Glendale 91202

ZIP code · CA · California › Los Angeles County › Glendale

BUYER'S MARKET

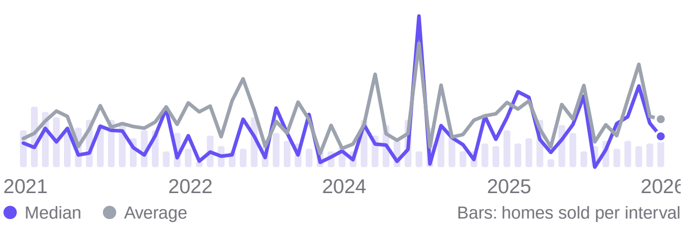
$1.4M	-12.0%	118	$1.2M
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Buyer's market · 33 / 100

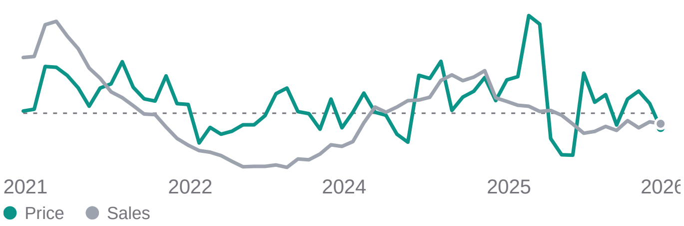
MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 33 / 100

Sale prices — Median $1.1M · Average $1.4M



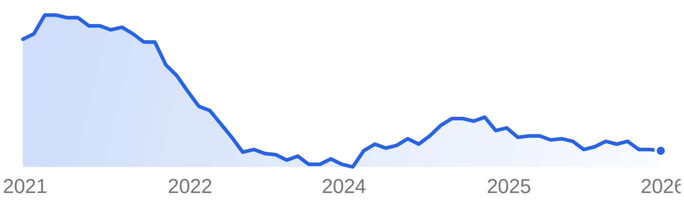
Growth (year over year) — Price -12.0% · Sales -8.5%



Price per square foot — $750/ft²

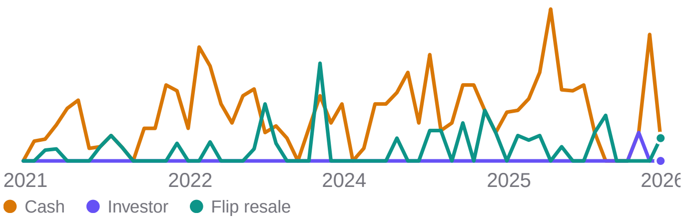
Sale premium vs estimated value — +0.0%

Annual turnover (share of homes sold) — 2.2%

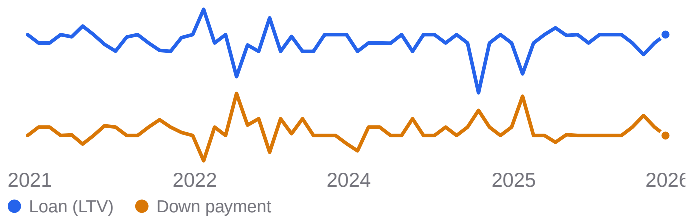


BUYERS & OUTCOMES

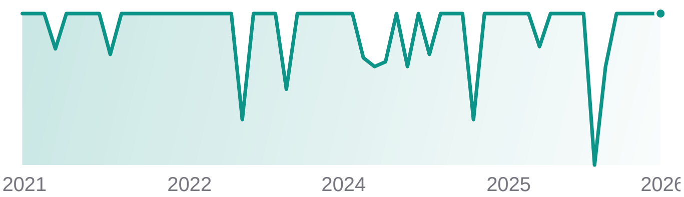
Buyer mix — Cash 10% · Investor 0% · Flip resale 10%



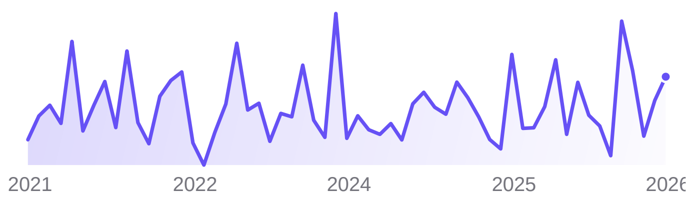
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%



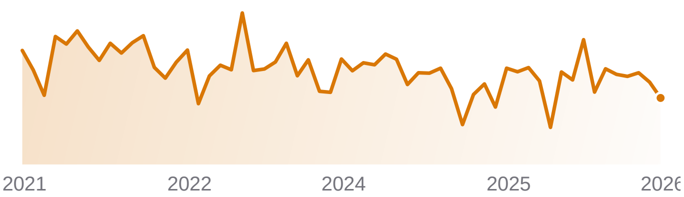
Sellers who sold at a gain — 100%



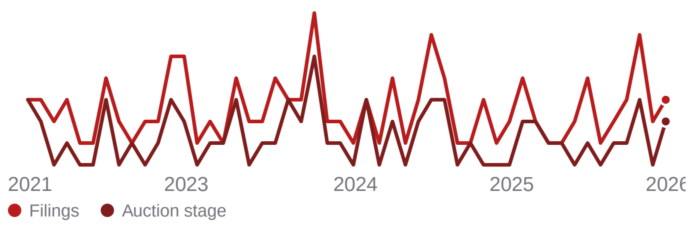
Typical hold before selling — 17.2 yrs



Median annualized return at resale — +4.1%



Preforeclosure filings — Filings 3 · Auction stage 2



HOUSING STOCK

Homes	5,300
Median value (AVM)	$1.2M
Median size	1,659 ft²
Median bedrooms	3
Median year built	1948
Single family	60%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	64%
Company owned	55%
Median loan-to-value	39%

Typical ownership tenure	21.1 yrs

COMMUNITY

Population	20,771
Density	10,176 / mi²
Median household income	$83K
Average household income	$123K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	527
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	11.5%
Unemployment	1.6%
Average temp	64°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.