

Canoga Park 91304

ZIP code · CA · California · Los Angeles County

BALANCED MARKET

\$957K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

297

SALES (12 MO)

\$912K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



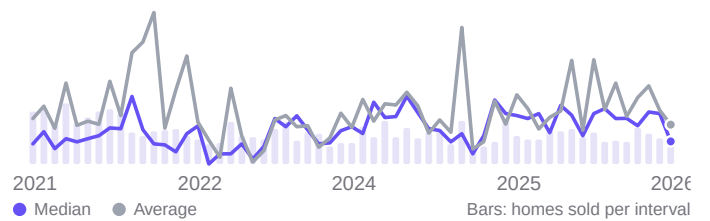
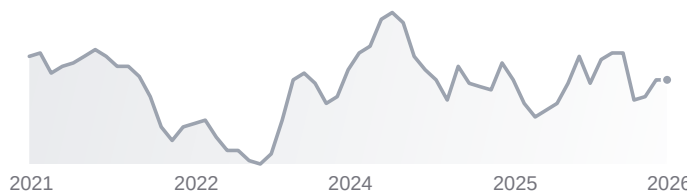
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$862K · Average \$945K

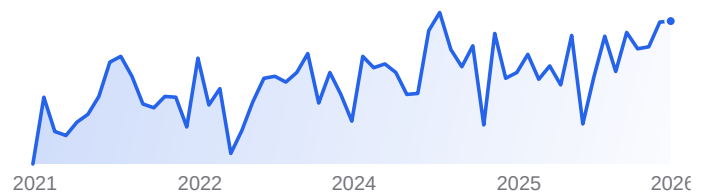
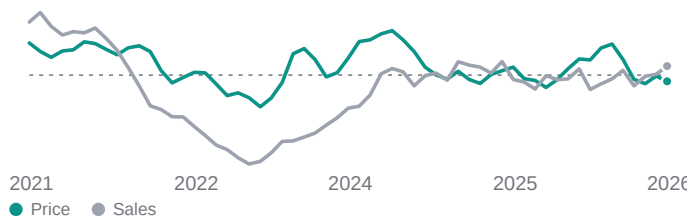


Growth (year over year)

Price -3.2% · Sales +4.6%

Price per square foot

\$570/ft²

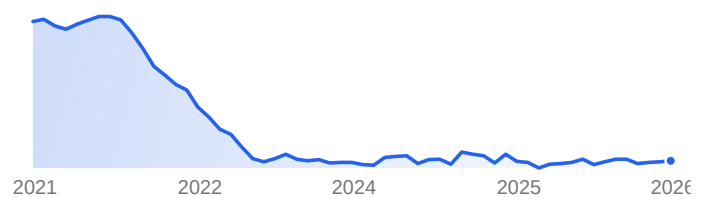
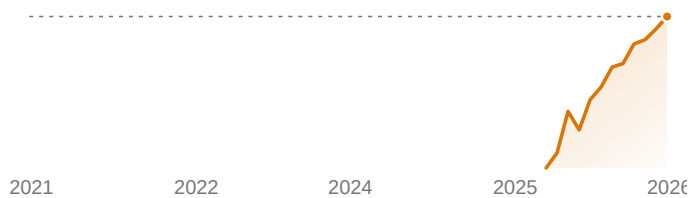


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

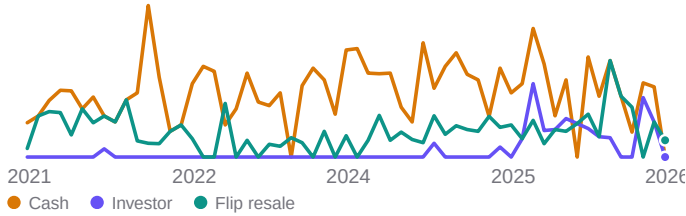
2.7%



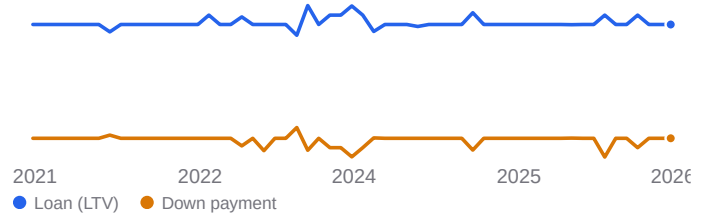
BUYERS & OUTCOMES

Buyer mix

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

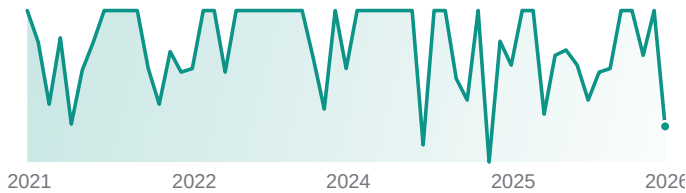


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



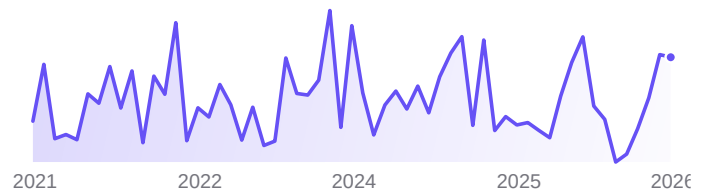
Sellers who sold at a gain

88%



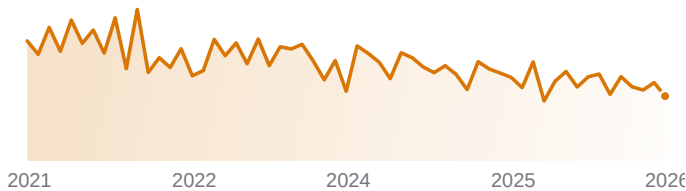
Typical hold before selling

14.0 yrs



Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 10 · Auction stage 4



HOUSING STOCK

Homes	11,117
Median value (AVM)	\$912K
Median size	1,715 ft²
Median bedrooms	3
Median year built	1967
Single family	74%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	73%
Company owned	44%
Median loan-to-value	45%

Typical ownership tenure

19.3 yrs

COMMUNITY

Population	50,316
Density	4,936 / mi²
Median household income	\$89K
Average household income	\$117K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	415
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	11.2%
Unemployment	1.7%
Average temp	64°F
Annual precip	17 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.