Glendora

City · CA · California › Los Angeles County

BALANCED MARKET

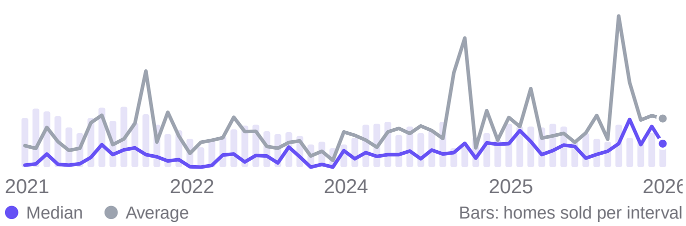
$964K	+0.2%	422	$858K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Balanced market · 48 / 100

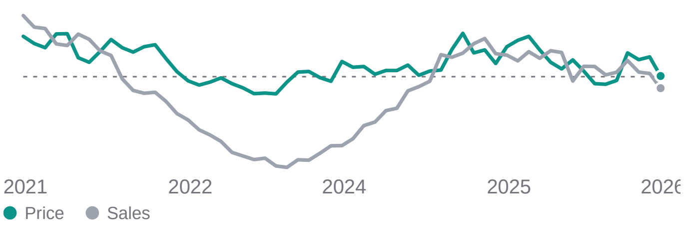
MARKET TRENDS (5 YEARS)

Market temperature (0–100) — **48 / 100**

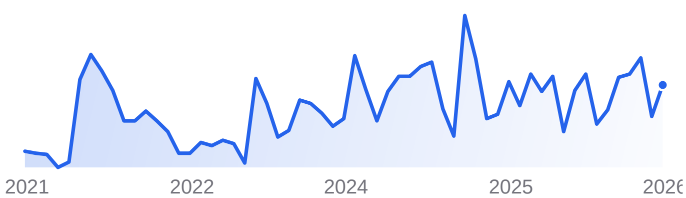
Sale prices — **Median $925K · Average $1.1M**



Growth (year over year) — **Price +0.2% · Sales -4.1%**

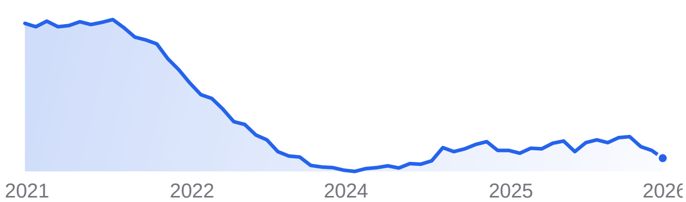


Price per square foot — **$558/ft²**



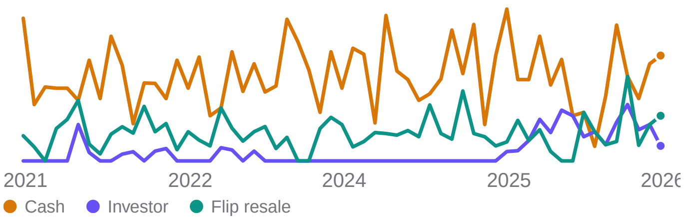
Sale premium vs estimated value — **+0.0%**

Annual turnover (share of homes sold) — **2.7%**

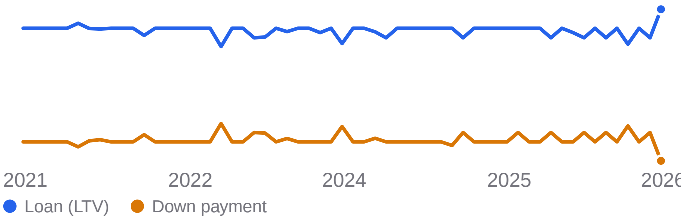


BUYERS & OUTCOMES

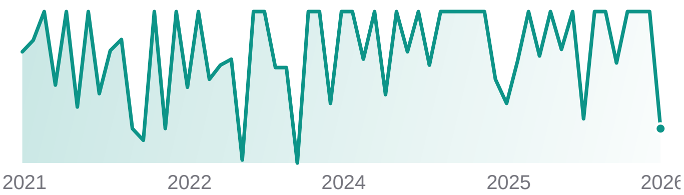
Buyer mix Cash 24% · Investor 3.4% · Flip resale 10%



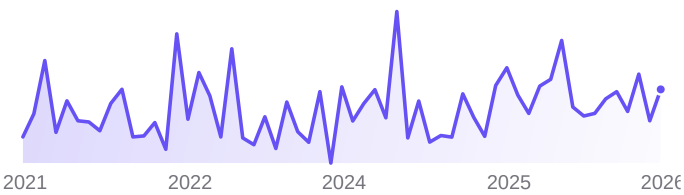
Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



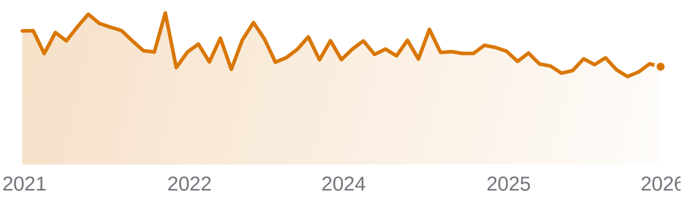
Sellers who sold at a gain 91%



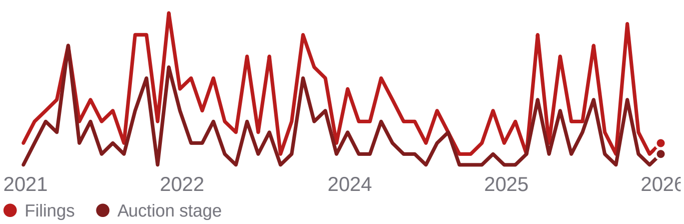
Typical hold before selling 11.6 yrs



Median annualized return at resale +4.7%



Preforeclosure filings Filings 2 · Auction stage 1



HOUSING STOCK

Homes	**15,501**
Median value (AVM)	**$858K**
Median size	**1,601 ft²**
Median bedrooms	**3**
Median year built	**1960**
Single family	**82%**
Condos	**8.8%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**60%**
Underwater (LTV 125% or more)	**1.4%**
Owner occupied	**77%**
Company owned	**47%**
Median loan-to-value	**42%**

Typical ownership tenure	**20.6 yrs**

COMMUNITY

Population	**51,323**
Density	**2,631 / mi²**
Median household income	**$104K**
Average household income	**$132K**
Crime index (US avg 100)	**57**
Air pollution index (US avg 100)	**103**
Earthquake index (US avg 100)	**579**
Homes occupied	**97%**
Bachelor's or higher	**24%**
Poverty rate	**6.5%**
Unemployment	**1.7%**
Average temp	**64°F**
Annual precip	**20 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.