

Pasadena 91101

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

SELLER'S MARKET

\$7.8M

MEDIAN SALE PRICE

+988.3%

1-YR CHANGE

171

SALES (12 MO)

\$747K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

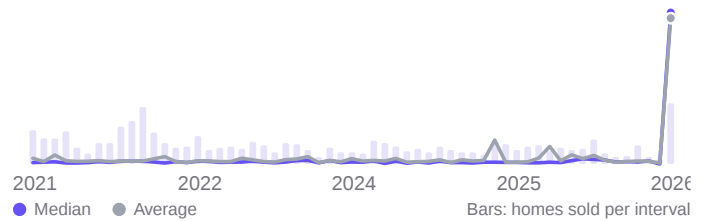
Market temperature (0–100)

79 / 100



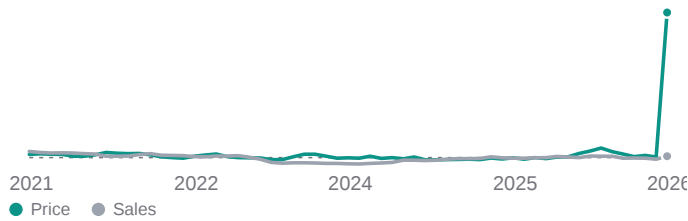
Sale prices

Median \$22M · Average \$21M



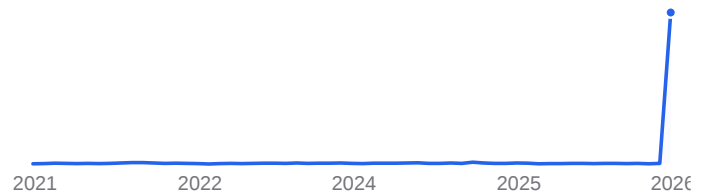
Growth (year over year)

Price +988.3% · Sales +8.9%



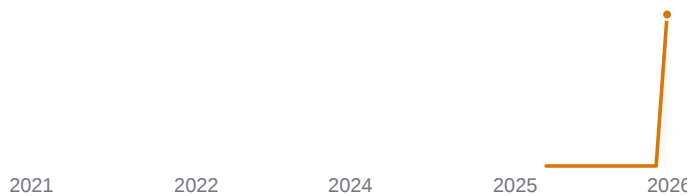
Price per square foot

\$31884/ft²



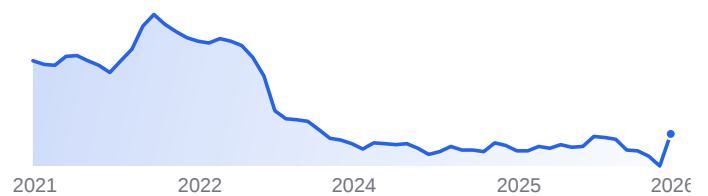
Sale premium vs estimated value

+3840.5%



Annual turnover (share of homes sold)

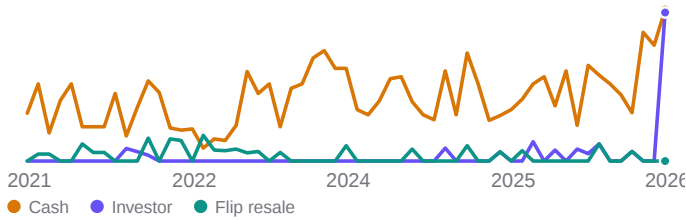
4.4%



BUYERS & OUTCOMES

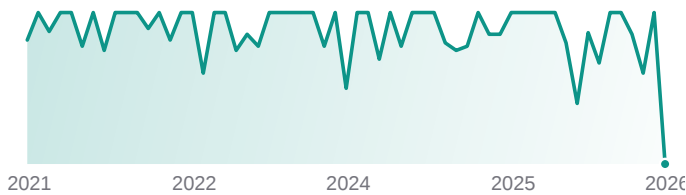
Buyer mix

Cash 98% · Investor 96% · Flip resale 0%



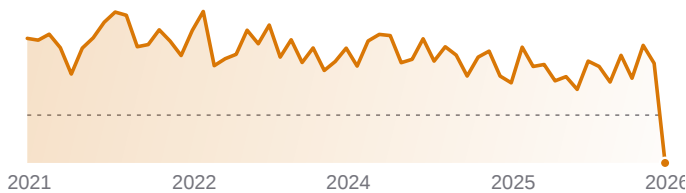
Sellers who sold at a gain

50%

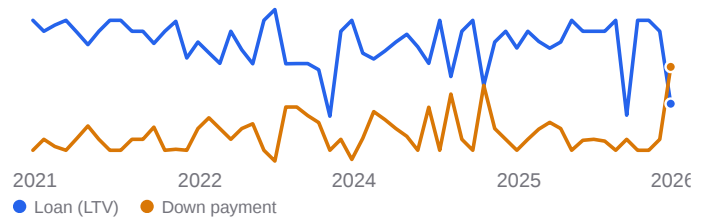


Median annualized return at resale

-3.3%

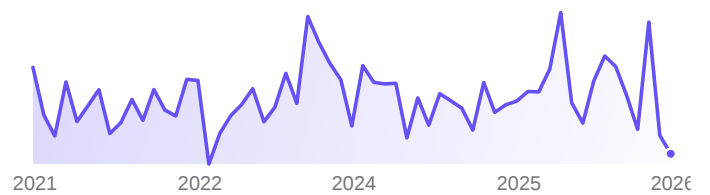


Financing (share of purchase price) Loan (LTV) 41% · Down payment 59%



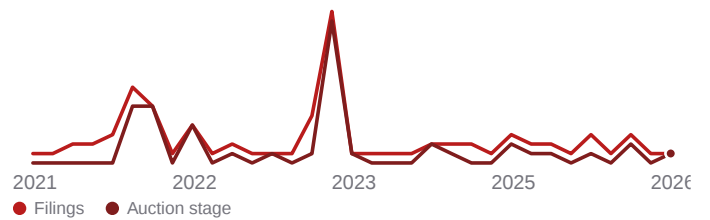
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,891
Median value (AVM)	\$747K
Median size	1,207 ft²
Median bedrooms	2
Median year built	1980
Single family	5.1%
Condos	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.0%
Owner occupied	44%
Company owned	51%
Median loan-to-value	35%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	20,409
Density	16,003 / mi²
Median household income	\$80K
Average household income	\$105K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	581
Homes occupied	91%
Bachelor's or higher	32%
Poverty rate	18.5%
Unemployment	1.8%
Average temp	64°F
Annual precip	20 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.