

West Valley City 84120

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

\$460K

MEDIAN SALE PRICE

86

SALES (12 MO)

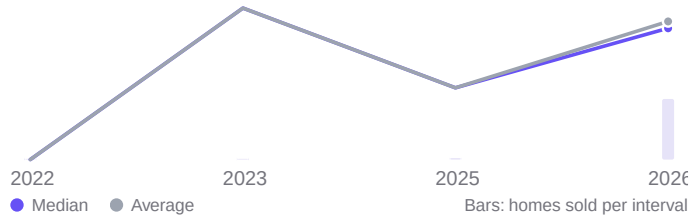
\$462K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

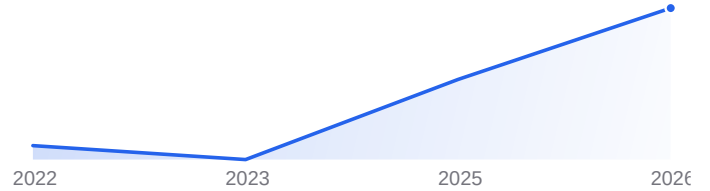
Sale prices

Median \$464K · Average \$474K



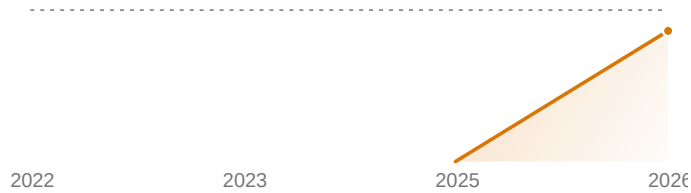
Price per square foot

\$272/ft²



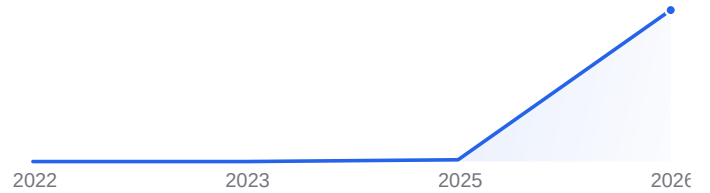
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

0.7%

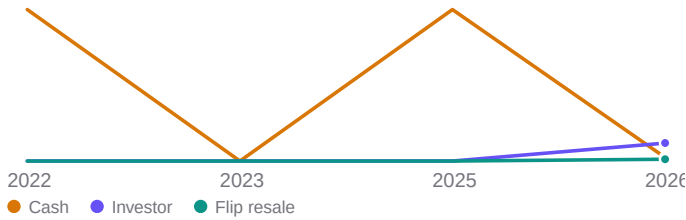


BUYERS & OUTCOMES

Buyer mix

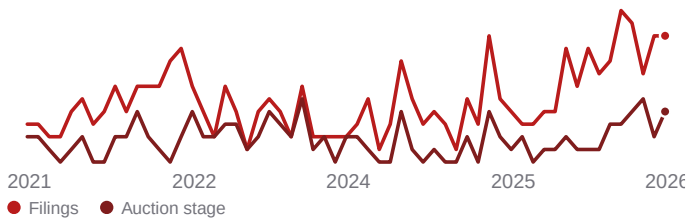
Cash 2.4% · Investor 12% · Flip resale 1.2%

Financing (share of purchase price) Loan (LTV) 81% · Down payment 25%



Preforeclosure filings

Filings 10 · Auction stage 4



HOUSING STOCK

Homes	12,547
Median value (AVM)	\$462K
Median size	1,774 ft²
Median bedrooms	4
Median year built	1977
Single family	86%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.4%
Owner occupied	75%
Company owned	21%
Median loan-to-value	43%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	49,042
Density	4,998 / mi²
Median household income	\$81K
Average household income	\$96K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	250
Homes occupied	97%
Bachelor's or higher	12%
Poverty rate	9.3%
Unemployment	1.2%
Average temp	52°F
Annual precip	16 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.