Glendale 91204

SELLER'S MARKET

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

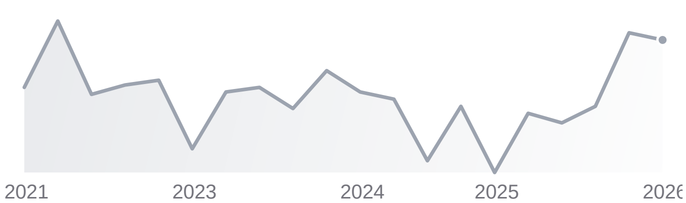
$1.5M	+116.3%	34	$689K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Seller's market · 70 / 100

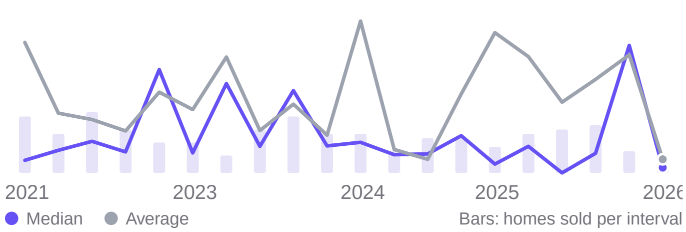
Buyer's market Balanced Seller's market

MARKET TRENDS (5 YEARS)

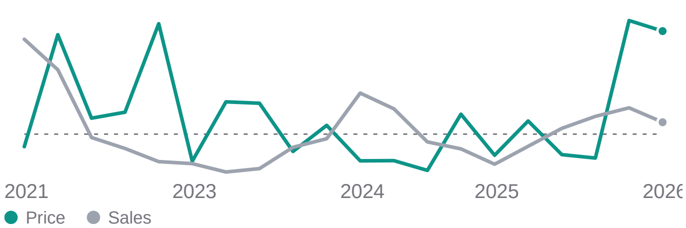
Market temperature (0–100) — 70 / 100



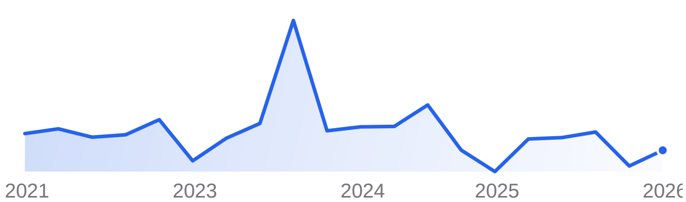
Sale prices — Median $660K · Average $755K



Growth (year over year) — Price +116.3% · Sales +13.3%

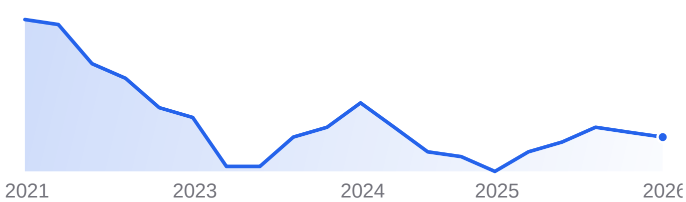


Price per square foot — $477/ft²



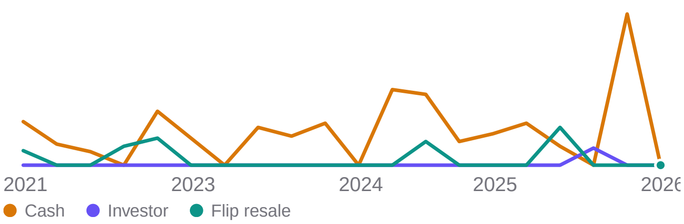
Sale premium vs estimated value — -5.6%

Annual turnover (share of homes sold) — 2.3%

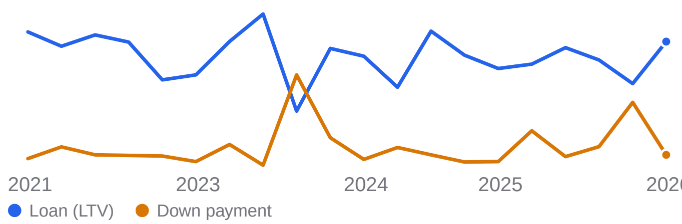


BUYERS & OUTCOMES

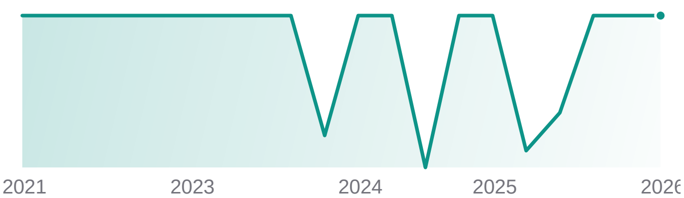
Buyer mix — Cash 0% · Investor 0% · Flip resale 0%



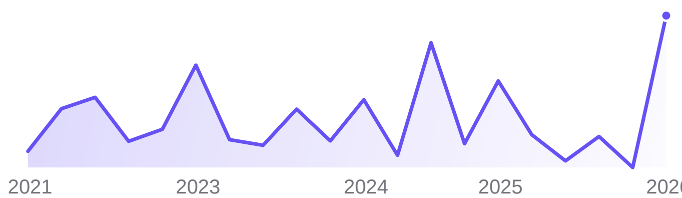
Financing (share of purchase price) — Loan (LTV) 75% · Down payment 20%



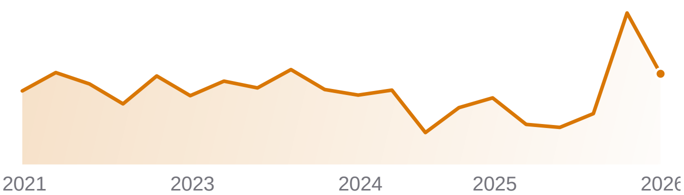
Sellers who sold at a gain — 100%



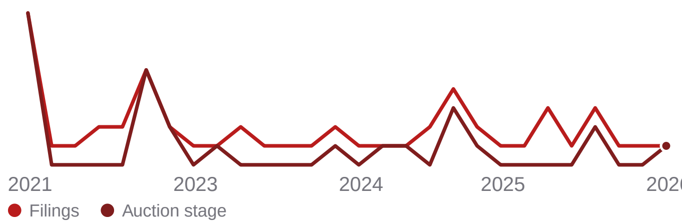
Typical hold before selling — 29.9 yrs



Median annualized return at resale — +7.7%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,498
Median value (AVM)	$689K
Median size	1,525 ft²
Median bedrooms	3
Median year built	1951
Single family	24%
Condos	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.4%
Owner occupied	44%
Company owned	56%
Median loan-to-value	38%

Typical ownership tenure	23.9 yrs

COMMUNITY

Population	16,323
Density	15,028 / mi²
Median household income	$64K
Average household income	$94K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	513
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	13.9%
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.