Playa del Rey 90293

ZIP code · CA · California › Los Angeles County

BALANCED MARKET

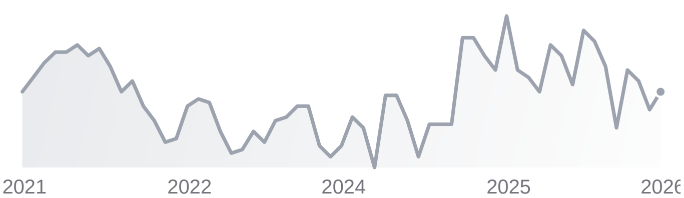
$1.7M	+84.9%	140	$847K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature Balanced market · 53 / 100

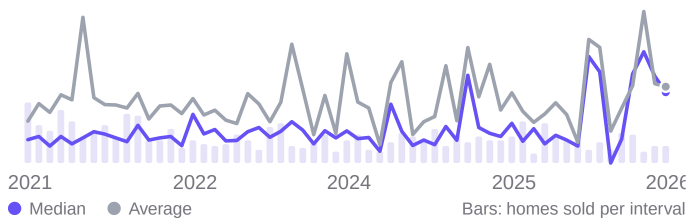
Buyer's market Balanced Seller's market

MARKET TRENDS (5 YEARS)

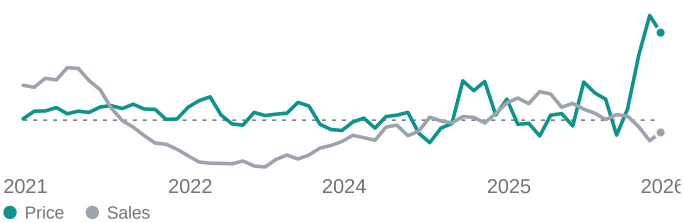
Market temperature (0–100) 53 / 100



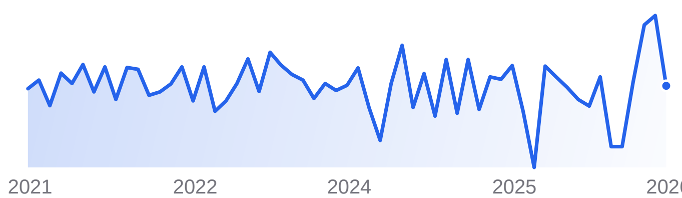
Sale prices Median $1.5M · Average $1.5M



Growth (year over year) Price +84.9% · Sales -11.9%

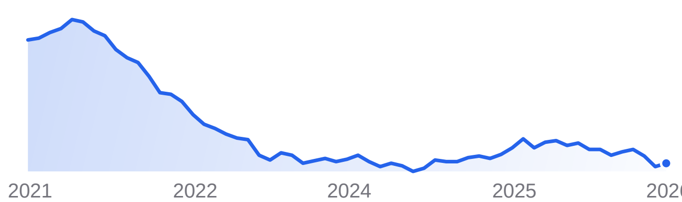


Price per square foot $722/ft²



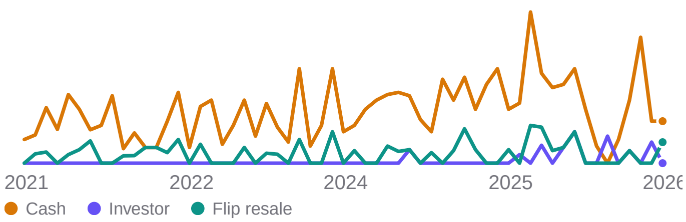
Sale premium vs estimated value -6.7%

Annual turnover (share of homes sold) 3.2%

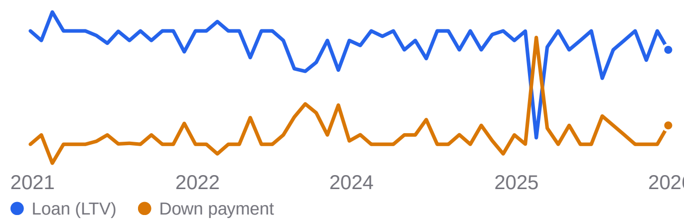


BUYERS & OUTCOMES

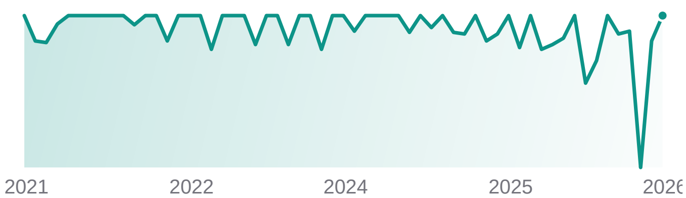
Buyer mix — Cash 22% · Investor 0% · Flip resale 11%



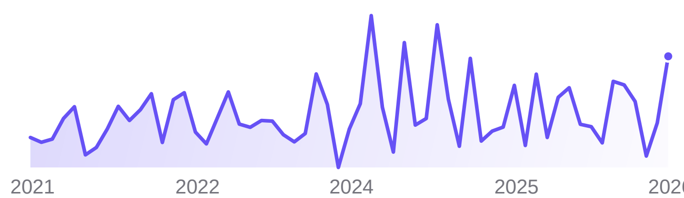
Financing (share of purchase price) — Loan (LTV) 70% · Down payment 30%



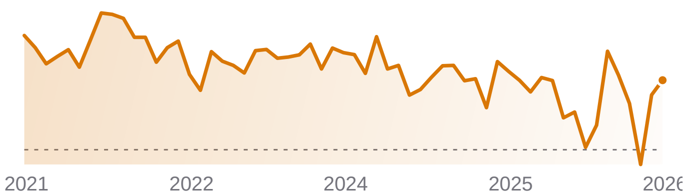
Sellers who sold at a gain — 100%



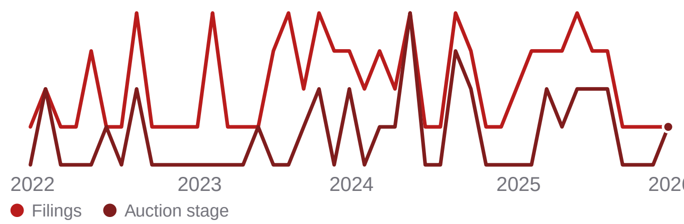
Typical hold before selling — 14.9 yrs



Median annualized return at resale — +3.4%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	**4,340**
Median value (AVM)	**$847K**
Median size	**1,367 ft²**
Median bedrooms	**2**
Median year built	**1971**
Single family	**32%**
Condos	**59%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**55%**
Underwater (LTV 125% or more)	**1.4%**
Owner occupied	**54%**
Company owned	**51%**
Median loan-to-value	**46%**

Typical ownership tenure	16.1 yrs

COMMUNITY

Population	11,949
Density	2,842 / mi²
Median household income	$126K
Average household income	$169K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	358
Homes occupied	94%
Bachelor's or higher	43%
Poverty rate	6.1%
Unemployment	1.9%
Average temp	62°F
Annual precip	13 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.