

Whittier 90601

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

BALANCED MARKET

\$943K

MEDIAN SALE PRICE

+20.6%

1-YR CHANGE

179

SALES (12 MO)

\$773K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



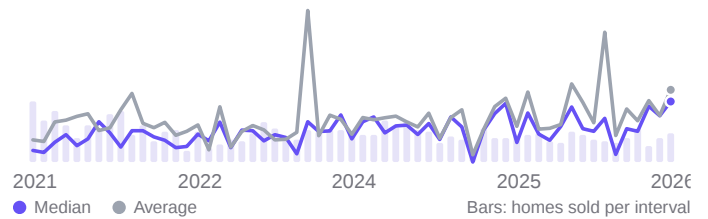
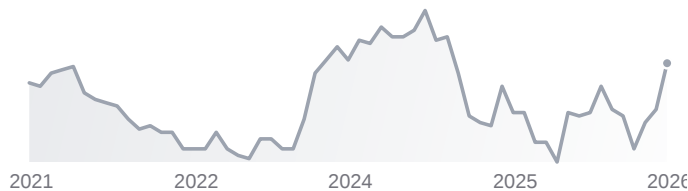
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$989K · Average \$1.1M

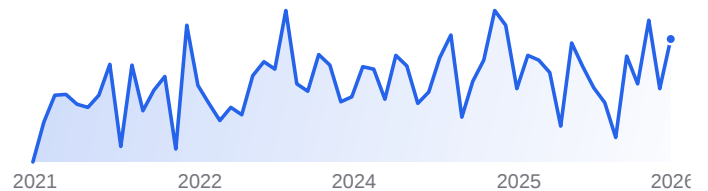
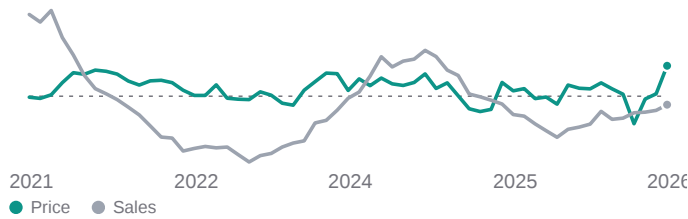


Growth (year over year)

Price +20.6% · Sales -5.8%

Price per square foot

\$543/ft²

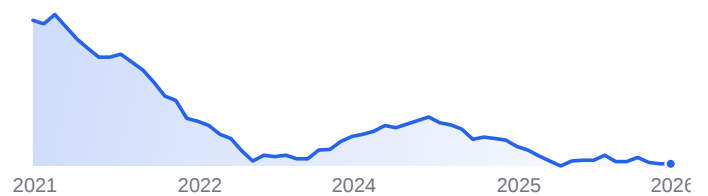


Sale premium vs estimated value

+1.4%

Annual turnover (share of homes sold)

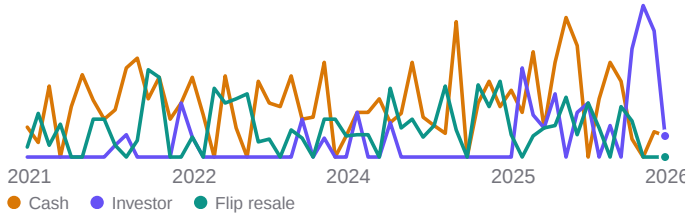
2.1%



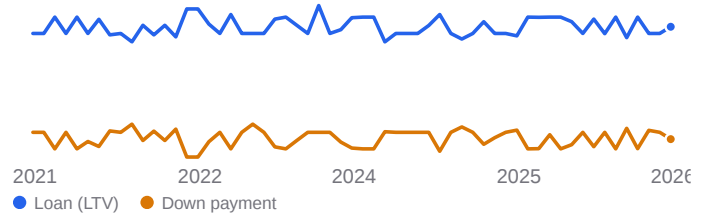
BUYERS & OUTCOMES

Buyer mix

Cash 5.6% · Investor 5.6% · Flip resale 0%

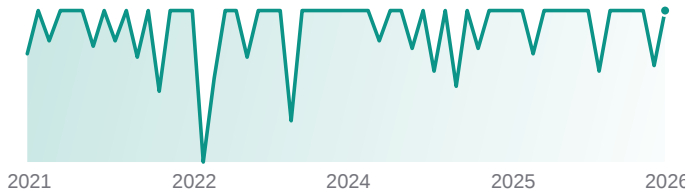


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



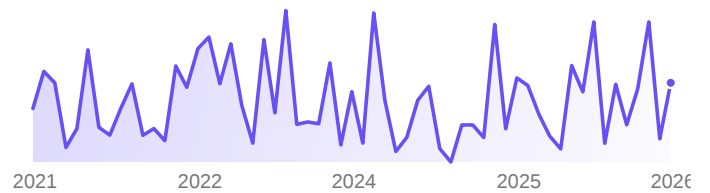
Sellers who sold at a gain

100%



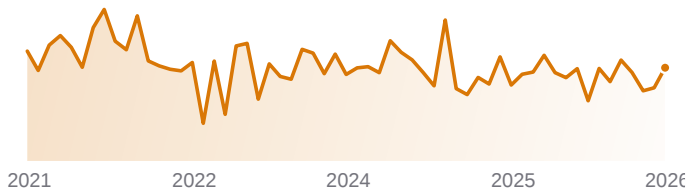
Typical hold before selling

12.1 yrs



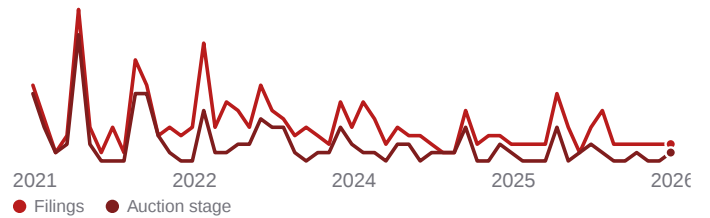
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,327
Median value (AVM)	\$773K
Median size	1,626 ft²
Median bedrooms	3
Median year built	1957
Single family	73%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.8%
Owner occupied	74%
Company owned	42%
Median loan-to-value	46%

Typical ownership tenure

23.1 yrs

COMMUNITY

Population	33,730
Density	2,923 / mi²
Median household income	\$85K
Average household income	\$106K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	395
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	9.2%
Unemployment	1.7%
Average temp	65°F
Annual precip	16 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.