

Calabasas 91302

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

SELLER'S MARKET

\$1.9M

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

280

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

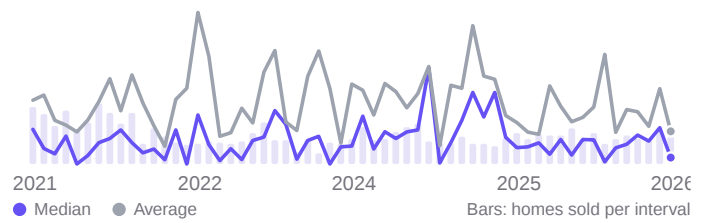
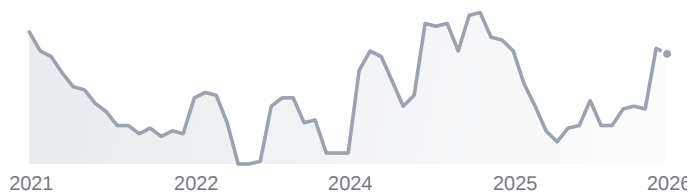
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$1.6M · Average \$2.2M

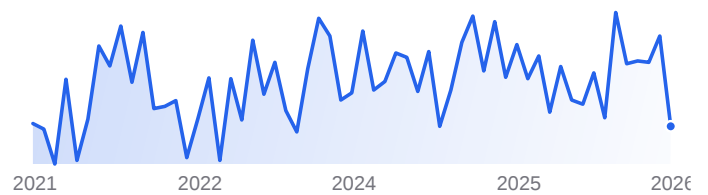
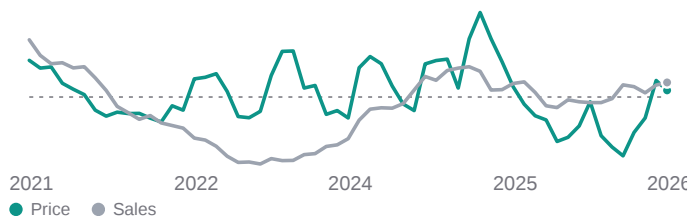


Growth (year over year)

Price +4.7% · Sales +10.2%

Price per square foot

\$618/ft²

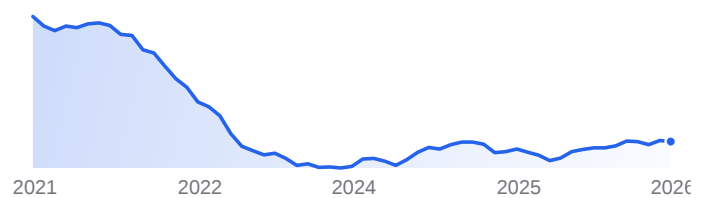
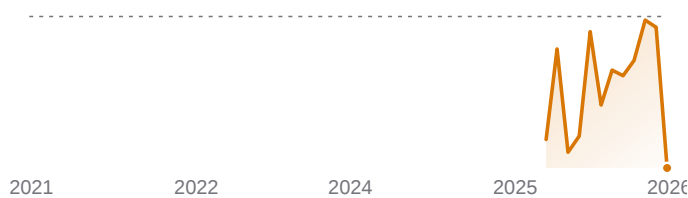


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

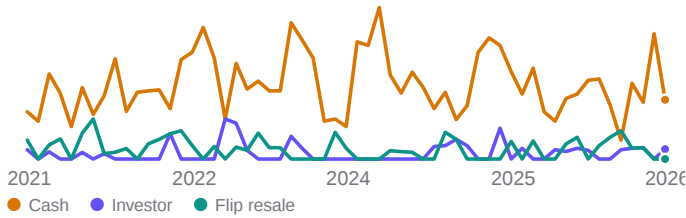
3.4%



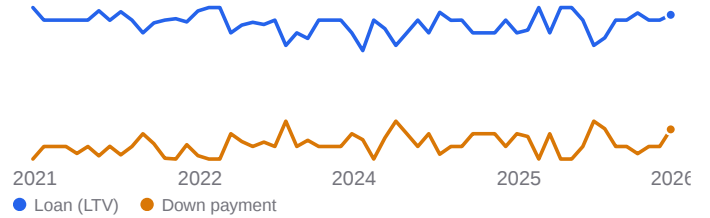
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 4.3% · Flip resale 0%

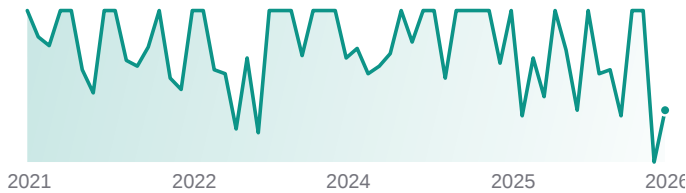


Financing (share of purchase price) Loan (LTV) 77% · Down payment 32%



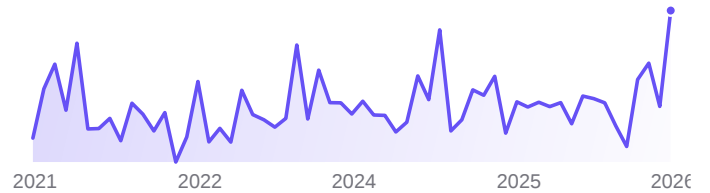
Sellers who sold at a gain

89%



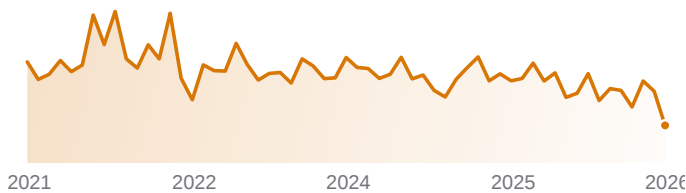
Typical hold before selling

20.8 yrs



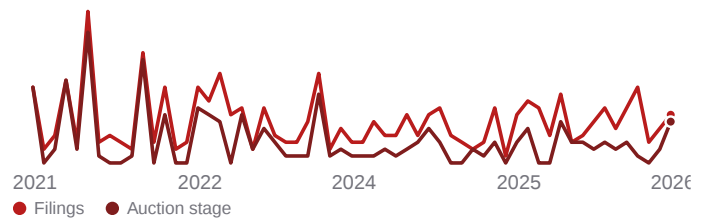
Median annualized return at resale

+2.2%



Preforeclosure filings

Filings 7 · Auction stage 6



HOUSING STOCK

Homes	8,295
Median value (AVM)	\$1.8M
Median size	2,754 ft²
Median bedrooms	4
Median year built	1987
Single family	46%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.4%
Owner occupied	69%
Company owned	66%
Median loan-to-value	41%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	25,700
Density	833 / mi²
Median household income	\$176K
Average household income	\$254K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	318
Homes occupied	95%
Bachelor's or higher	38%
Poverty rate	6.4%
Unemployment	1.7%
Average temp	64°F
Annual precip	21 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.