Glendale 91203

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

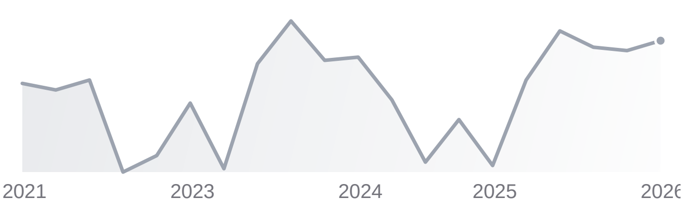
SELLER'S MARKET

$1M	+46.6%	53	$703K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

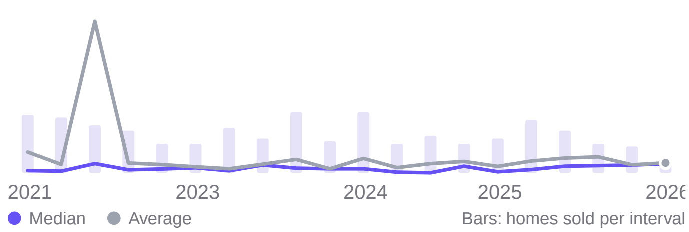
Market temperature — Seller's market · 61 / 100

MARKET TRENDS (5 YEARS)

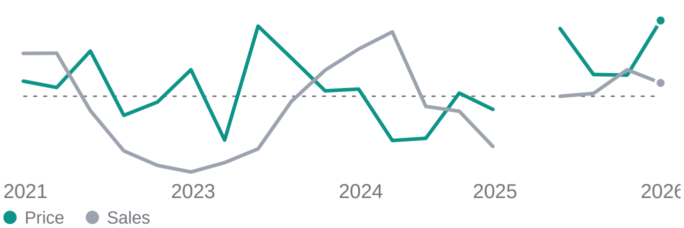
Market temperature (0–100) — 61 / 100



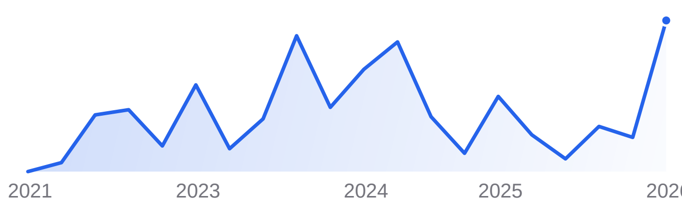
Sale prices — Median $950K · Average $985K



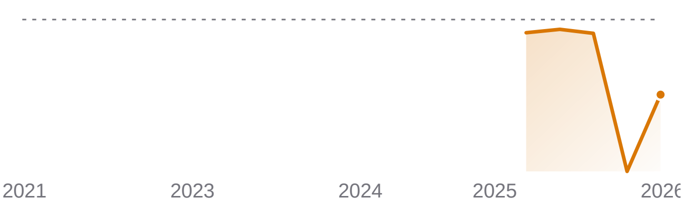
Growth (year over year) — Price +46.6% · Sales +8.2%



