

Torrance 90501

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

SELLER'S MARKET

\$943K

MEDIAN SALE PRICE

+9.2%

1-YR CHANGE

224

SALES (12 MO)

\$902K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



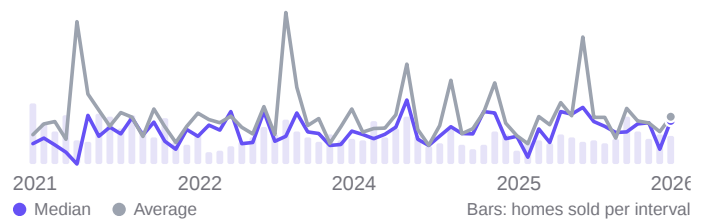
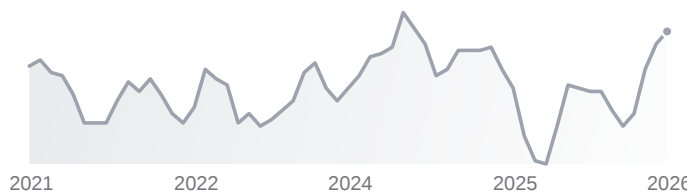
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$1M · Average \$1.1M

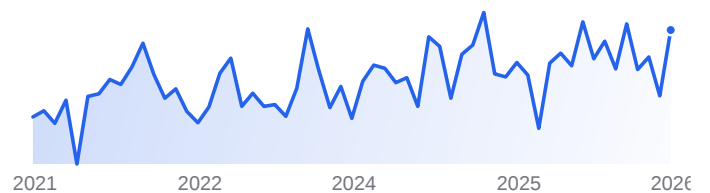
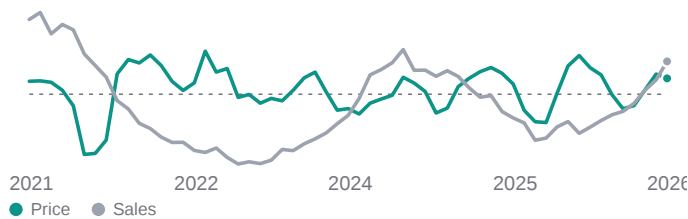


Growth (year over year)

Price +9.2% · Sales +19.1%

Price per square foot

\$686/ft²

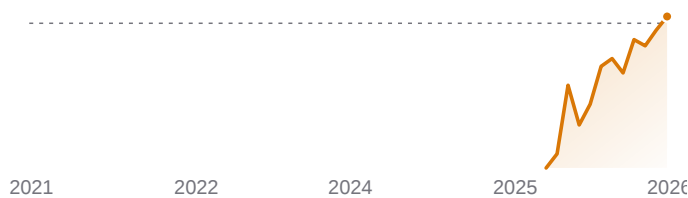


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

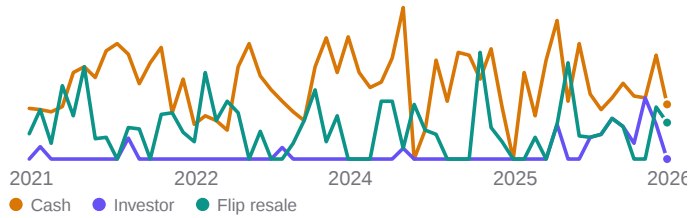
2.5%



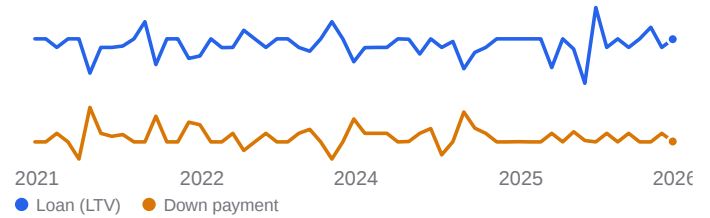
BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 0% · Flip resale 11%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



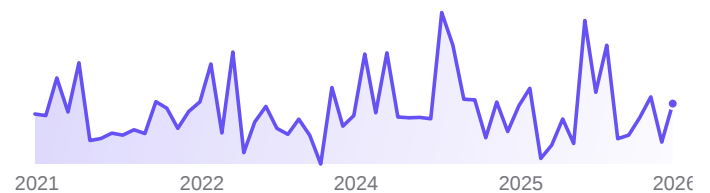
Sellers who sold at a gain

73%



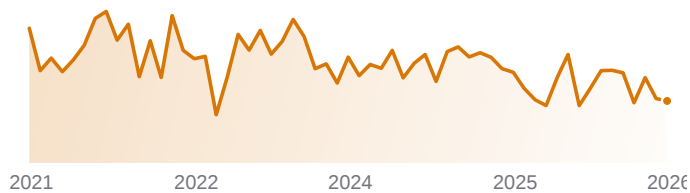
Typical hold before selling

10.3 yrs



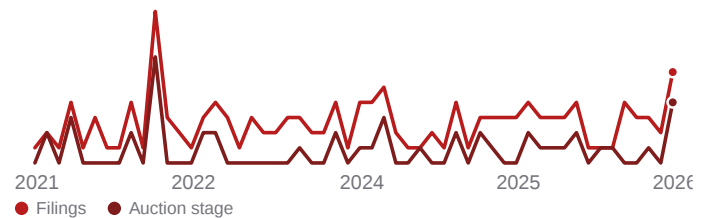
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	9,006
Median value (AVM)	\$902K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1959
Single family	61%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.2%
Owner occupied	67%
Company owned	47%
Median loan-to-value	39%

Typical ownership tenure

21.9 yrs

COMMUNITY

Population	41,693
Density	7,278 / mi²
Median household income	\$88K
Average household income	\$117K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	456
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	10.8%
Unemployment	1.8%
Average temp	63°F
Annual precip	14 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.