

Pico Rivera 90660

ZIP code · CA · California > Los Angeles County > Pico Rivera

BALANCED MARKET

\$720K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

244

SALES (12 MO)

\$693K

MEDIAN VALUE (AVM)

Market temperature

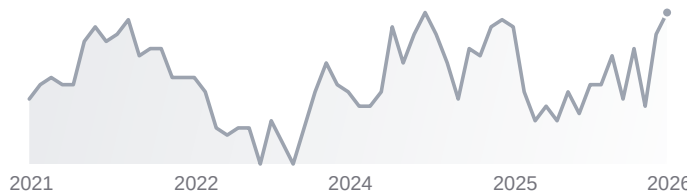
Balanced market · 51 / 100



MARKET TRENDS (5 YEARS)

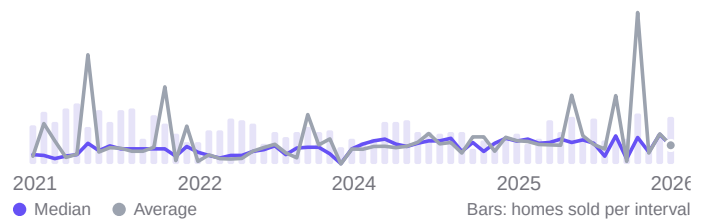
Market temperature (0–100)

51 / 100



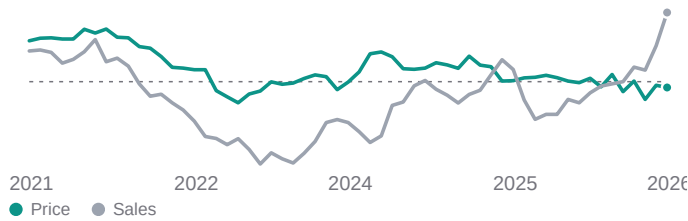
Sale prices

Median \$710K · Average \$713K



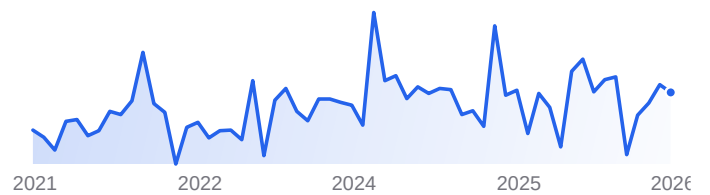
Growth (year over year)

Price -2.3% · Sales +27.7%



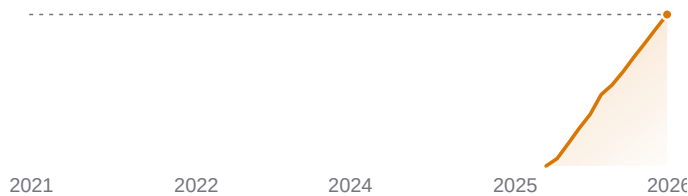
Price per square foot

\$563/ft²



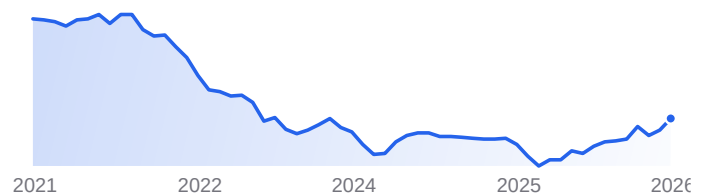
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

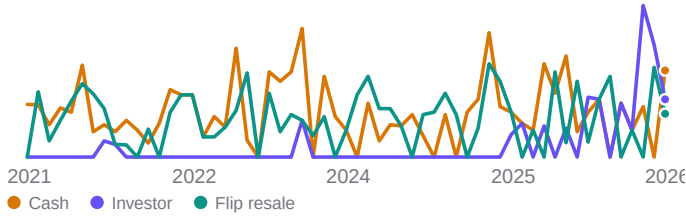
1.8%



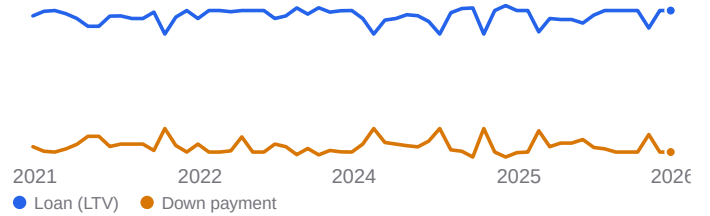
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 14% · Flip resale 11%

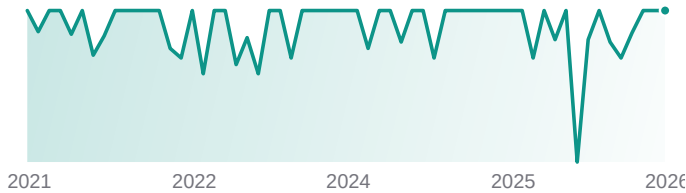


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



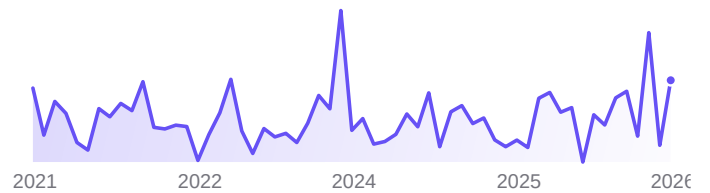
Sellers who sold at a gain

100%



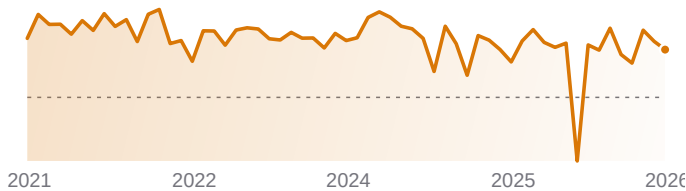
Typical hold before selling

13.9 yrs



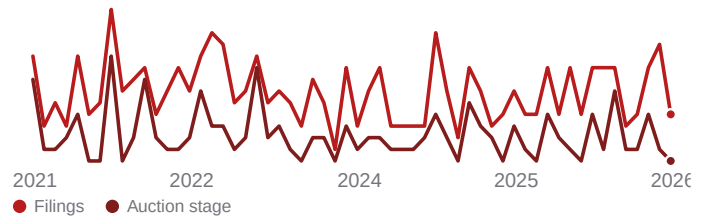
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	13,682
Median value (AVM)	\$693K
Median size	1,286 ft²
Median bedrooms	3
Median year built	1950
Single family	88%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.2%
Owner occupied	81%
Company owned	35%
Median loan-to-value	41%

Typical ownership tenure

26.7 yrs

COMMUNITY

Population	59,514
Density	6,966 / mi²
Median household income	\$77K
Average household income	\$102K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	348
Homes occupied	98%
Bachelor's or higher	11%
Poverty rate	9.5%
Unemployment	1.7%
Average temp	65°F
Annual precip	15 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.