

Porter Ranch 91326

ZIP code · CA · California · Los Angeles County

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

303

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



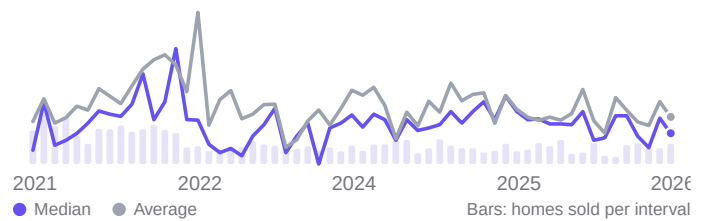
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$1.2M · Average \$1.3M

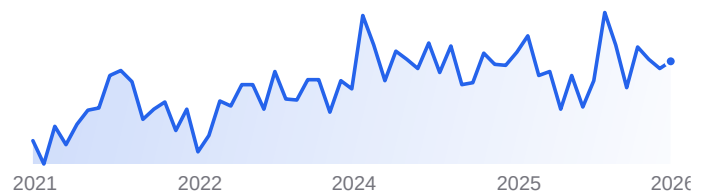
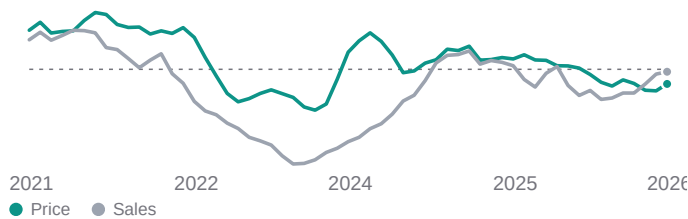


Growth (year over year)

Price -7.8% · Sales -1.3%

Price per square foot

\$539/ft²

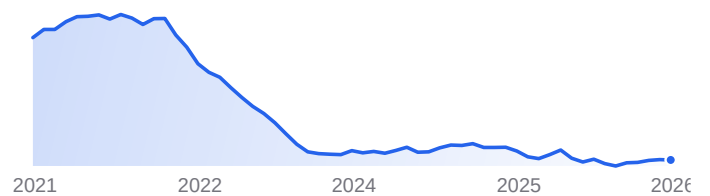
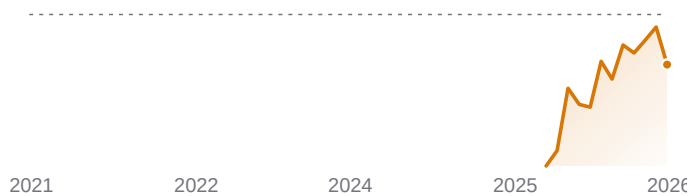


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

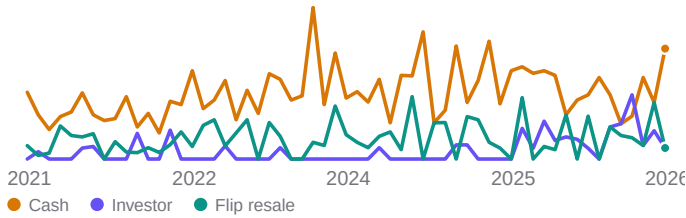
2.5%



BUYERS & OUTCOMES

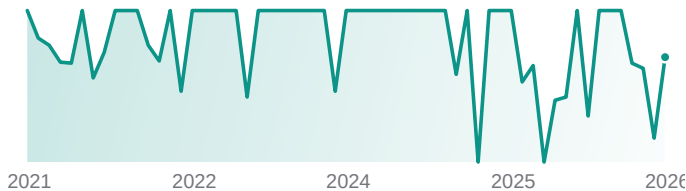
Buyer mix

Cash 31% · Investor 3.1% · Flip resale 3.1%



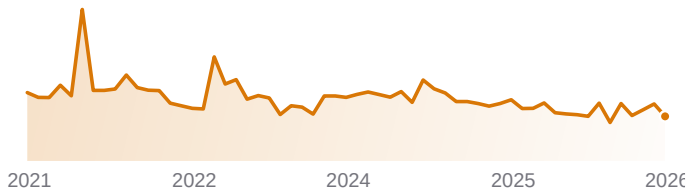
Sellers who sold at a gain

96%

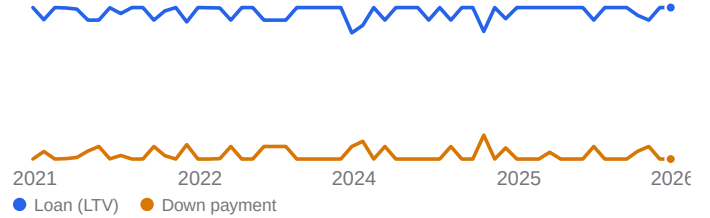


Median annualized return at resale

+3.9%



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



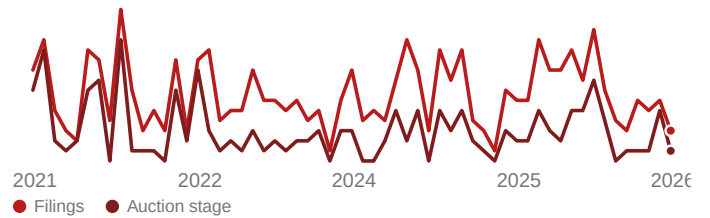
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	12,127
Median value (AVM)	\$1.2M
Median size	2,358 ft²
Median bedrooms	4
Median year built	1979
Single family	55%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	78%
Company owned	48%
Median loan-to-value	43%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	36,139
Density	2,788 / mi²
Median household income	\$133K
Average household income	\$161K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	808
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	6.7%
Unemployment	1.8%
Average temp	63°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.