

San Gabriel 91775

ZIP code · CA · California > Los Angeles County > San Gabriel

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

+2.3%

1-YR CHANGE

154

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



MARKET TRENDS (5 YEARS)

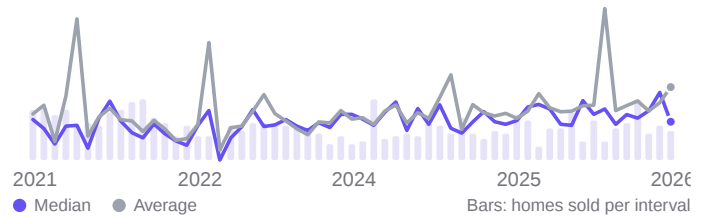
Market temperature (0–100)

57 / 100



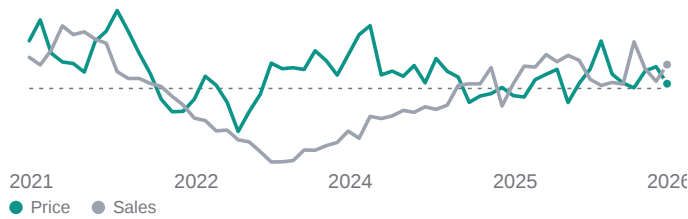
Sale prices

Median \$1.3M · Average \$1.7M



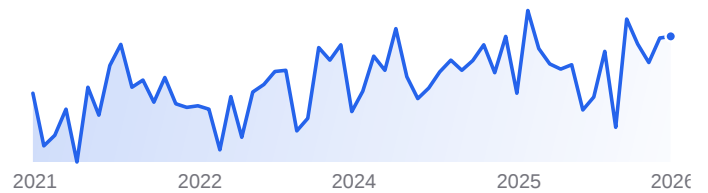
Growth (year over year)

Price +2.3% · Sales +11.6%



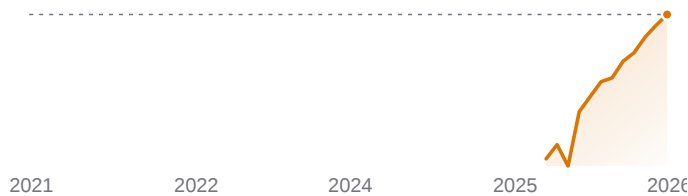
Price per square foot

\$818/ft²



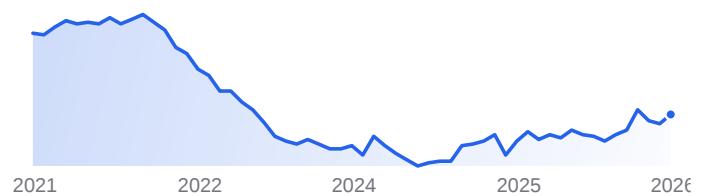
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

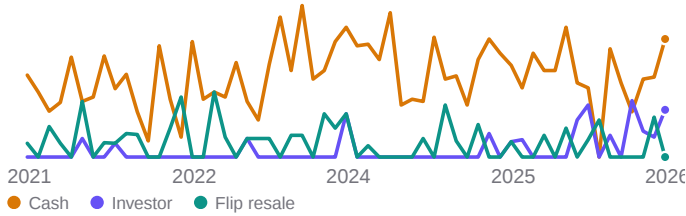
2.3%



BUYERS & OUTCOMES

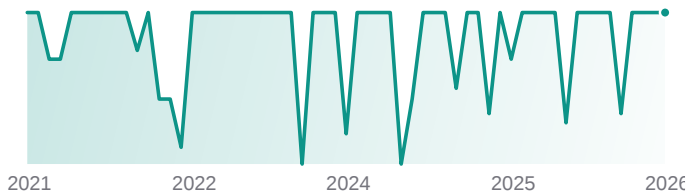
Buyer mix

Cash 45% · Investor 18% · Flip resale 0%



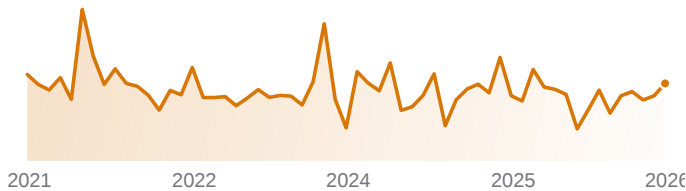
Sellers who sold at a gain

100%

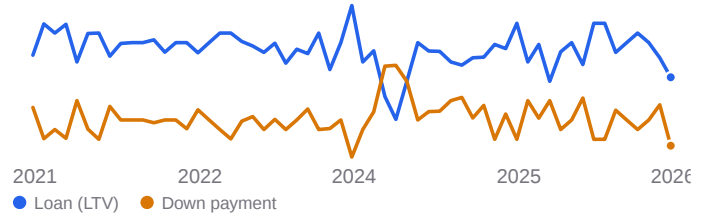


Median annualized return at resale

+6.2%

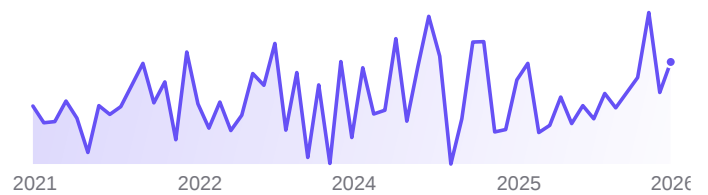


Financing (share of purchase price) Loan (LTV) 52% · Down payment 17%



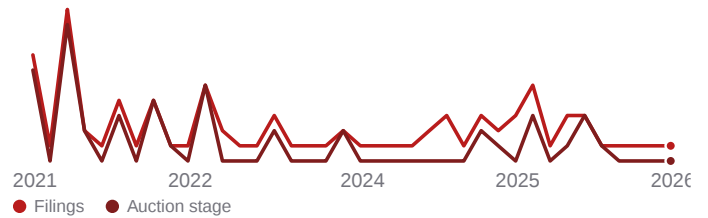
Typical hold before selling

18.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,796
Median value (AVM)	\$1.2M
Median size	1,714 ft²
Median bedrooms	3
Median year built	1948
Single family	89%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.7%
Owner occupied	75%
Company owned	51%
Median loan-to-value	31%

Typical ownership tenure

23.3 yrs

COMMUNITY

Population	23,553
Density	7,669 / mi²
Median household income	\$107K
Average household income	\$135K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	505
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	9.7%
Unemployment	1.6%
Average temp	65°F
Annual precip	19 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.