

Santa Monica 90402

ZIP code · CA · California > Los Angeles County > Santa Monica

BUYER'S MARKET

\$5M

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

155

SALES (12 MO)

\$5.2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



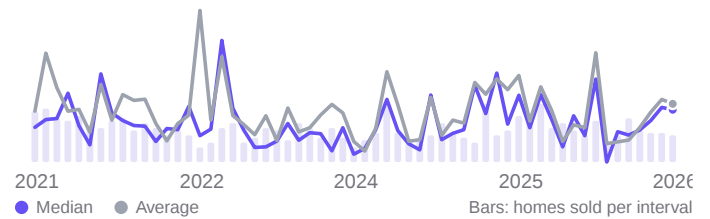
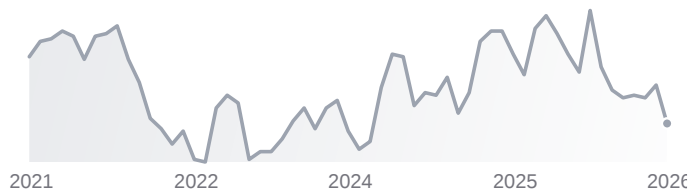
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$5.2M · Average \$5.5M

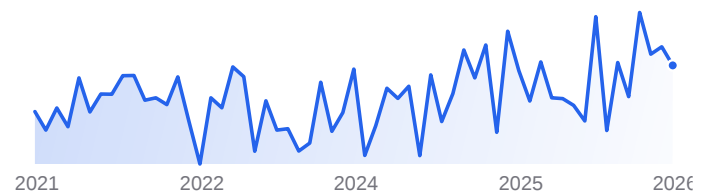
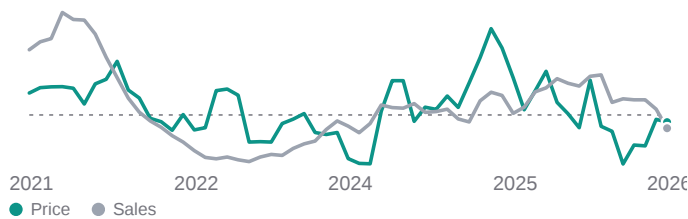


Growth (year over year)

Price -6.2% · Sales -11.4%

Price per square foot

\$1891/ft²

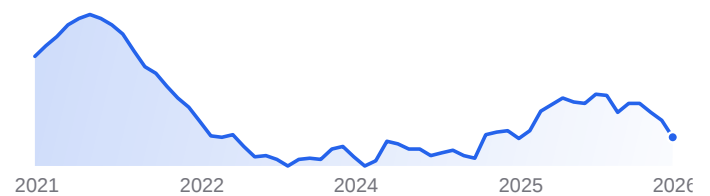


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

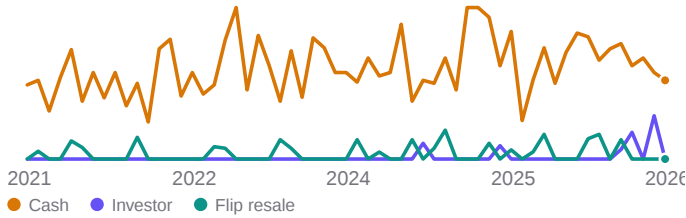
3.4%



BUYERS & OUTCOMES

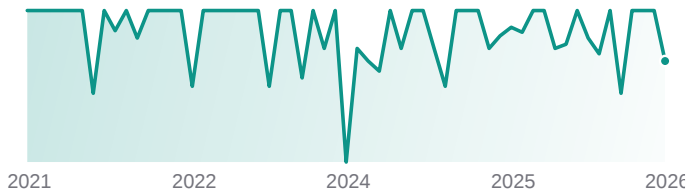
Buyer mix

Cash 45% · Investor 0% · Flip resale 0%



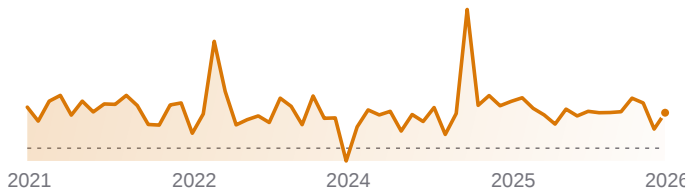
Sellers who sold at a gain

83%

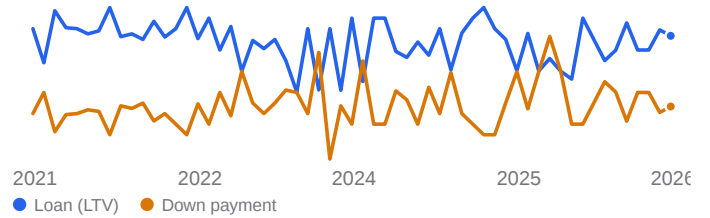


Median annualized return at resale

+4.9%

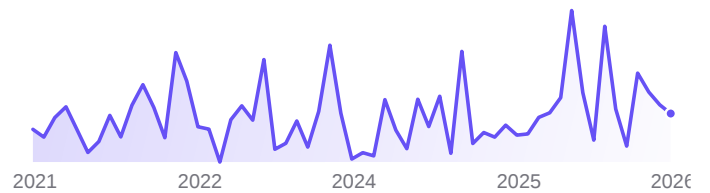


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



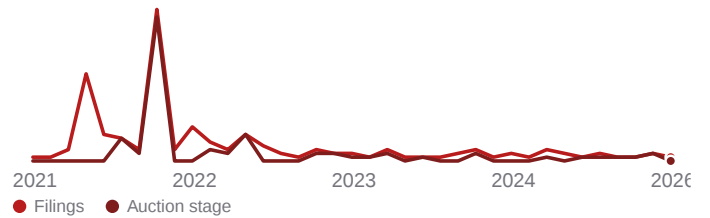
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,534
Median value (AVM)	\$5.2M
Median size	2,618 ft²
Median bedrooms	3
Median year built	1953
Single family	75%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.3%
Owner occupied	56%
Company owned	76%
Median loan-to-value	18%

Typical ownership tenure

23.5 yrs

COMMUNITY

Population	12,047
Density	5,640 / mi²
Median household income	\$170K
Average household income	\$251K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	429
Homes occupied	88%
Bachelor's or higher	32%
Poverty rate	6.1%
Unemployment	1.9%
Average temp	62°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.