

Long Beach 90802

ZIP code · CA · California > Los Angeles County > Long Beach

BALANCED MARKET

\$484K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

355

SALES (12 MO)

\$437K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



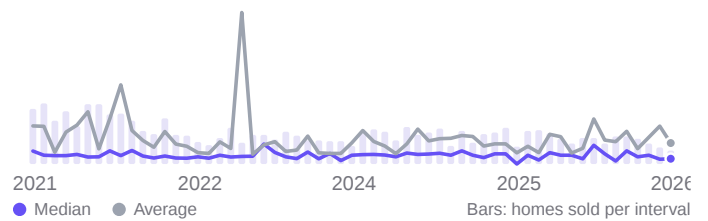
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$468K · Average \$728K

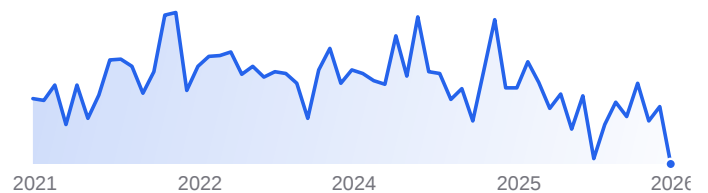
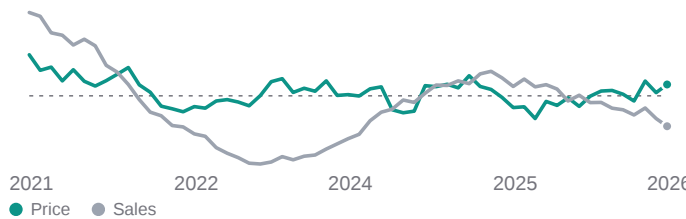


Growth (year over year)

Price +7.6% · Sales -20.2%

Price per square foot

\$491/ft²



Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

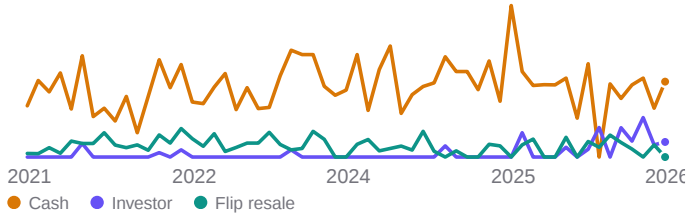
3.6%



BUYERS & OUTCOMES

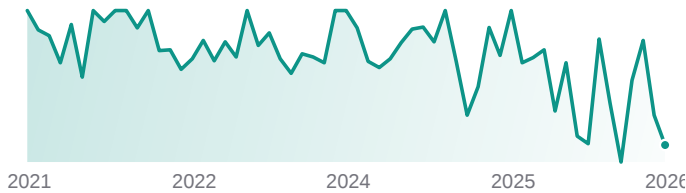
Buyer mix

Cash 29% · Investor 5.9% · Flip resale 0%



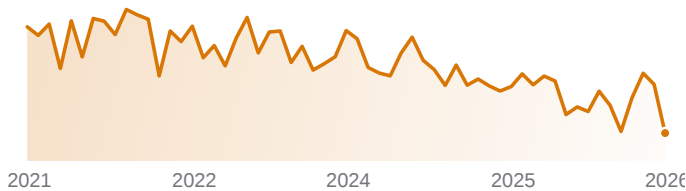
Sellers who sold at a gain

79%

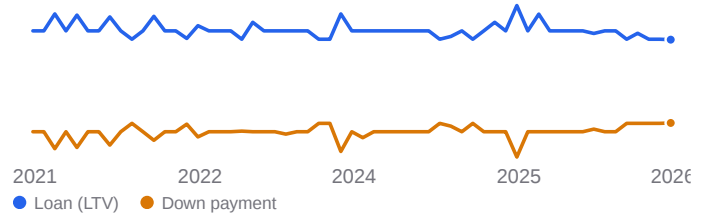


Median annualized return at resale

+1.5%

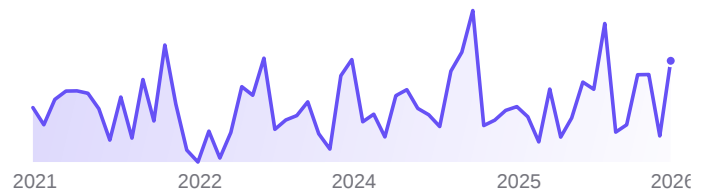


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



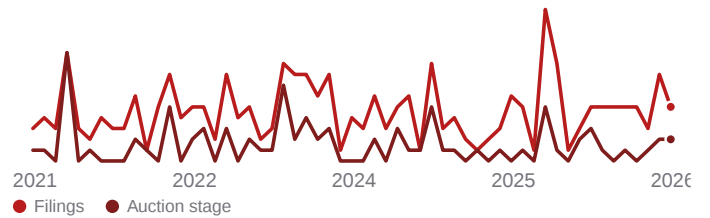
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	9,990
Median value (AVM)	\$437K
Median size	910 ft²
Median bedrooms	2
Median year built	1965
Single family	11%
Condos	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	43%
Company owned	45%
Median loan-to-value	45%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	40,782
Density	2,683 / mi²
Median household income	\$68K
Average household income	\$94K
Crime index (US avg 100)	175
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	459
Homes occupied	90%
Bachelor's or higher	28%
Poverty rate	16.1%
Unemployment	2.1%
Average temp	63°F
Annual precip	13 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.