

Whittier 90604

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

BALANCED MARKET

\$852K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

218

SALES (12 MO)

\$782K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



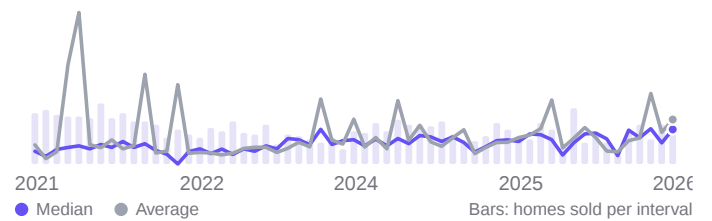
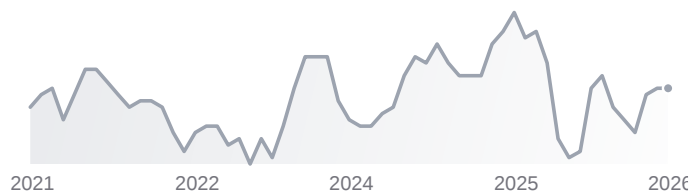
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$880K · Average \$946K

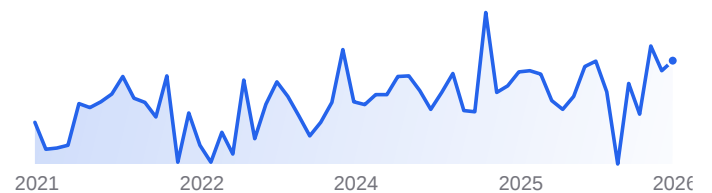
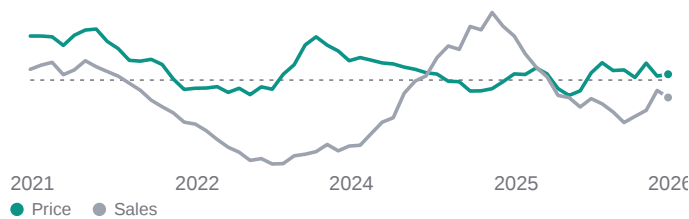


Growth (year over year)

Price +2.4% · Sales -7.2%

Price per square foot

\$614/ft²

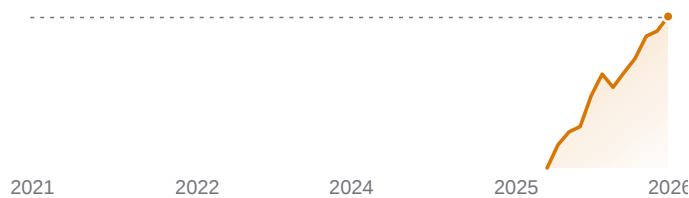


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

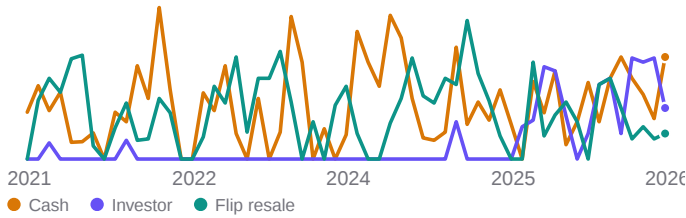
2.3%



BUYERS & OUTCOMES

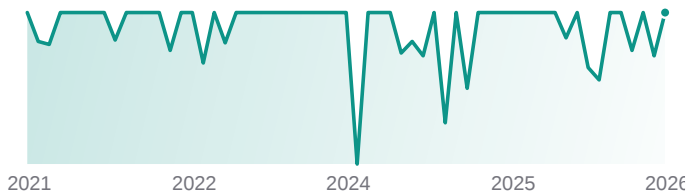
Buyer mix

Cash 21% · Investor 11% · Flip resale 5.3%



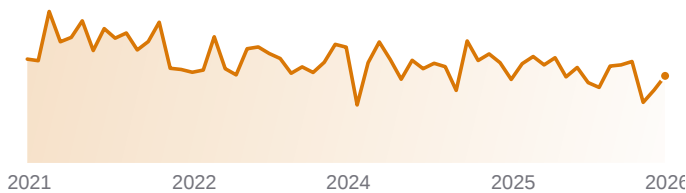
Sellers who sold at a gain

100%

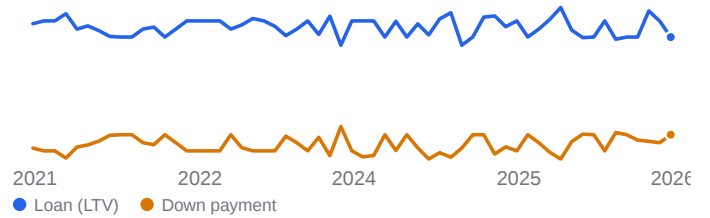


Median annualized return at resale

+5.4%

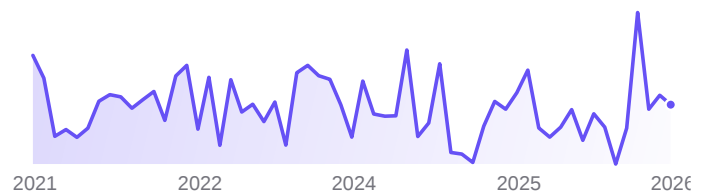


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



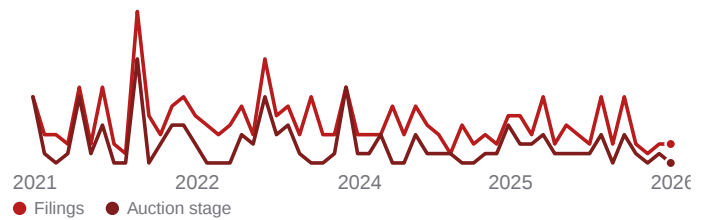
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	9,468
Median value (AVM)	\$782K
Median size	1,414 ft²
Median bedrooms	3
Median year built	1956
Single family	88%
Condos	8.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	36%
Median loan-to-value	46%

Typical ownership tenure

21.7 yrs

COMMUNITY

Population	39,474
Density	9,261 / mi²
Median household income	\$91K
Average household income	\$115K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	382
Homes occupied	97%
Bachelor's or higher	16%
Poverty rate	5.8%
Unemployment	1.8%
Average temp	64°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.