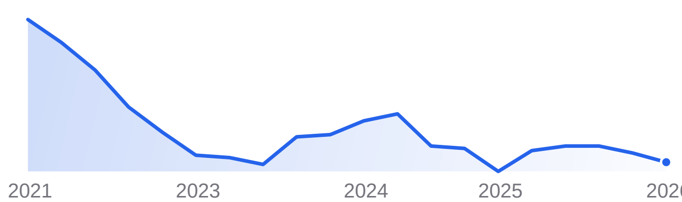
Price per square foot — $702/ft²



Sale premium vs estimated value — -9.0%

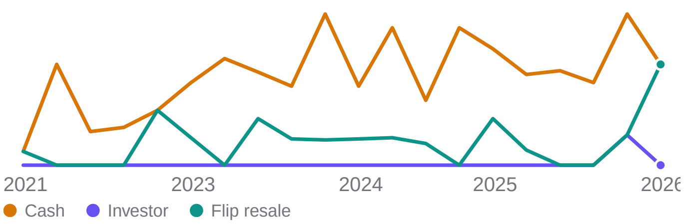


Annual turnover (share of homes sold) — 2.2%

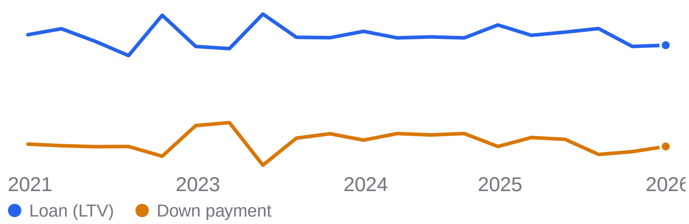


BUYERS & OUTCOMES

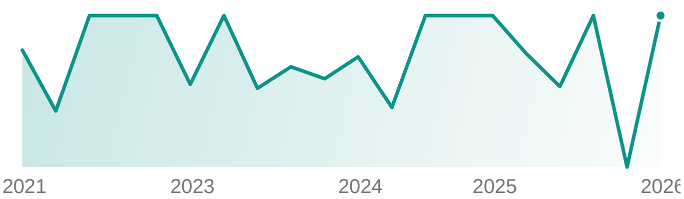
Buyer mix — Cash 33% · Investor 0% · Flip resale 33%



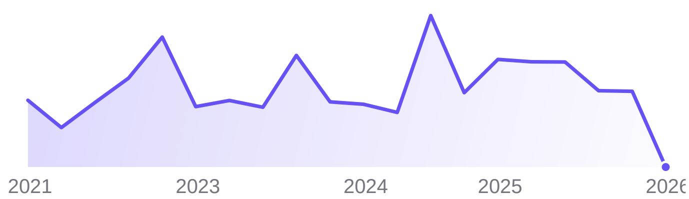
Financing (share of purchase price) — Loan (LTV) 70% · Down payment 20%



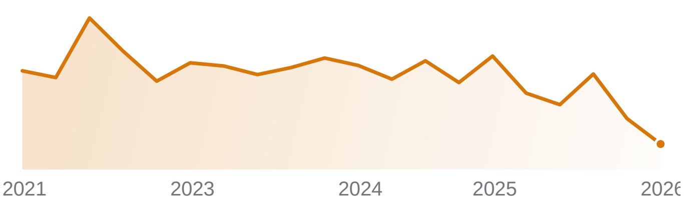
Sellers who sold at a gain — 100%



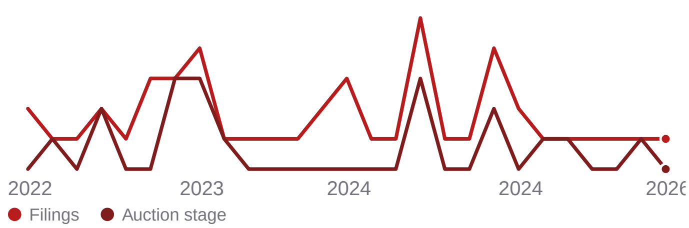
Typical hold before selling — 3.8 yrs



Median annualized return at resale — +1.4%



Preforeclosure filings — Filings 1 · Auction stage 0



HOUSING STOCK

Homes	**2,384**
Median value (AVM)	**$703K**
Median size	**1,340 ft²**
Median bedrooms	**2**
Median year built	**1981**
Single family	**20%**
Condos	**55%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**60%**
Underwater (LTV 125% or more)	**1.6%**
Owner occupied	**46%**
Company owned	**53%**
Median loan-to-value	**41%**

Typical ownership tenure	18.2 yrs

COMMUNITY

Population	18,466
Density	20,083 / mi²
Median household income	$72K
Average household income	$98K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	515
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	15.5%
Unemployment	1.7%
Average temp	65°F
Annual precip	18 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.