

West Valley City 84119

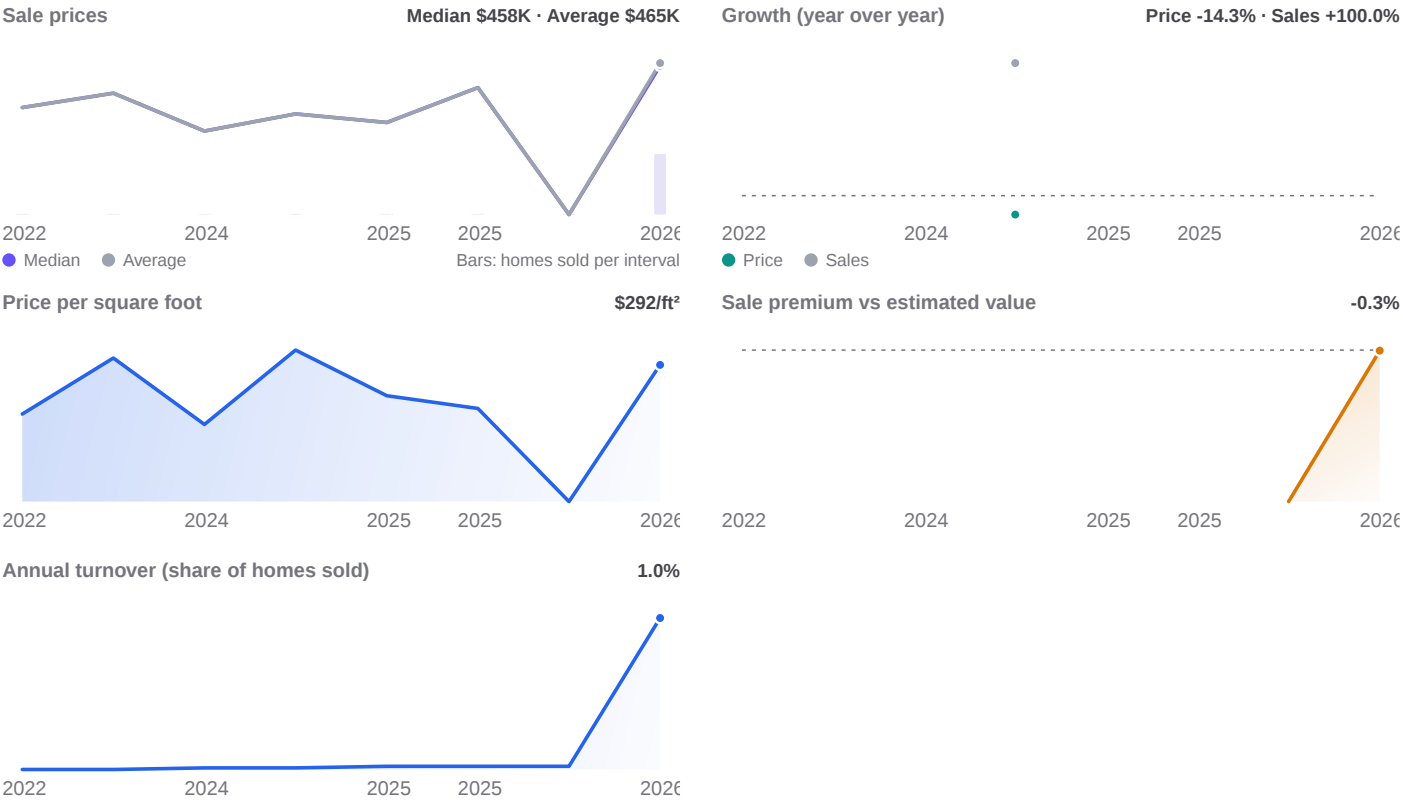
ZIP code · UT · Utah > Salt Lake County > West Valley City

\$457K
 MEDIAN SALE PRICE

96
 SALES (12 MO)

\$437K
 MEDIAN VALUE (AVM)

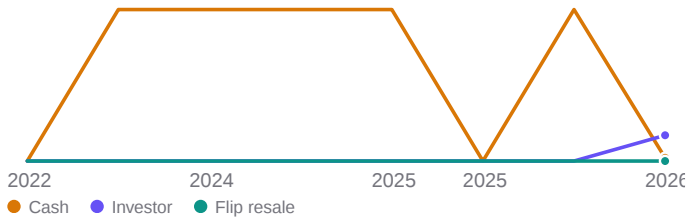
MARKET TRENDS (5 YEARS)



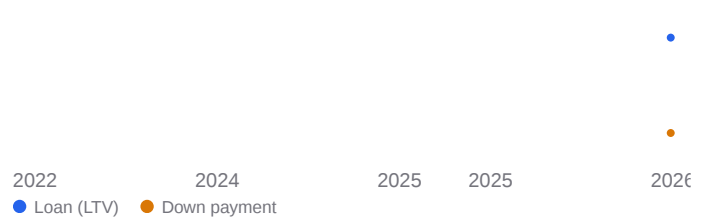
BUYERS & OUTCOMES

Buyer mix

Cash 2.1% · Investor 17% · Flip resale 0%

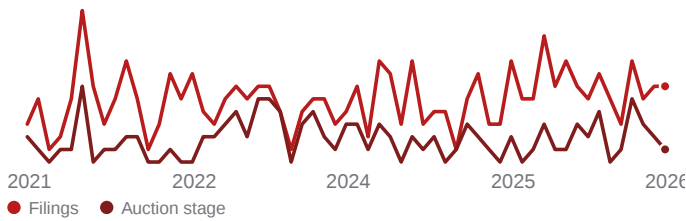


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	10,096
Median value (AVM)	\$437K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1975
Single family	66%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.3%
Owner occupied	65%
Company owned	20%
Median loan-to-value	46%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	57,274
Density	4,998 / mi²
Median household income	\$60K
Average household income	\$73K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	293
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	13.1%
Unemployment	1.2%
Average temp	52°F
Annual precip	15 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.