

Valencia 91355

ZIP code · CA · California > Los Angeles County

BUYER'S MARKET

\$790K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

300

SALES (12 MO)

\$795K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



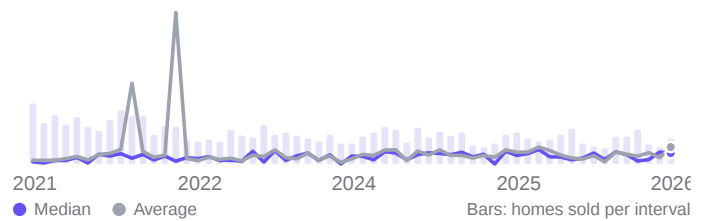
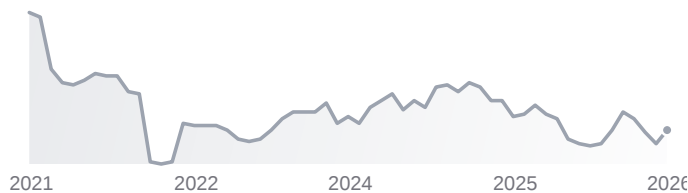
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$820K · Average \$920K

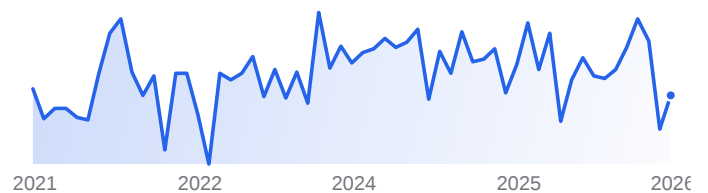
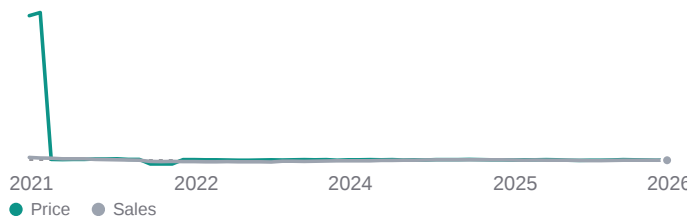


Growth (year over year)

Price -4.1% · Sales -8.0%

Price per square foot

\$463/ft²

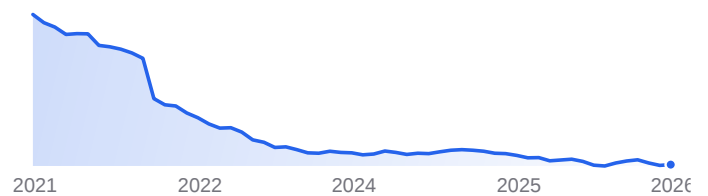
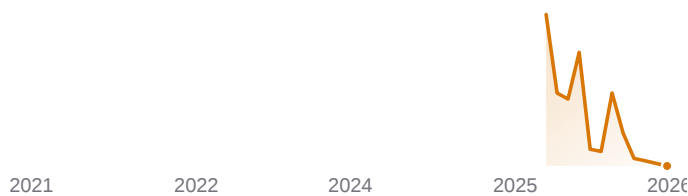


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

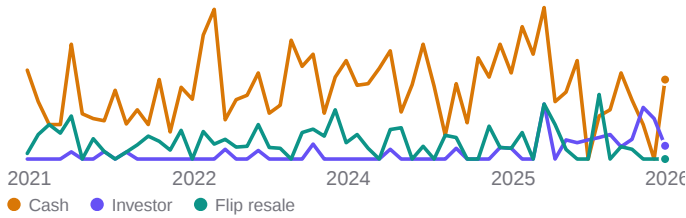
2.9%



BUYERS & OUTCOMES

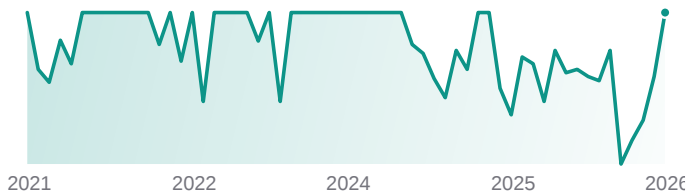
Buyer mix

Cash 23% · Investor 3.8% · Flip resale 0%



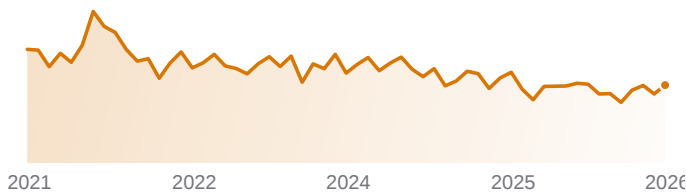
Sellers who sold at a gain

100%

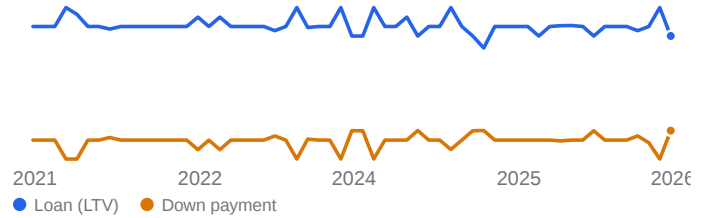


Median annualized return at resale

+4.3%

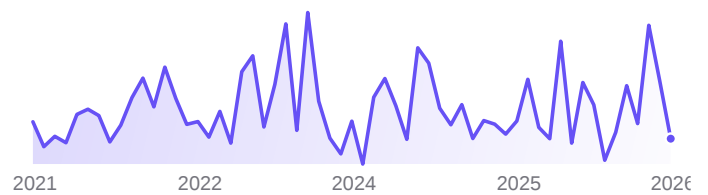


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



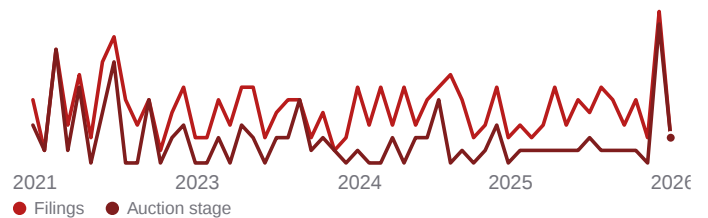
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,505
Median value (AVM)	\$795K
Median size	1,537 ft²
Median bedrooms	3
Median year built	1984
Single family	39%
Condos	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	48%
Median loan-to-value	47%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	38,221
Density	1,851 / mi²
Median household income	\$109K
Average household income	\$141K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	498
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	7.5%
Unemployment	1.8%
Average temp	63°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.