

Long Beach 90813

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

BALANCED MARKET

\$907K

MEDIAN SALE PRICE

+26.5%

1-YR CHANGE

156

SALES (12 MO)

\$503K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



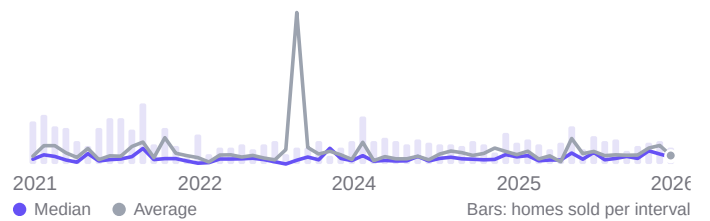
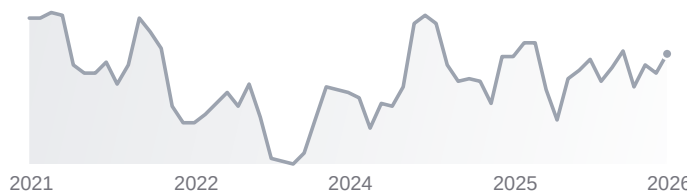
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$755K · Average \$830K

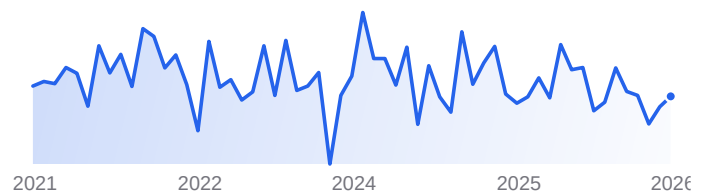
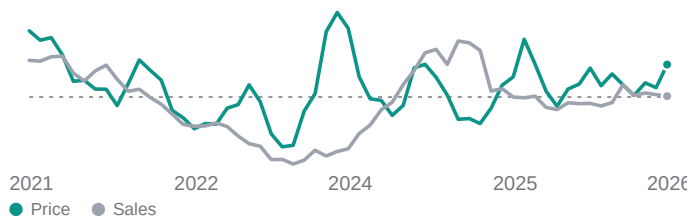


Growth (year over year)

Price +26.5% · Sales +0.6%

Price per square foot

\$425/ft²

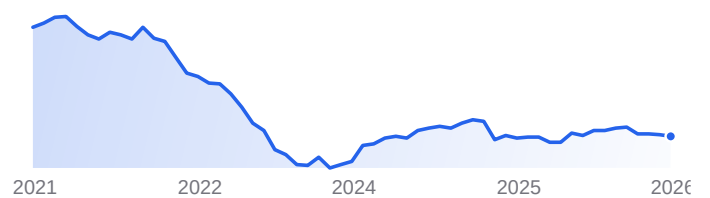


Sale premium vs estimated value

+2.7%

Annual turnover (share of homes sold)

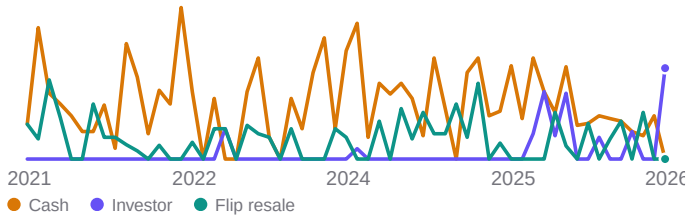
2.9%



BUYERS & OUTCOMES

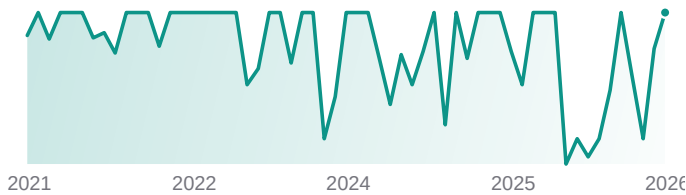
Buyer mix

Cash 0% · Investor 30% · Flip resale 0%



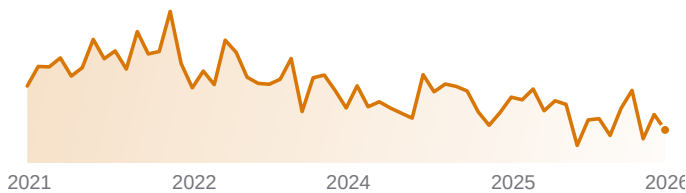
Sellers who sold at a gain

100%

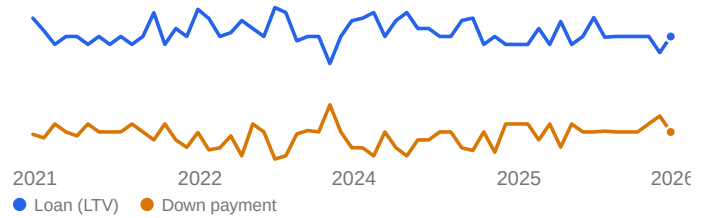


Median annualized return at resale

+2.8%

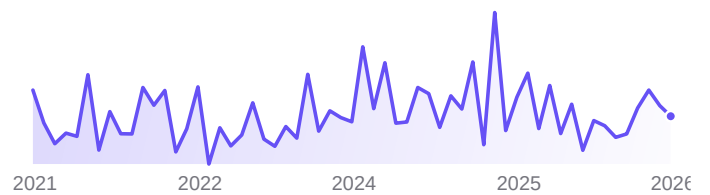


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



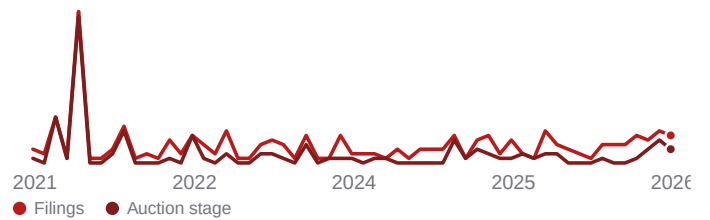
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	5,302
Median value (AVM)	\$503K
Median size	1,531 ft²
Median bedrooms	3
Median year built	1924
Single family	31%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.9%
Owner occupied	40%
Company owned	47%
Median loan-to-value	40%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	52,175
Density	18,006 / mi²
Median household income	\$45K
Average household income	\$62K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	452
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	24.2%
Unemployment	1.8%
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.