

Azusa 91702

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

BALANCED MARKET

\$709K

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

290

SALES (12 MO)

\$663K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



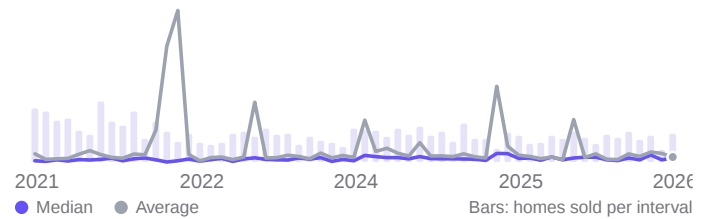
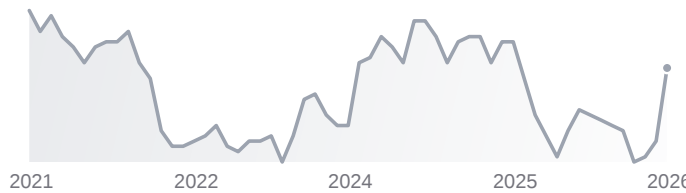
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$700K · Average \$726K

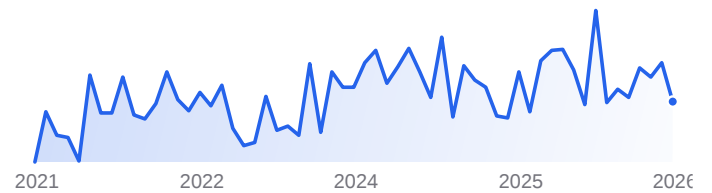
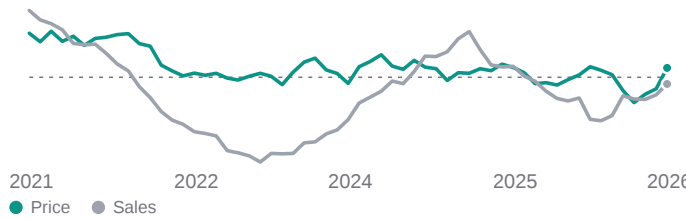


Growth (year over year)

Price +4.7% · Sales -3.3%

Price per square foot

\$470/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

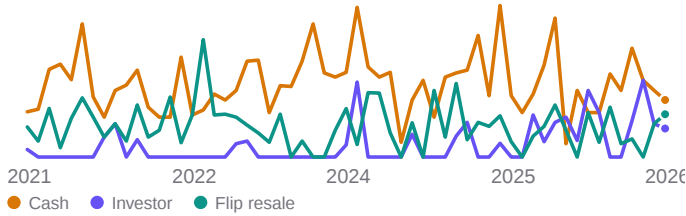
2.2%



BUYERS & OUTCOMES

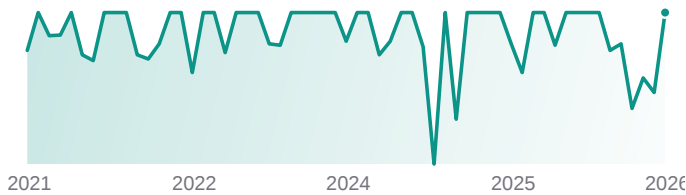
Buyer mix

Cash 14% · Investor 7.1% · Flip resale 11%



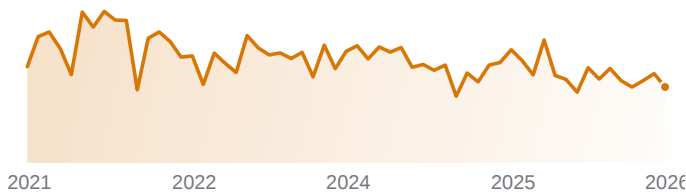
Sellers who sold at a gain

100%

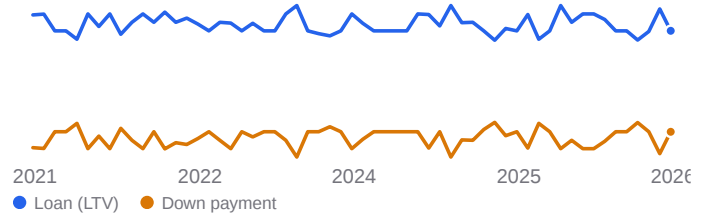


Median annualized return at resale

+4.5%

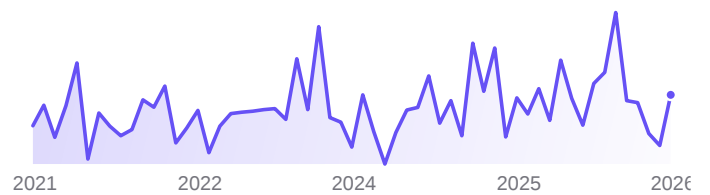


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



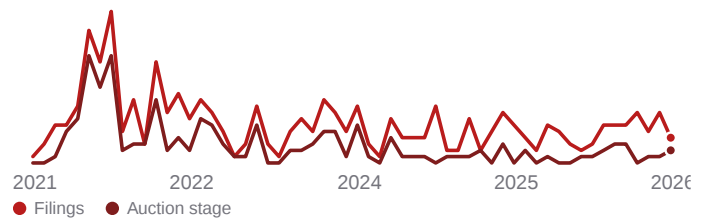
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	13,080
Median value (AVM)	\$663K
Median size	1,304 ft²
Median bedrooms	3
Median year built	1958
Single family	57%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.1%
Owner occupied	73%
Company owned	33%
Median loan-to-value	42%

Typical ownership tenure

18.5 yrs

COMMUNITY

Population	59,497
Density	378 / mi²
Median household income	\$76K
Average household income	\$97K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	590
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	10.2%
Unemployment	1.9%
Average temp	60°F
Annual precip	36 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.