

Arcadia 91007

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

BUYER'S MARKET

\$1.5M

MEDIAN SALE PRICE

-9.2%

1-YR CHANGE

213

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



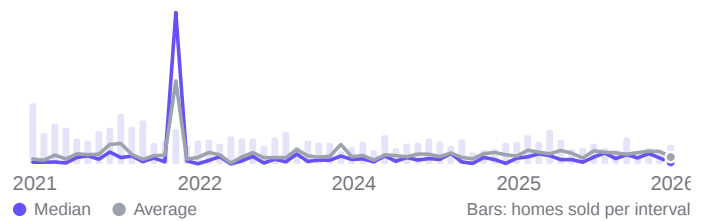
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$1.1M · Average \$1.5M

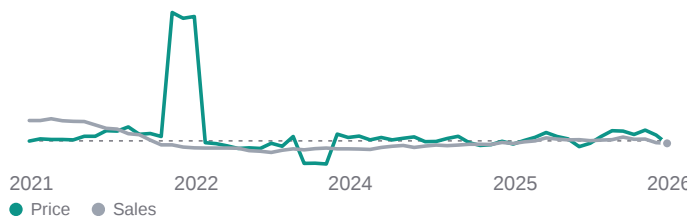


Growth (year over year)

Price -9.2% · Sales -8.2%

Price per square foot

\$622/ft²

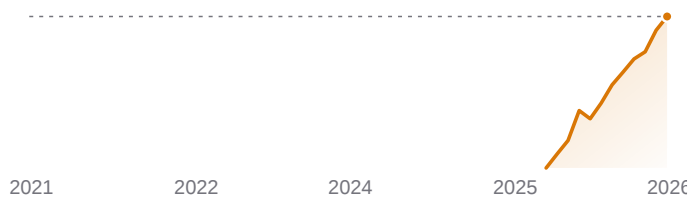


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

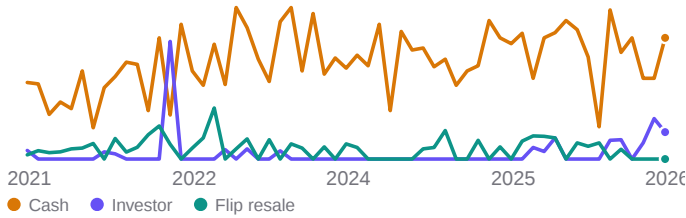
2.5%



BUYERS & OUTCOMES

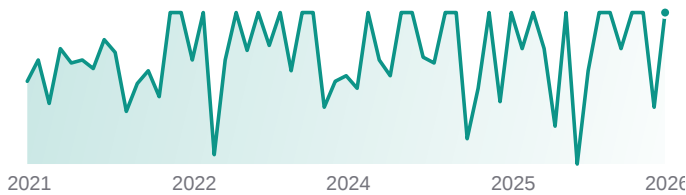
Buyer mix

Cash 50% · Investor 11% · Flip resale 0%



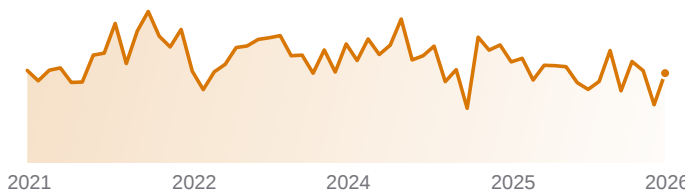
Sellers who sold at a gain

100%

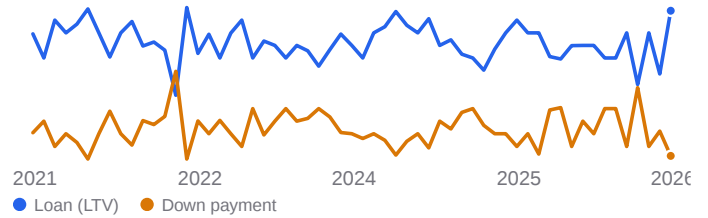


Median annualized return at resale

+3.8%

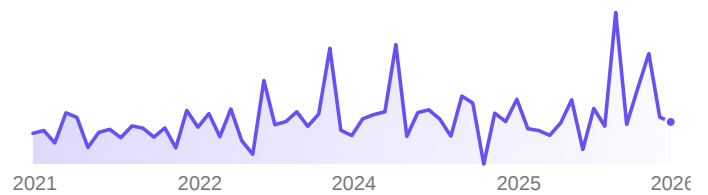


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



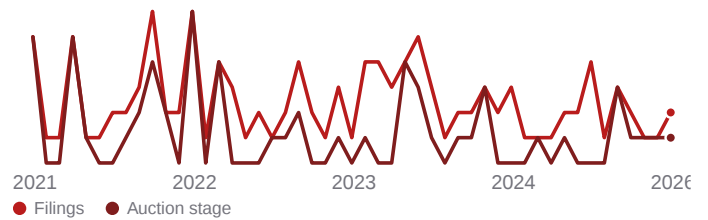
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,639
Median value (AVM)	\$1.5M
Median size	1,997 ft²
Median bedrooms	3
Median year built	1965
Single family	63%
Condos	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.6%
Owner occupied	67%
Company owned	49%
Median loan-to-value	28%

Typical ownership tenure

19.7 yrs

COMMUNITY

Population	32,512
Density	6,192 / mi²
Median household income	\$93K
Average household income	\$133K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	567
Homes occupied	94%
Bachelor's or higher	33%
Poverty rate	9.1%
Unemployment	1.6%
Average temp	65°F
Annual precip	18 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.