

Torrance 90503

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

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

+5.9%

1-YR CHANGE

265

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



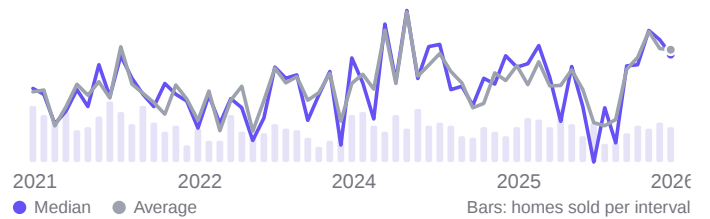
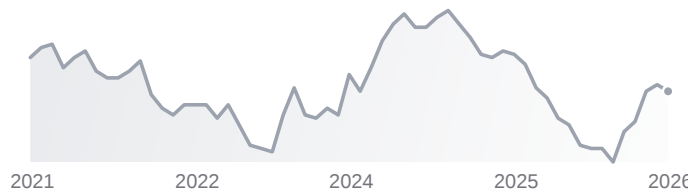
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$1.3M · Average \$1.3M

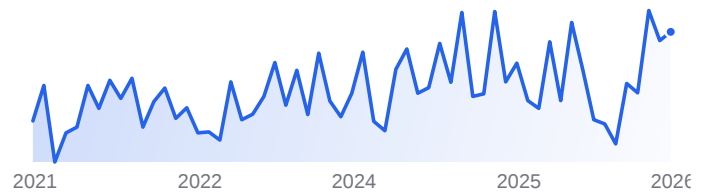
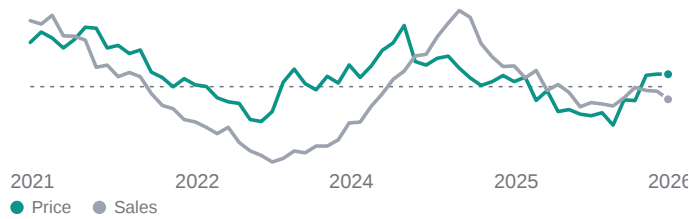


Growth (year over year)

Price +5.9% · Sales -6.0%

Price per square foot

\$836/ft²

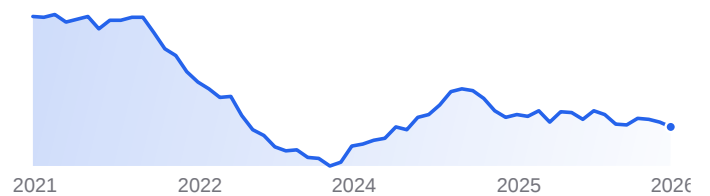
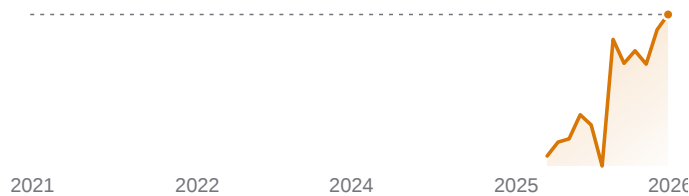


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

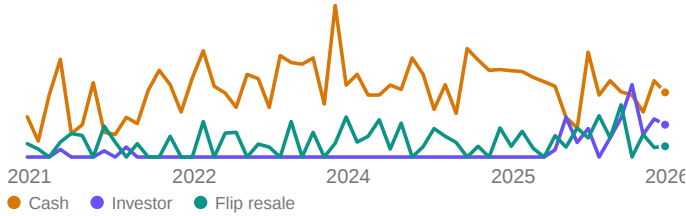
2.4%



BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 13% · Flip resale 4.3%



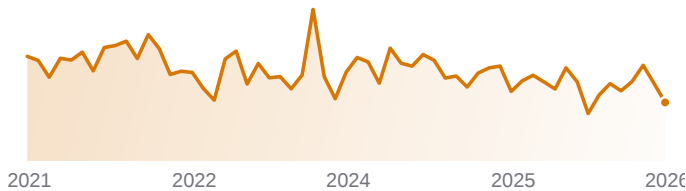
Sellers who sold at a gain

88%

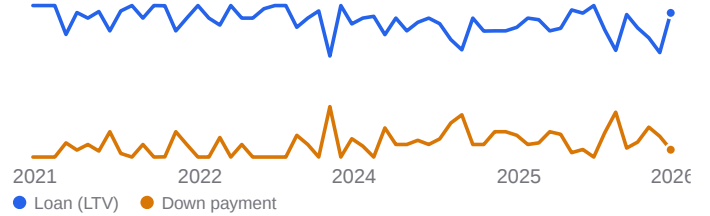


Median annualized return at resale

+3.2%

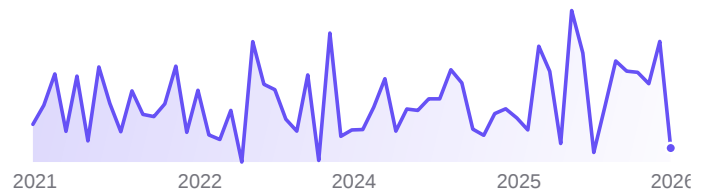


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



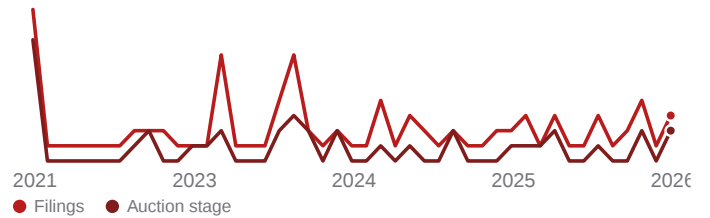
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	10,922
Median value (AVM)	\$1.2M
Median size	1,582 ft²
Median bedrooms	3
Median year built	1959
Single family	66%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.8%
Owner occupied	73%
Company owned	55%
Median loan-to-value	33%

Typical ownership tenure

23.2 yrs

COMMUNITY

Population	42,540
Density	8,188 / mi²
Median household income	\$112K
Average household income	\$134K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	457
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	5.0%
Unemployment	1.9%
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.