

Arcadia 91006

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

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+11.3%

1-YR CHANGE

274

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



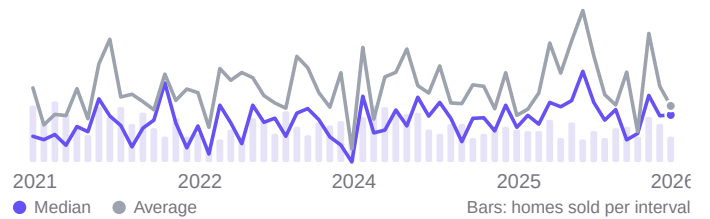
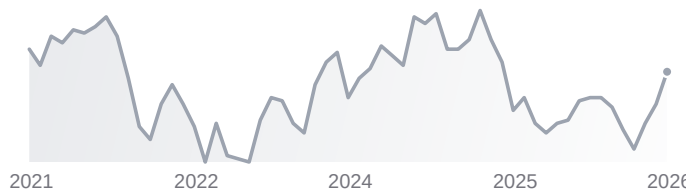
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$1.4M · Average \$1.5M

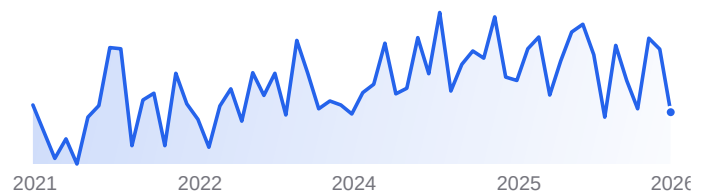
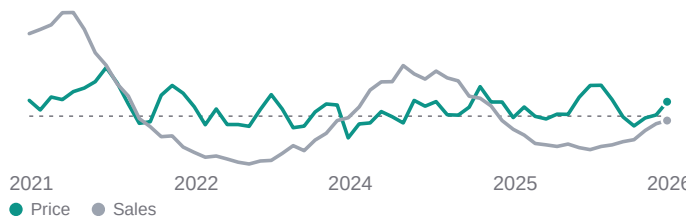


Growth (year over year)

Price +11.3% · Sales -3.5%

Price per square foot

\$639/ft²

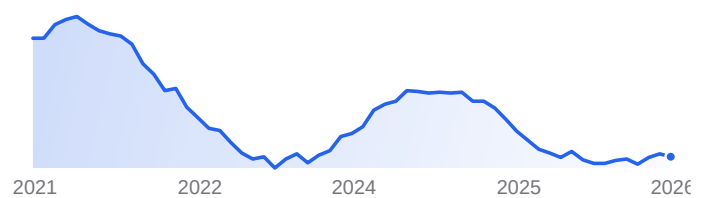
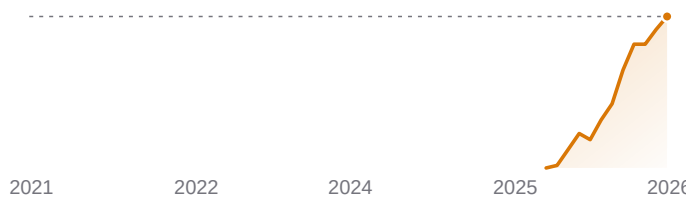


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

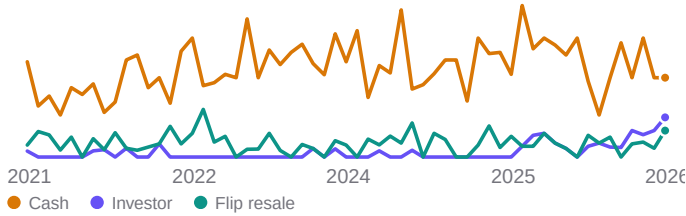
2.7%



BUYERS & OUTCOMES

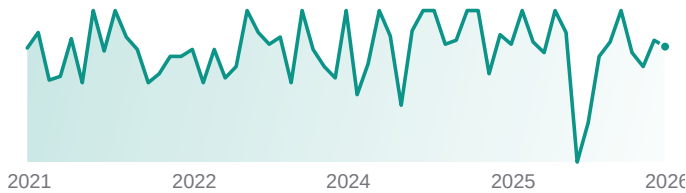
Buyer mix

Cash 33% · Investor 17% · Flip resale 11%



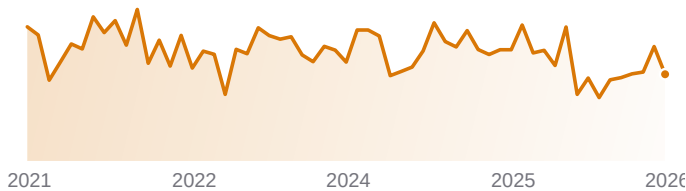
Sellers who sold at a gain

93%

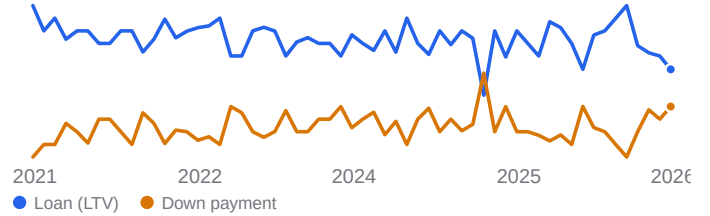


Median annualized return at resale

+3.6%

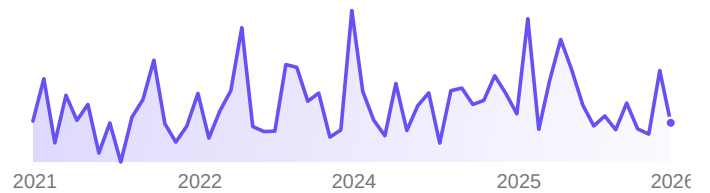


Financing (share of purchase price) Loan (LTV) 55% · Down payment 40%



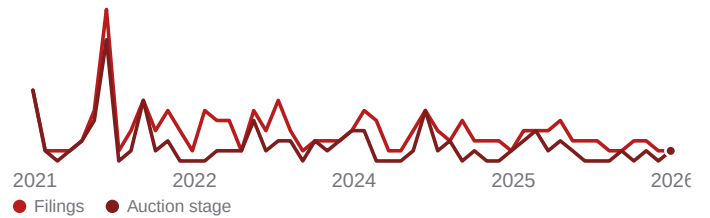
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,969
Median value (AVM)	\$1.4M
Median size	2,011 ft²
Median bedrooms	3
Median year built	1956
Single family	78%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.9%
Owner occupied	73%
Company owned	49%
Median loan-to-value	31%

Typical ownership tenure

20.0 yrs

COMMUNITY

Population	32,843
Density	3,822 / mi²
Median household income	\$118K
Average household income	\$148K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	595
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	7.2%
Unemployment	1.6%
Average temp	63°F
Annual precip	21 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.