

Sun Valley 91352

ZIP code · CA · California > Los Angeles County

BUYER'S MARKET

\$805K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

167

SALES (12 MO)

\$785K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



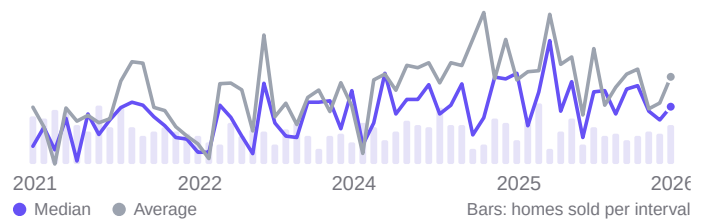
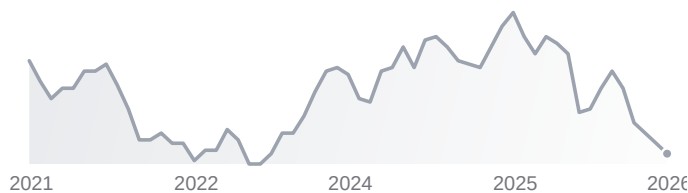
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$825K · Average \$927K

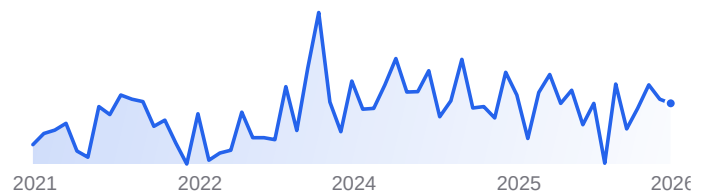
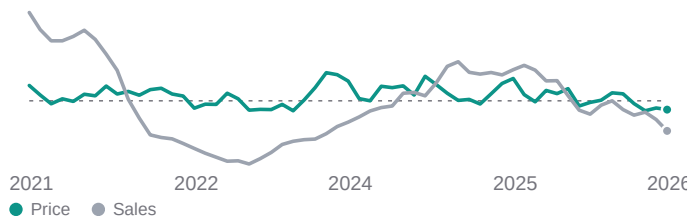


Growth (year over year)

Price -6.2% · Sales -21.2%

Price per square foot

\$607/ft²

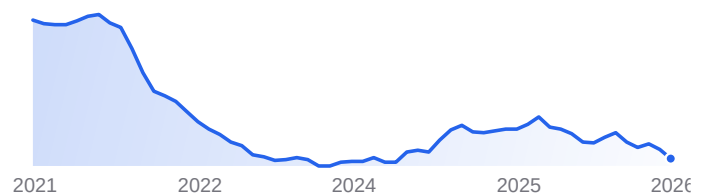
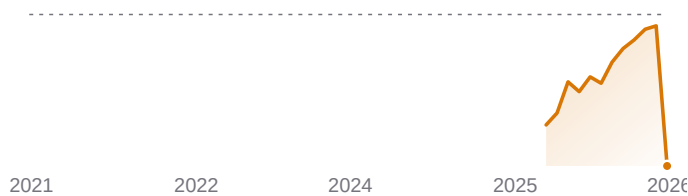


Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

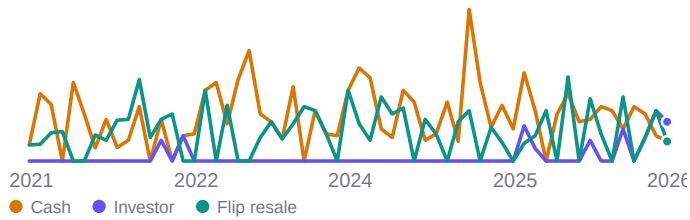
1.9%



BUYERS & OUTCOMES

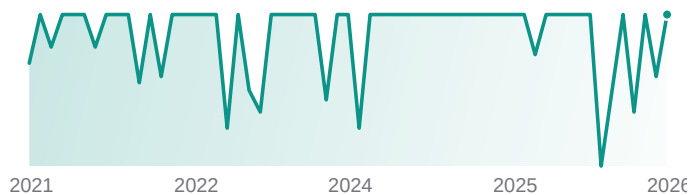
Buyer mix

Cash 5.6% · Investor 11% · Flip resale 5.6%



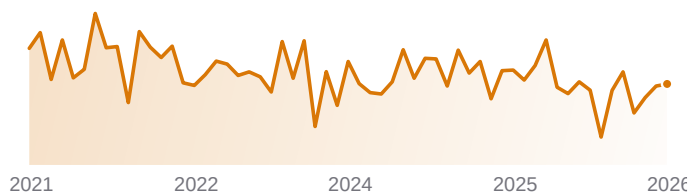
Sellers who sold at a gain

100%

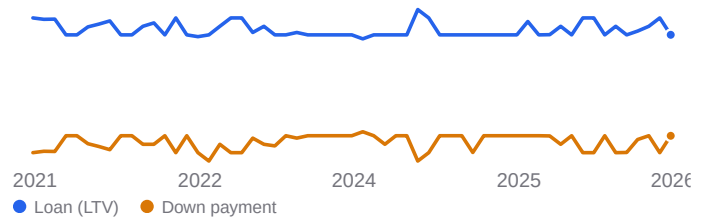


Median annualized return at resale

+5.7%

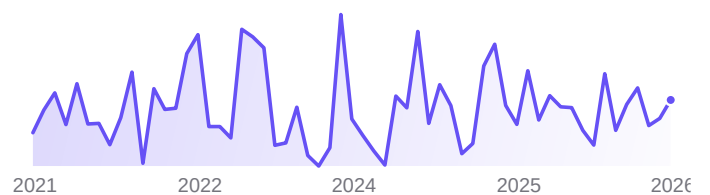


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



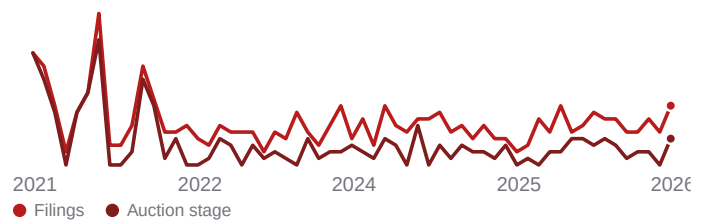
Typical hold before selling

10.5 yrs



Preforeclosure filings

Filings 9 · Auction stage 4



HOUSING STOCK

Homes	8,572
Median value (AVM)	\$785K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1951
Single family	85%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.1%
Owner occupied	73%
Company owned	39%
Median loan-to-value	35%

Typical ownership tenure

23.4 yrs

COMMUNITY

Population	46,509
Density	3,838 / mi²
Median household income	\$71K
Average household income	\$92K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	526
Homes occupied	97%
Bachelor's or higher	13%
Poverty rate	12.0%
Unemployment	1.8%
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.