

Pasadena 91107

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

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

291

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



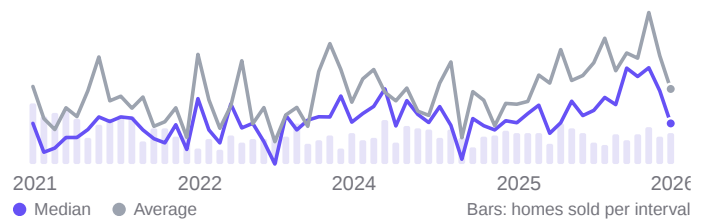
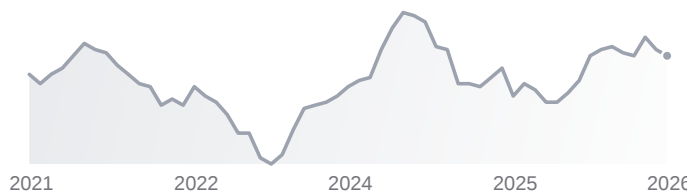
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$1.3M · Average \$1.5M

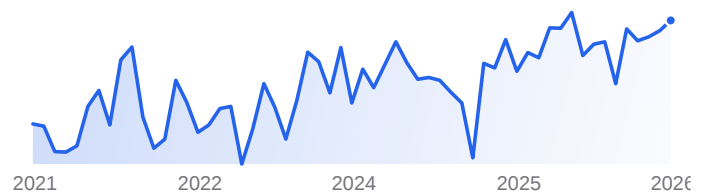
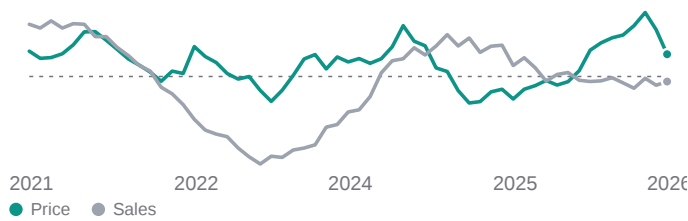


Growth (year over year)

Price +11.5% · Sales -2.7%

Price per square foot

\$864/ft²

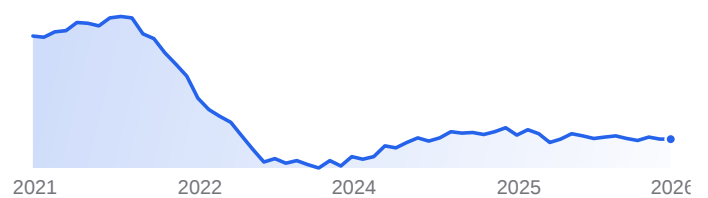
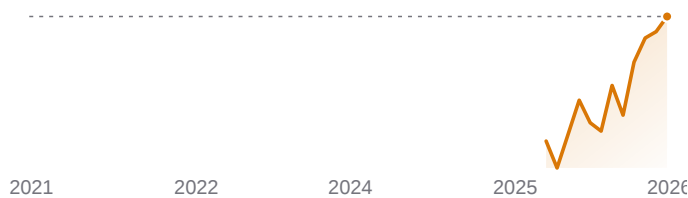


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

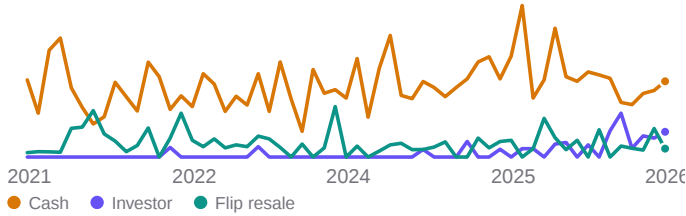
2.8%



BUYERS & OUTCOMES

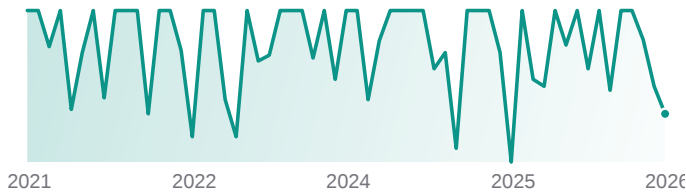
Buyer mix

Cash 35% · Investor 12% · Flip resale 3.8%



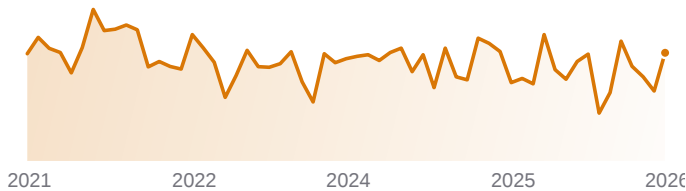
Sellers who sold at a gain

86%

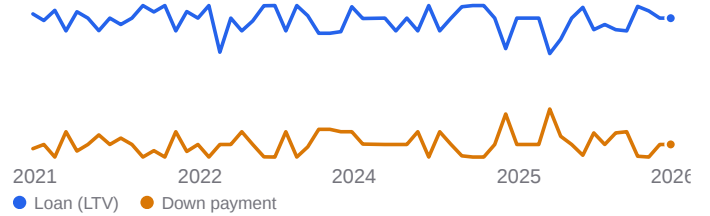


Median annualized return at resale

+6.1%

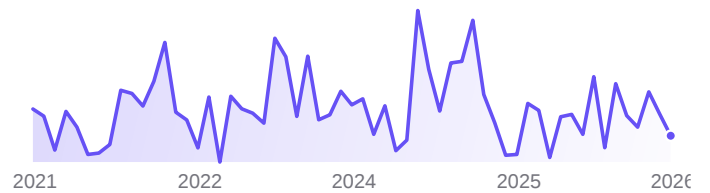


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



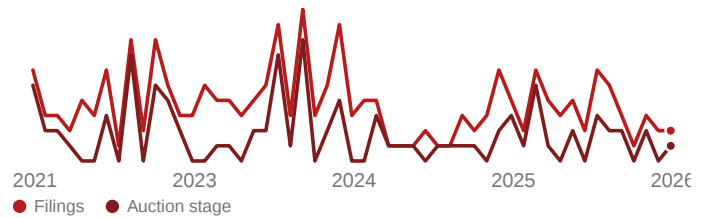
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,384
Median value (AVM)	\$1.3M
Median size	1,708 ft²
Median bedrooms	3
Median year built	1950
Single family	77%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.1%
Owner occupied	68%
Company owned	53%
Median loan-to-value	34%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	33,339
Density	3,425 / mi²
Median household income	\$120K
Average household income	\$154K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	636
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	6.2%
Unemployment	1.8%
Average temp	63°F
Annual precip	24 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.