

Avalon 90704

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

BUYER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

27

SALES (12 MO)

\$834K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



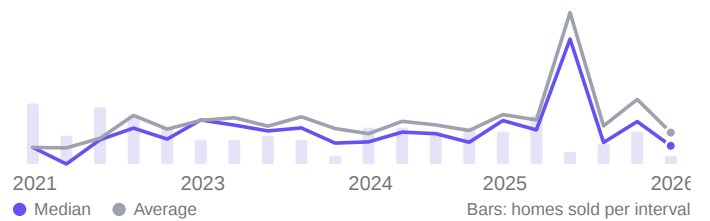
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$711K · Average \$956K

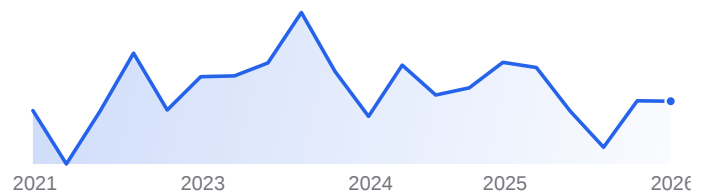
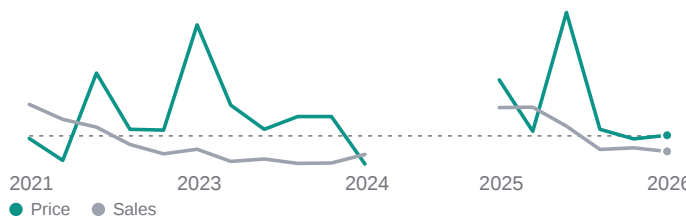


Growth (year over year)

Price +0.9% · Sales -22.9%

Price per square foot

\$688/ft²

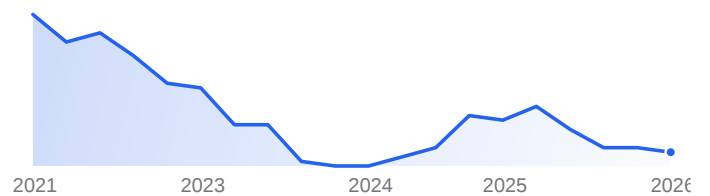


Sale premium vs estimated value

-5.4%

Annual turnover (share of homes sold)

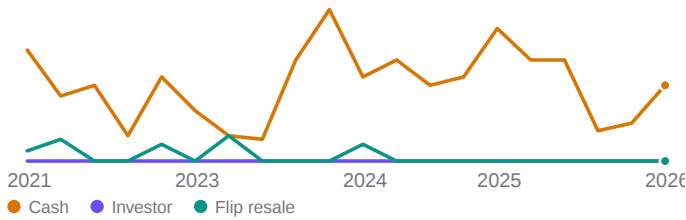
2.3%



BUYERS & OUTCOMES

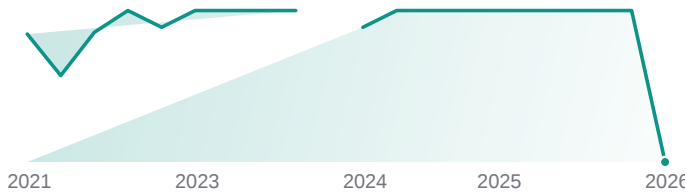
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



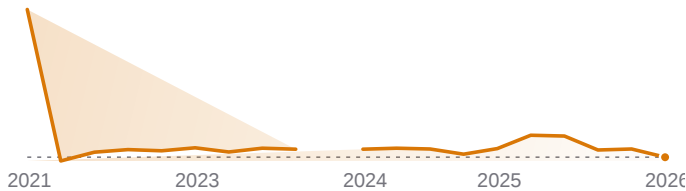
Sellers who sold at a gain

0%

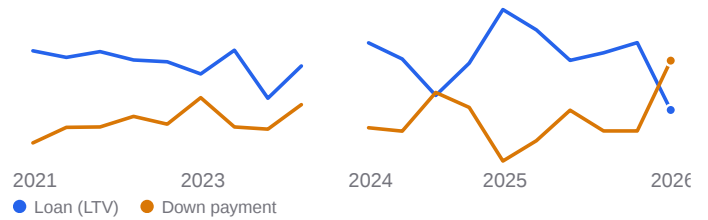


Median annualized return at resale

+0.0%

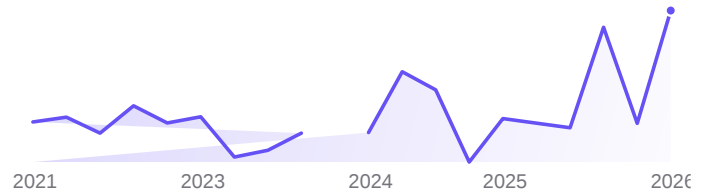


Financing (share of purchase price) Loan (LTV) 35% · Down payment 65%



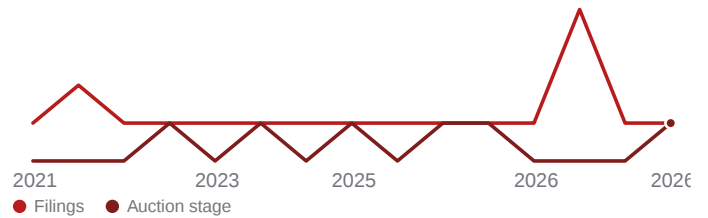
Typical hold before selling

22.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,155
Median value (AVM)	\$834K
Median size	1,332 ft²
Median bedrooms	2
Median year built	1975
Single family	31%
Condos	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.5%
Owner occupied	18%
Company owned	68%
Median loan-to-value	16%

Typical ownership tenure

20.7 yrs

COMMUNITY

Population	3,541
Density	10 / mi²
Median household income	\$91K
Average household income	\$115K
Crime index (US avg 100)	184
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	175
Homes occupied	59%
Bachelor's or higher	16%
Poverty rate	6.8%
Unemployment	2.0%
Average temp	62°F
Annual precip	14 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.