

# Duarte 91010

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

BUYER'S MARKET

**\$750K**

MEDIAN SALE PRICE

**+3.3%**

1-YR CHANGE

**123**

SALES (12 MO)

**\$721K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



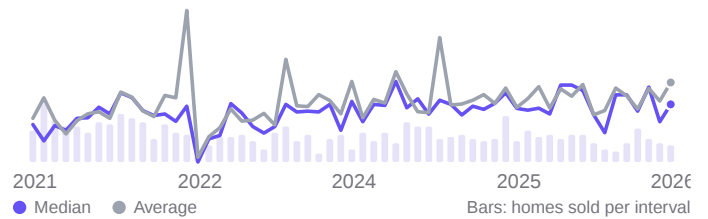
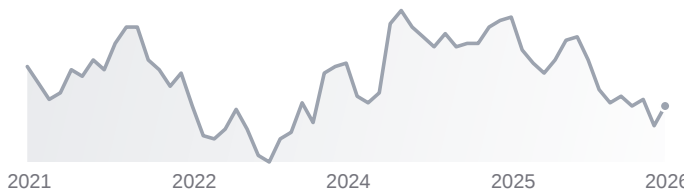
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$750K · Average \$864K

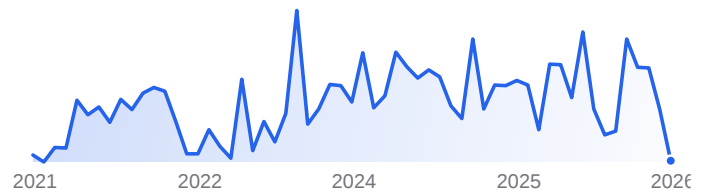
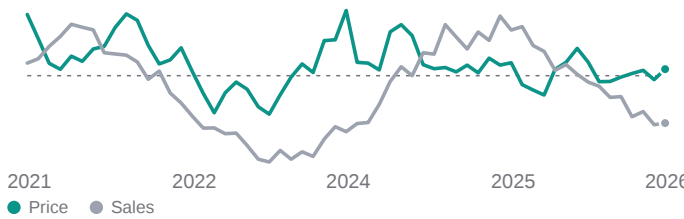


Growth (year over year)

Price +3.3% · Sales -23.6%

Price per square foot

\$446/ft²

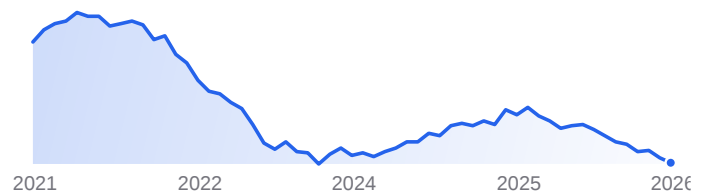
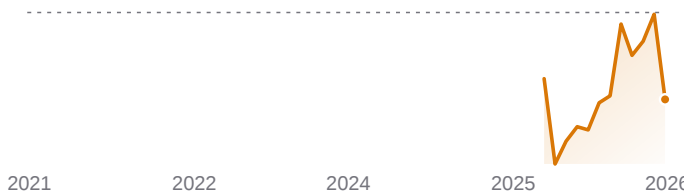


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

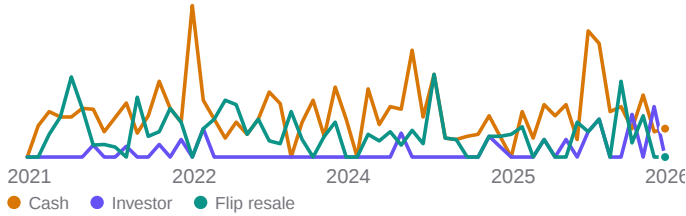
1.9%



## BUYERS & OUTCOMES

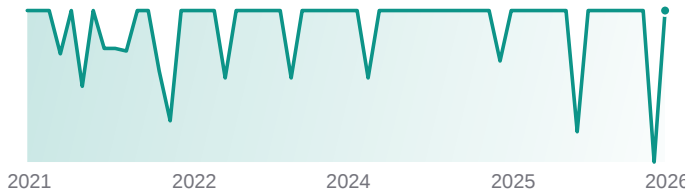
### Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



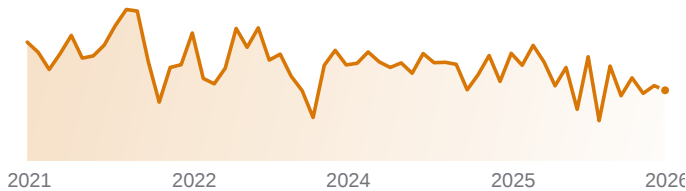
### Sellers who sold at a gain

100%

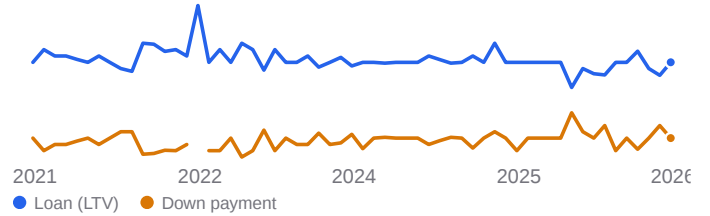


### Median annualized return at resale

+4.2%

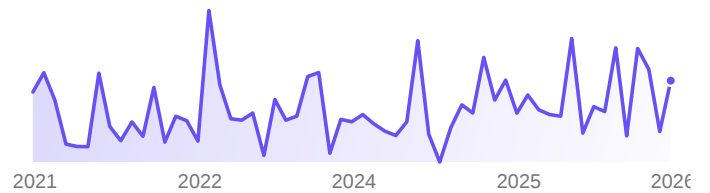


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



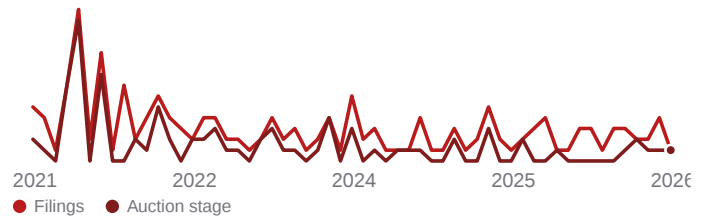
### Typical hold before selling

16.7 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,615     |
| Median value (AVM) | \$721K    |
| Median size        | 1,314 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1956      |
| Single family      | 75%       |
| Condos             | 12%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 62%  |
| Underwater (LTV 125% or more) | 1.3% |
| Owner occupied                | 76%  |
| Company owned                 | 37%  |
| Median loan-to-value          | 40%  |

Typical ownership tenure

**22.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>26,725</b>      |
| Density                          | <b>1,885 / mi²</b> |
| Median household income          | <b>\$91K</b>       |
| Average household income         | <b>\$111K</b>      |
| Crime index (US avg 100)         | <b>62</b>          |
| Air pollution index (US avg 100) | <b>103</b>         |
| Earthquake index (US avg 100)    | <b>682</b>         |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>22%</b>         |
| Poverty rate                     | <b>7.7%</b>        |
| Unemployment                     | <b>1.6%</b>        |
| Average temp                     | <b>63°F</b>        |
| Annual precip                    | <b>25 in</b>       |
| Sunshine                         | <b>73%</b>         |

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.