

Long Beach 90804

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

BALANCED MARKET

\$992K

MEDIAN SALE PRICE

+52.3%

1-YR CHANGE

174

SALES (12 MO)

\$603K

MEDIAN VALUE (AVM)

Market temperature

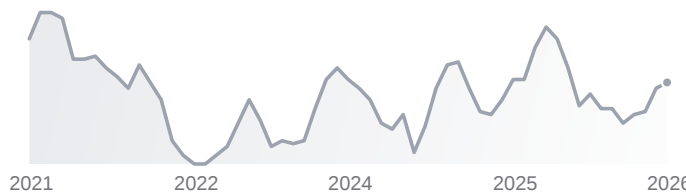
Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

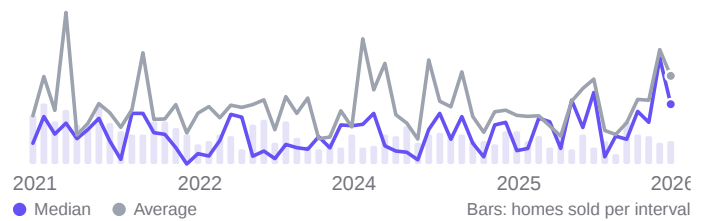
Market temperature (0–100)

55 / 100



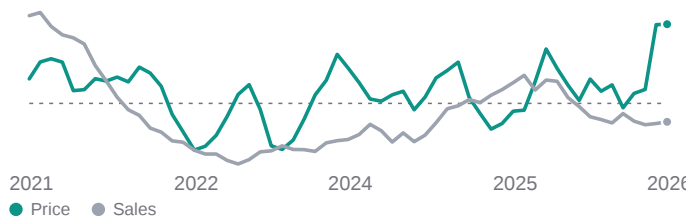
Sale prices

Median \$920K · Average \$1.1M



Growth (year over year)

Price +52.3% · Sales -12.1%



Price per square foot

\$663/ft²



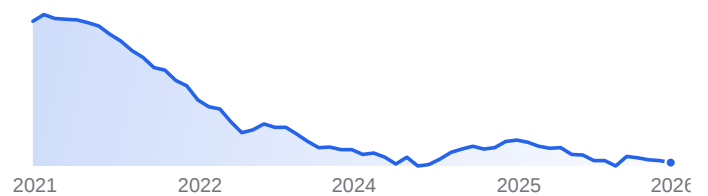
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

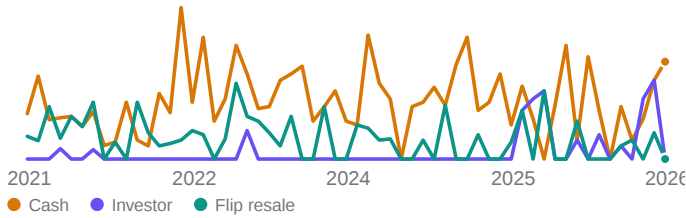
3.0%



BUYERS & OUTCOMES

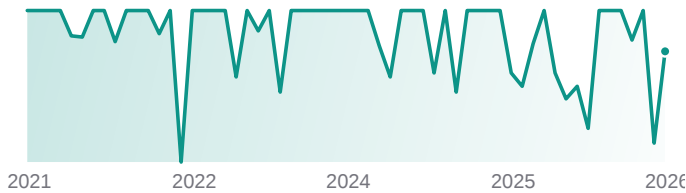
Buyer mix

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



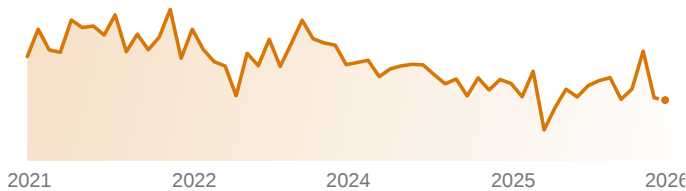
Sellers who sold at a gain

92%

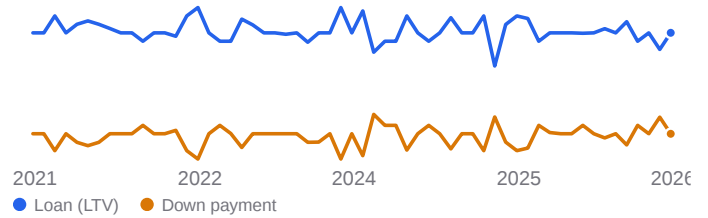


Median annualized return at resale

+3.7%

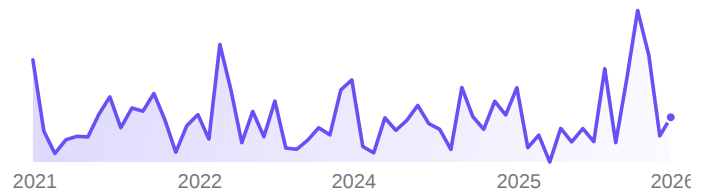


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



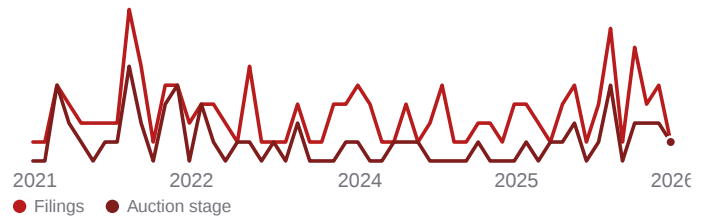
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,871
Median value (AVM)	\$603K
Median size	1,378 ft²
Median bedrooms	3
Median year built	1949
Single family	31%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	47%
Company owned	47%
Median loan-to-value	49%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	38,154
Density	17,934 / mi²
Median household income	\$63K
Average household income	\$86K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	436
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	16.7%
Unemployment	1.9%
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.