

Pasadena 91103

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

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

-19.0%

1-YR CHANGE

163

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



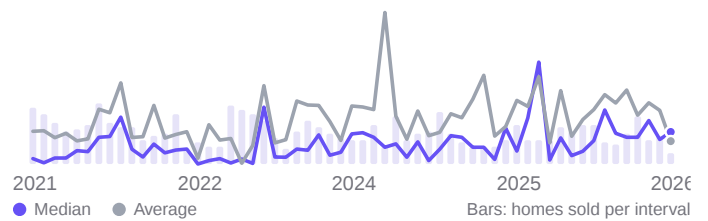
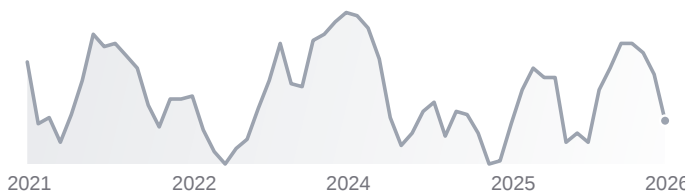
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$1.3M · Average \$1.1M

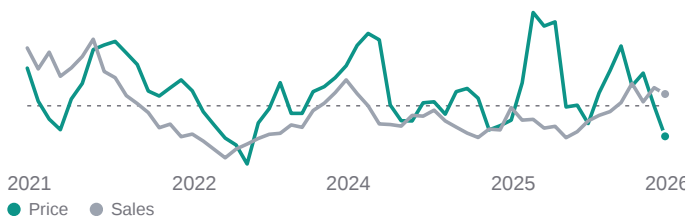


Growth (year over year)

Price -19.0% · Sales +7.2%

Price per square foot

\$776/ft²

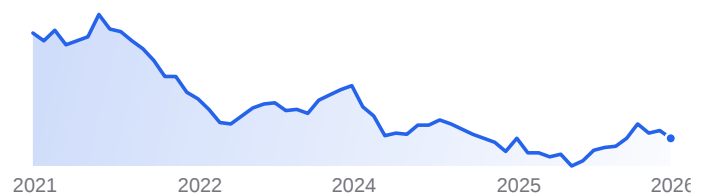
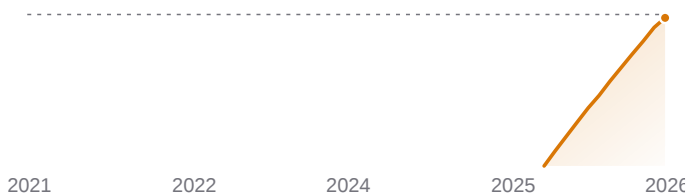


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

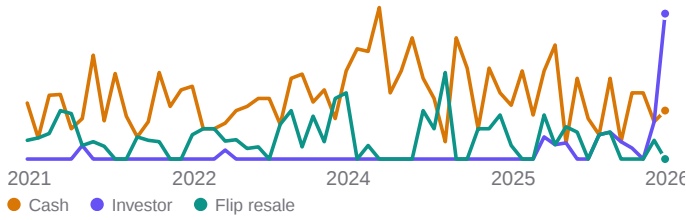
2.9%



BUYERS & OUTCOMES

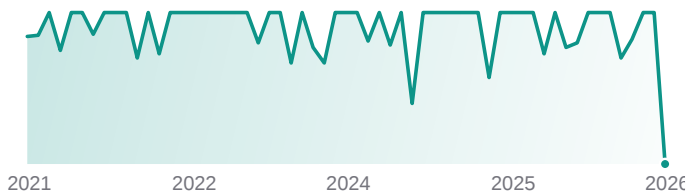
Buyer mix

Cash 20% · Investor 60% · Flip resale 0%



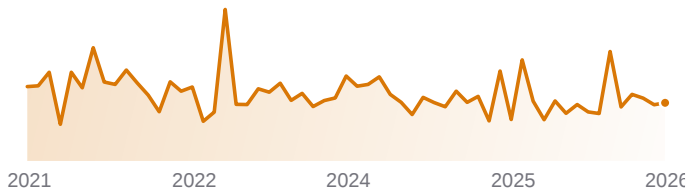
Sellers who sold at a gain

67%

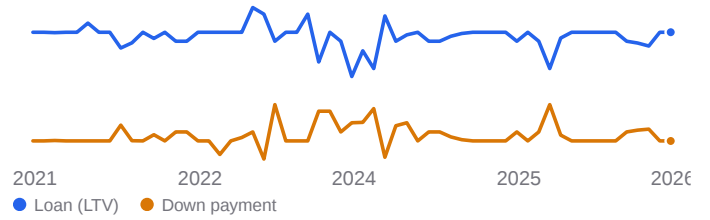


Median annualized return at resale

+5.8%

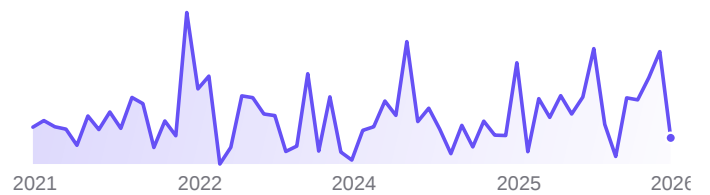


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



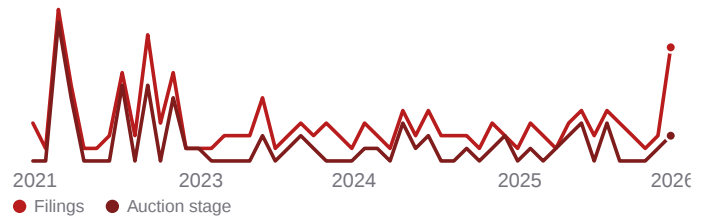
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 9 · Auction stage 2



HOUSING STOCK

Homes	5,613
Median value (AVM)	\$1.1M
Median size	1,521 ft²
Median bedrooms	3
Median year built	1947
Single family	72%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.7%
Owner occupied	69%
Company owned	46%
Median loan-to-value	35%

Typical ownership tenure

21.3 yrs

COMMUNITY

Population	26,272
Density	5,318 / mi²
Median household income	\$81K
Average household income	\$118K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	609
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	18.6%
Unemployment	1.6%
Average temp	64°F
Annual precip	21 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.