South Pasadena 91030

BALANCED MARKET

ZIP code · CA · California › Los Angeles County › South Pasadena

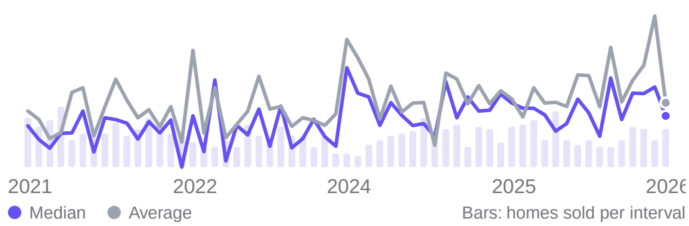
$1.9M	+5.6%	165	$1.6M
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Balanced market · 44 / 100

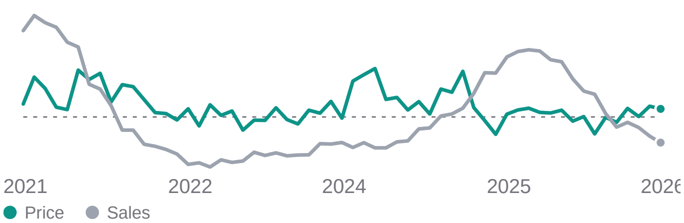
MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 44 / 100

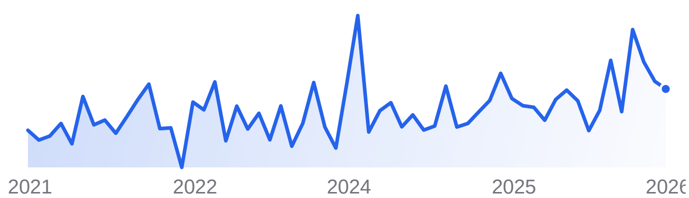
Sale prices — Median $1.7M · Average $1.9M



Growth (year over year) — Price +5.6% · Sales -17.9%

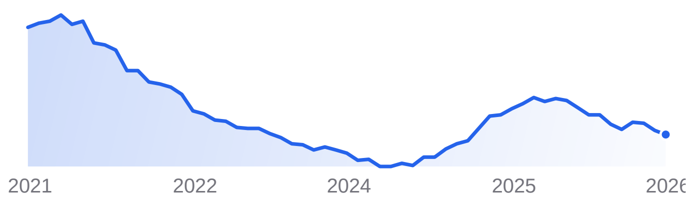


Price per square foot — $975/ft²



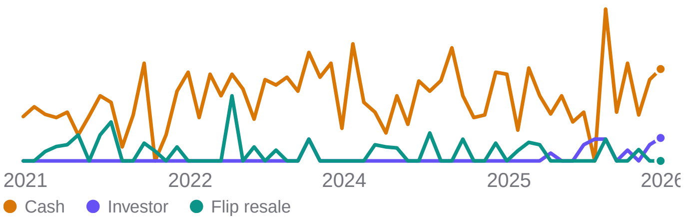
Sale premium vs estimated value — +5.6%

Annual turnover (share of homes sold) — 2.5%

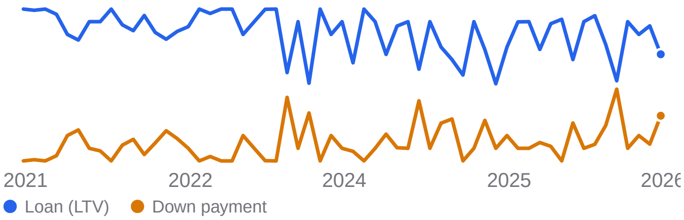


BUYERS & OUTCOMES

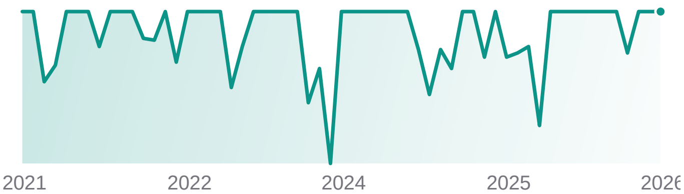
Buyer mix — Cash 47% · Investor 12% · Flip resale 0%



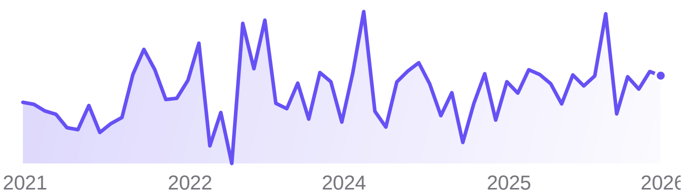
Financing (share of purchase price) — Loan (LTV) 62% · Down payment 38%



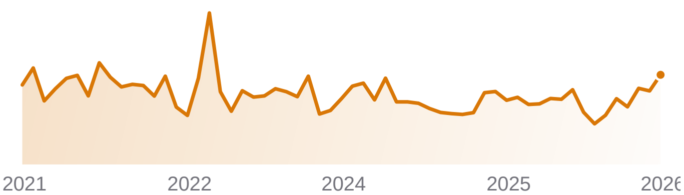
Sellers who sold at a gain — 100%



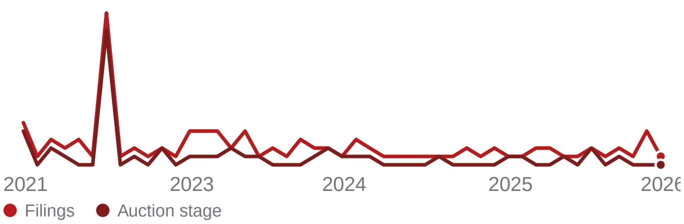
Typical hold before selling — 12.5 yrs



Median annualized return at resale — +7.5%



Preforeclosure filings — Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,504
Median value (AVM)	$1.6M
Median size	1,902 ft²
Median bedrooms	3
Median year built	1947
Single family	68%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.9%
Owner occupied	66%
Company owned	60%
Median loan-to-value	32%

Typical ownership tenure	22.4 yrs

COMMUNITY

Population	26,335
Density	7,682 / mi²
Median household income	$125K
Average household income	$169K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	460
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	4.6%
Unemployment	1.9%
Average temp	65°F
Annual precip	19 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.