

Montrose 91020

ZIP code · CA · California > Los Angeles County

BUYER'S MARKET

\$1M

MEDIAN SALE PRICE

-6.4%

1-YR CHANGE

41

SALES (12 MO)

\$915K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



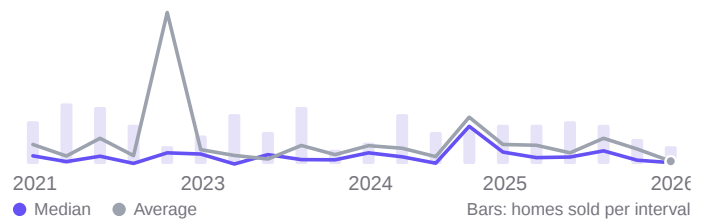
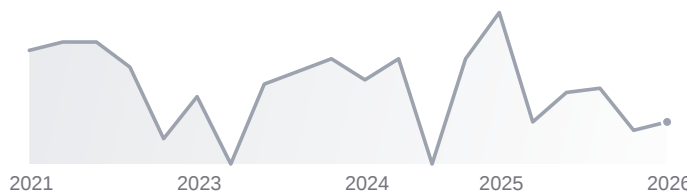
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$905K · Average \$931K

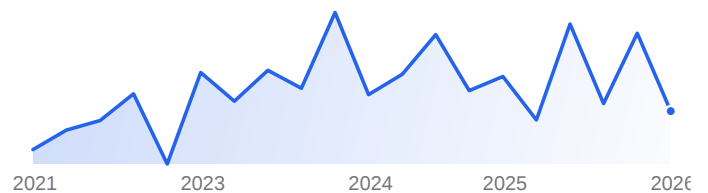
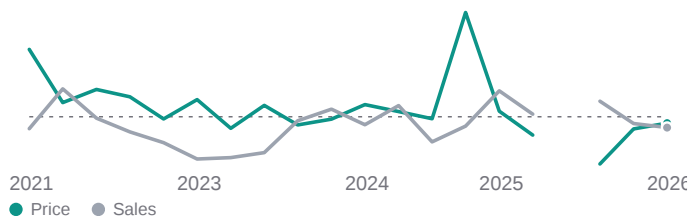


Growth (year over year)

Price -6.4% · Sales -10.9%

Price per square foot

\$569/ft²

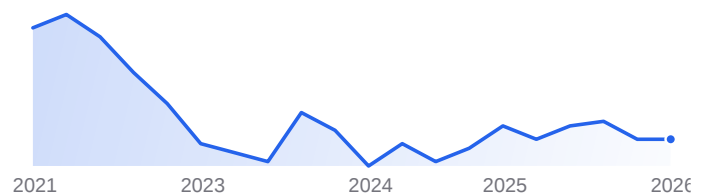


Sale premium vs estimated value

+5.9%

Annual turnover (share of homes sold)

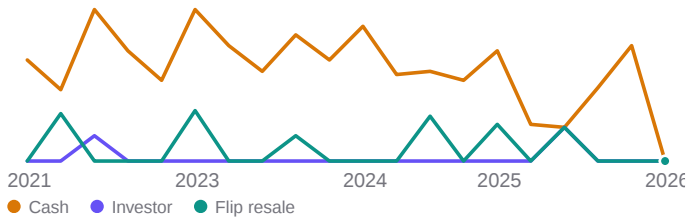
2.4%



BUYERS & OUTCOMES

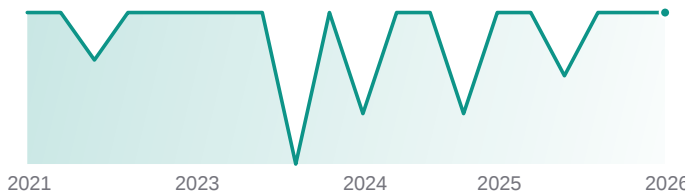
Buyer mix

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



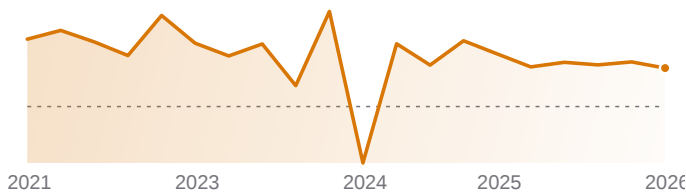
Sellers who sold at a gain

100%

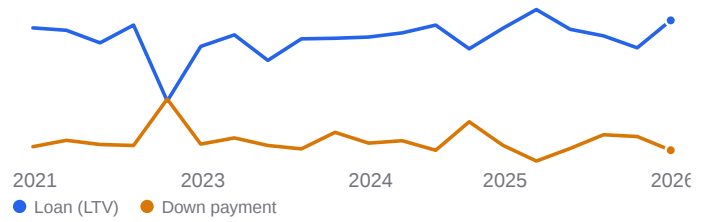


Median annualized return at resale

+3.8%

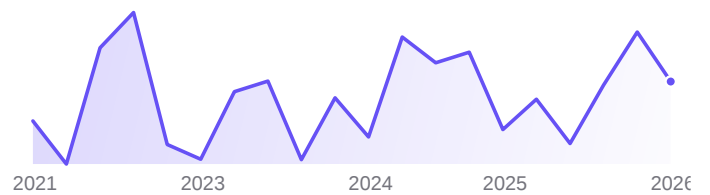


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



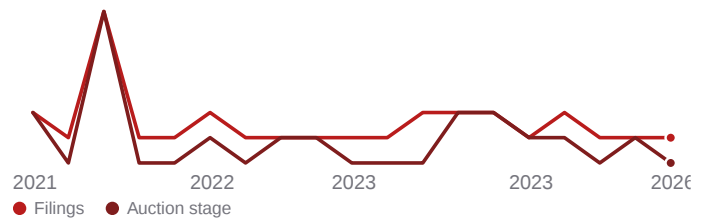
Typical hold before selling

12.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,687
Median value (AVM)	\$915K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1955
Single family	44%
Condos	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.4%
Owner occupied	57%
Company owned	53%
Median loan-to-value	43%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	8,089
Density	10,753 / mi²
Median household income	\$76K
Average household income	\$103K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	647
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	10.6%
Unemployment	1.7%
Average temp	64°F
Annual precip	22 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.