



ZIP 90504, Torrance, California.

Current market data.

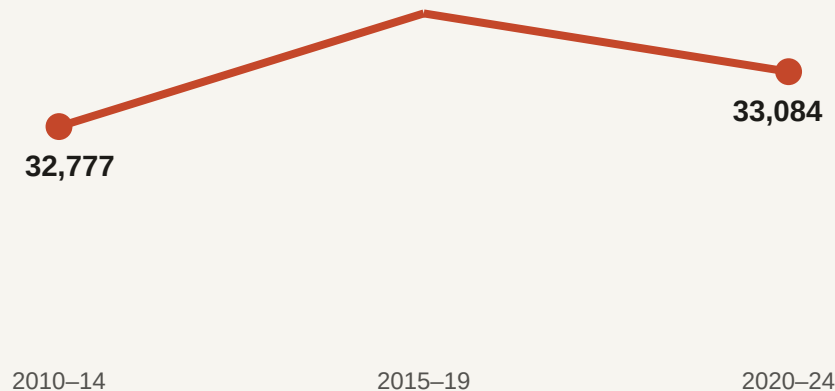
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

33,084 people call ZIP
90504 home.

33,084

people.



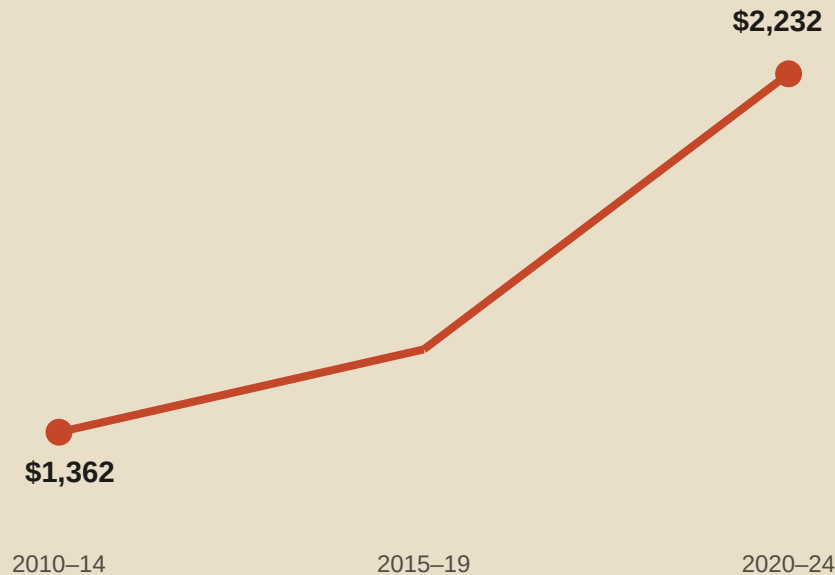


RENT

Median rent is up 64%
since the 2010–2014
survey, before inflation.

\$2,232

a month. California's median is \$2,036.

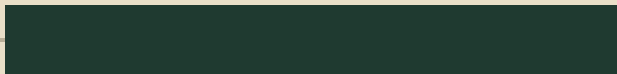




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,177–\$1,765



\$2,232 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 12,368 homes here.

55–98

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 26% more than California's.

\$923,900

median home value in ZIP 90504.

ZIP 90504



\$923,900

California



\$734,700

U.S.



\$332,700

THAT WAS ZIP 90504'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/zip/90504/

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