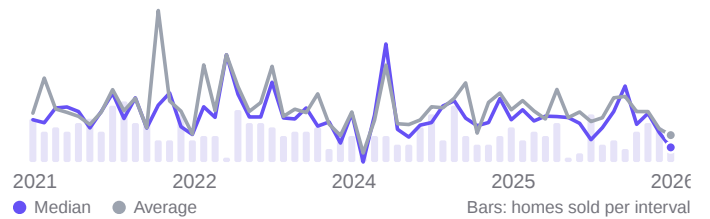
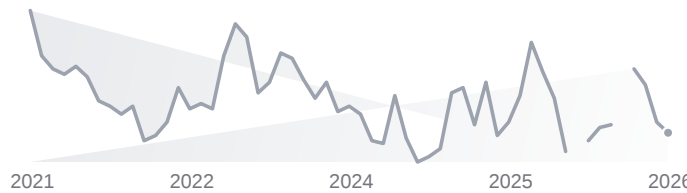
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$720K · Average \$1.1M

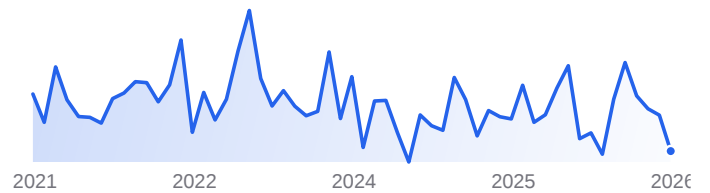
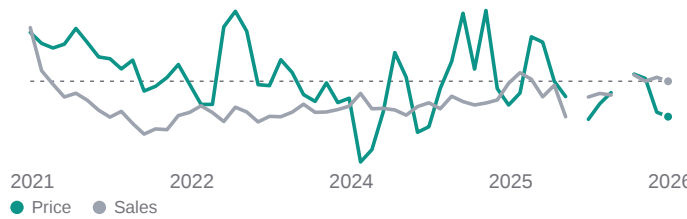


Growth (year over year)

Price -25.2% · Sales +0.0%

Price per square foot

\$536/ft²

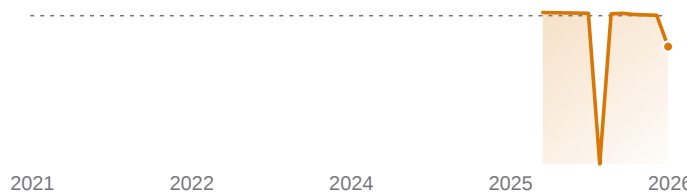


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

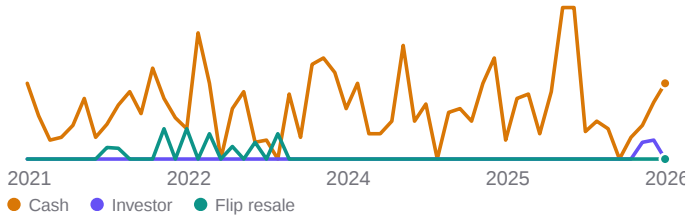
3.0%



## BUYERS & OUTCOMES

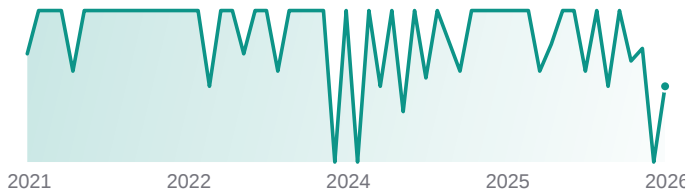
### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



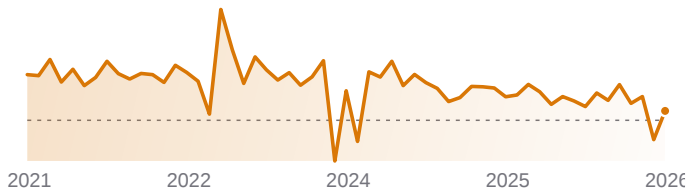
### Sellers who sold at a gain

75%

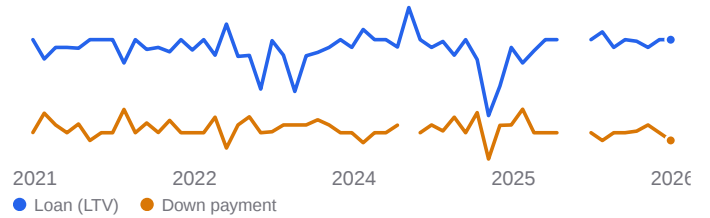


### Median annualized return at resale

+1.6%

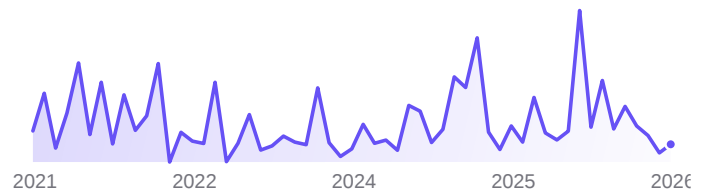


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 15%



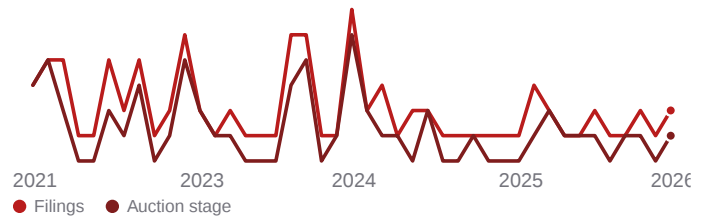
### Typical hold before selling

5.6 yrs



### Preforeclosure filings

Filings 2 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,275     |
| Median value (AVM) | \$1.5M    |
| Median size        | 1,668 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1971      |
| Single family      | 88%       |
| Condos             | 9.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 67%  |
| Underwater (LTV 125% or more) | 1.6% |
| Owner occupied                | 66%  |
| Company owned                 | 51%  |
| Median loan-to-value          | 34%  |

Typical ownership tenure

**16.6 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>6,960</b>     |
| Density                          | <b>339 / mi²</b> |
| Median household income          | <b>\$148K</b>    |
| Average household income         | <b>\$192K</b>    |
| Crime index (US avg 100)         | <b>105</b>       |
| Air pollution index (US avg 100) | <b>115</b>       |
| Earthquake index (US avg 100)    | <b>331</b>       |
| Homes occupied                   | <b>92%</b>       |
| Bachelor's or higher             | <b>30%</b>       |
| Poverty rate                     | <b>4.2%</b>      |
| Unemployment                     | <b>1.9%</b>      |
| Average temp                     | <b>64°F</b>      |
| Annual precip                    | <b>24 in</b>     |
| Sunshine                         | <b>73%</b>       |

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.