Glendale 91206

BALANCED MARKET

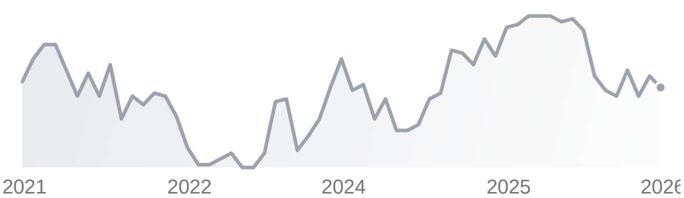
ZIP code · CA · California › Los Angeles County › Glendale

$1.3M	+4.0%	192	$1.2M
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

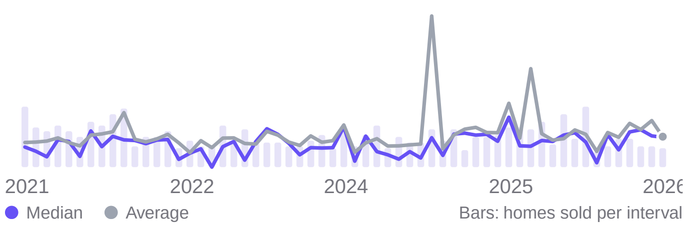
Market temperature — Balanced market · 50 / 100

MARKET TRENDS (5 YEARS)

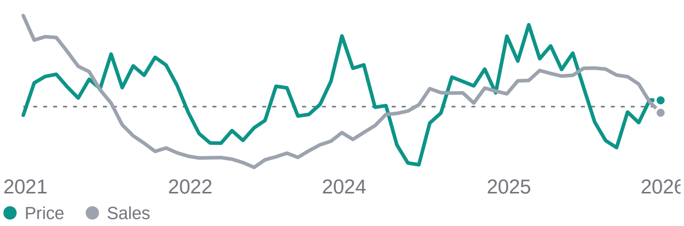
Market temperature (0–100) — **50 / 100**



Sale prices — **Median $1.3M · Average $1.3M**



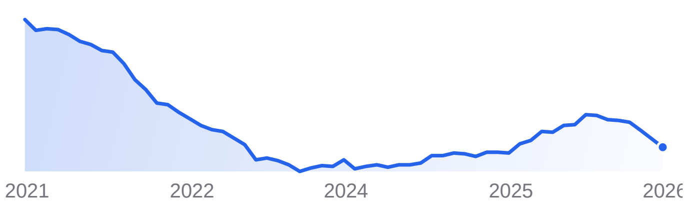
Growth (year over year) — **Price +4.0% · Sales -4.0%**



Price per square foot — **$744/ft²**

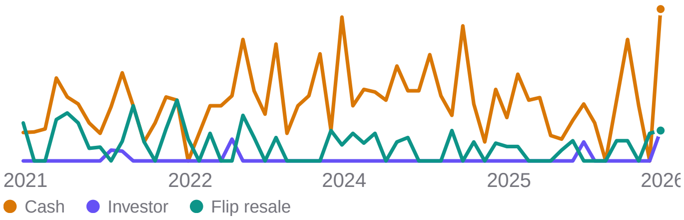
Sale premium vs estimated value — **+0.0%**

Annual turnover (share of homes sold) — **2.6%**

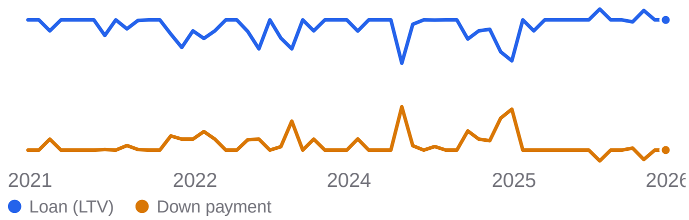


BUYERS & OUTCOMES

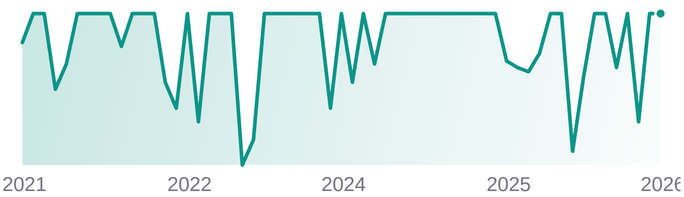
Buyer mix — Cash 50% · Investor 10% · Flip resale 10%



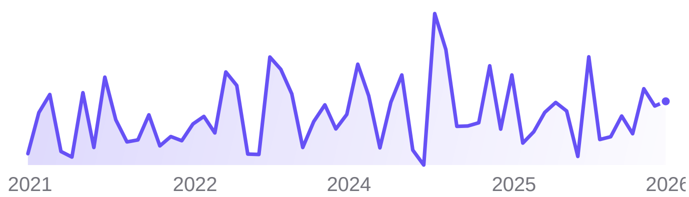
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%



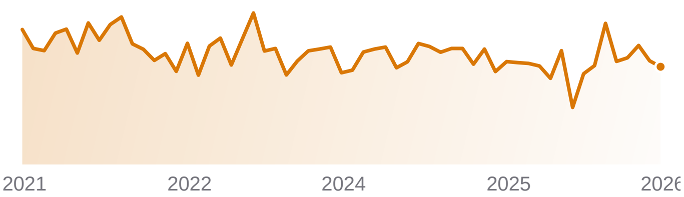
Sellers who sold at a gain — 100%



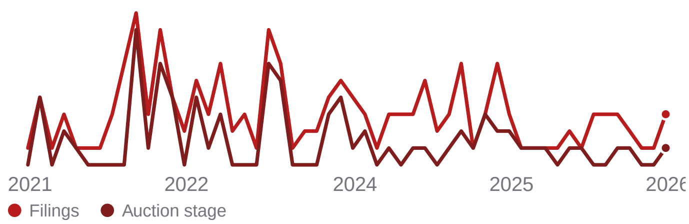
Typical hold before selling — 13.5 yrs



Median annualized return at resale — +5.0%



Preforeclosure filings — Filings 3 · Auction stage 1



HOUSING STOCK

Homes	7,316
Median value (AVM)	$1.2M
Median size	1,710 ft²
Median bedrooms	3
Median year built	1968
Single family	51%
Condos	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.1%
Owner occupied	62%
Company owned	54%
Median loan-to-value	37%

Typical ownership tenure	20.4 yrs

COMMUNITY

Population	31,556
Density	5,372 / mi²
Median household income	$91K
Average household income	$119K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	528
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	12.5%
Unemployment	1.6%
Average temp	64°F
Annual precip	20 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.