

Torrance 90504

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

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

191

SALES (12 MO)

\$953K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



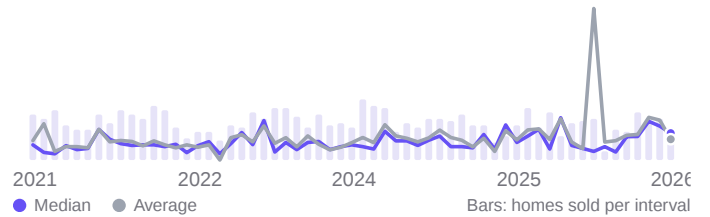
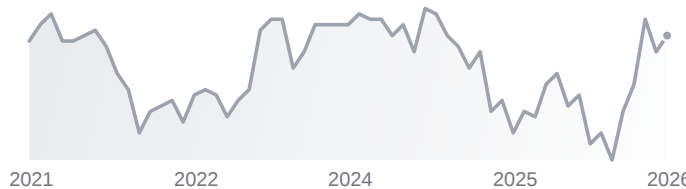
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$1M · Average \$988K

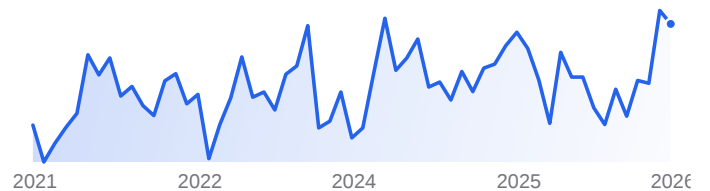
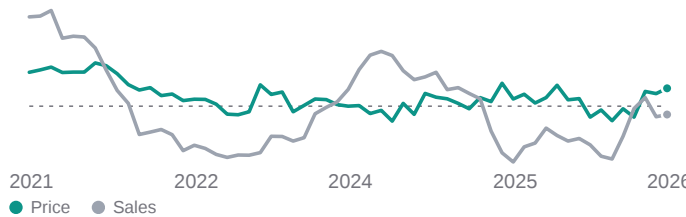


Growth (year over year)

Price +7.6% · Sales -3.5%

Price per square foot

\$776/ft²

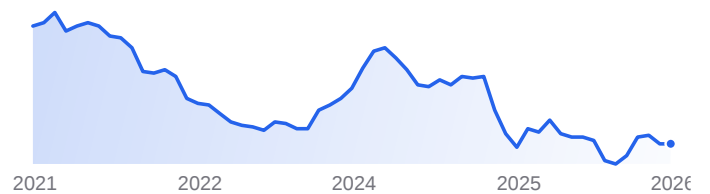


Sale premium vs estimated value

+2.1%

Annual turnover (share of homes sold)

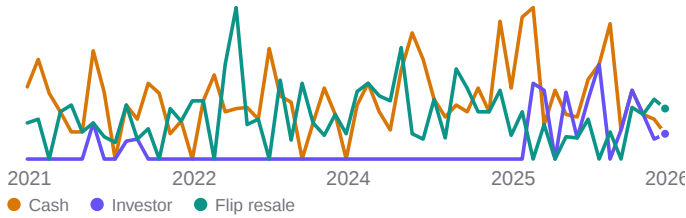
2.3%



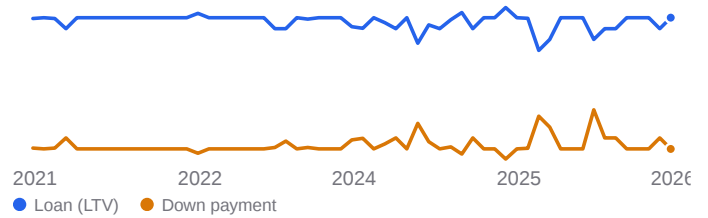
BUYERS & OUTCOMES

Buyer mix

Cash 6.7% · Investor 6.7% · Flip resale 13%

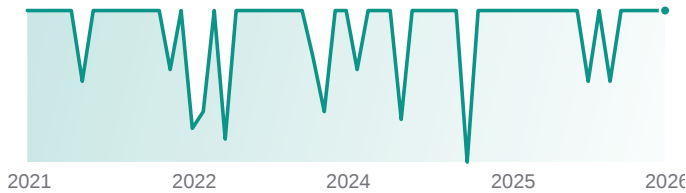


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



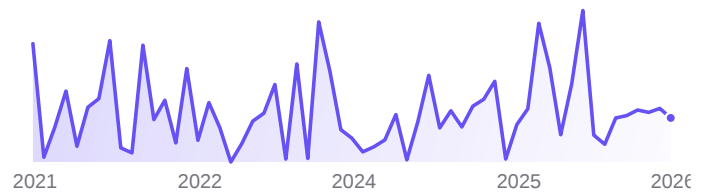
Sellers who sold at a gain

100%



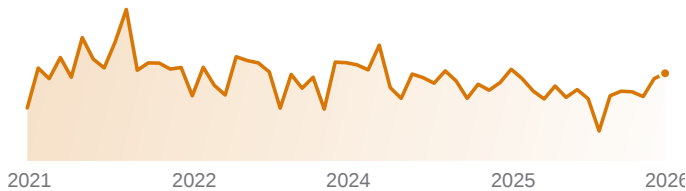
Typical hold before selling

7.5 yrs



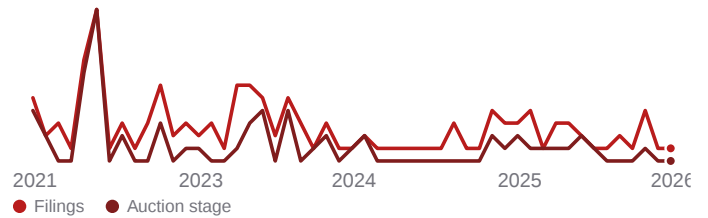
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,415
Median value (AVM)	\$953K
Median size	1,469 ft²
Median bedrooms	3
Median year built	1954
Single family	87%
Condos	8.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	49%
Median loan-to-value	37%

Typical ownership tenure

25.1 yrs

COMMUNITY

Population	32,441
Density	7,305 / mi²
Median household income	\$94K
Average household income	\$123K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	435
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	8.3%
Unemployment	1.7%
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.