

West Valley City 84128

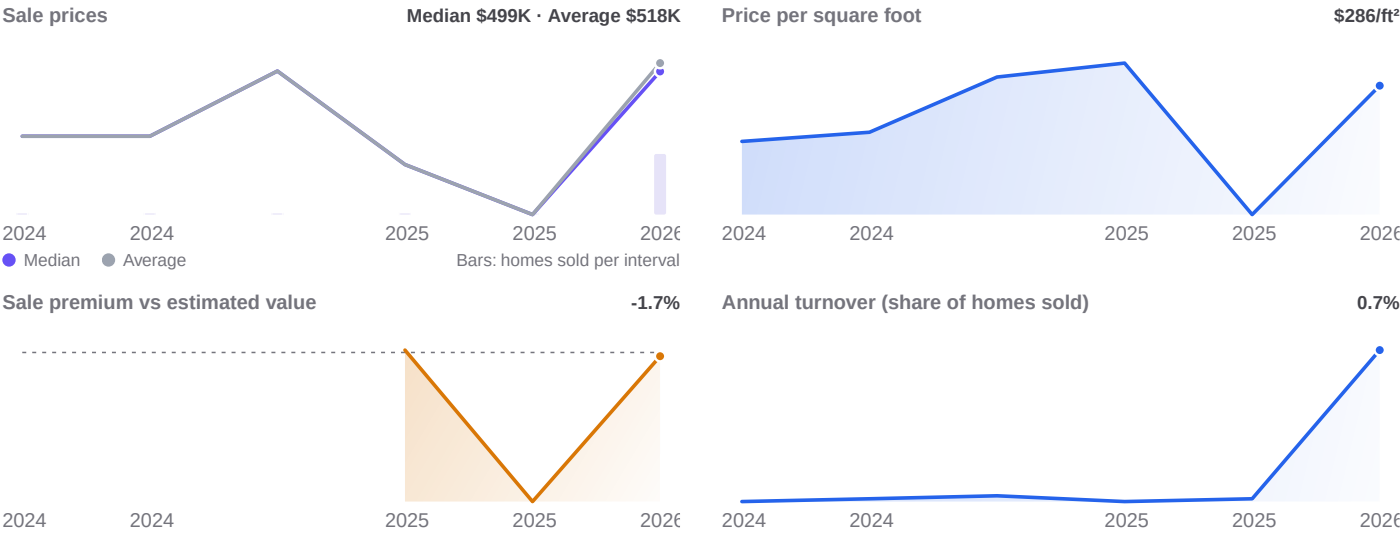
ZIP code · UT · Utah > Salt Lake County > West Valley City

\$503K
MEDIAN SALE PRICE

54
SALES (12 MO)

\$493K
MEDIAN VALUE (AVM)

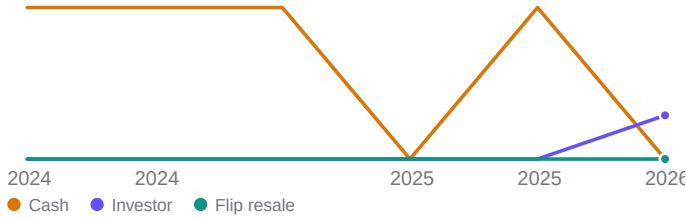
MARKET TRENDS (5 YEARS)



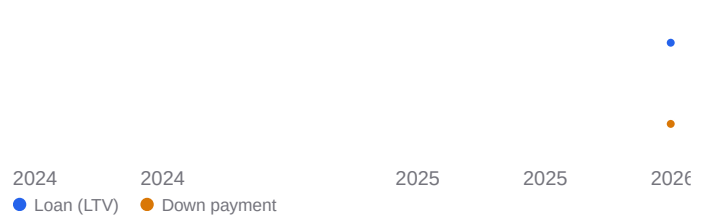
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 29% · Flip resale 0%

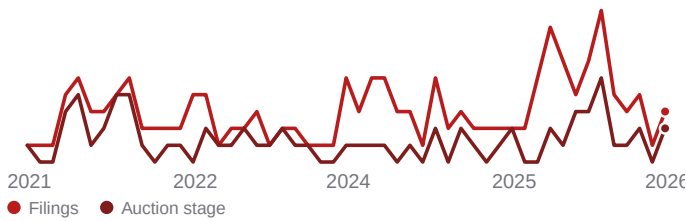


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	7,987
Median value (AVM)	\$493K
Median size	1,734 ft²
Median bedrooms	4
Median year built	1995
Single family	89%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.3%
Owner occupied	80%
Company owned	16%
Median loan-to-value	47%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	30,354
Density	3,645 / mi²
Median household income	\$96K
Average household income	\$111K
Crime index (US avg 100)	33
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	228
Homes occupied	97%
Bachelor's or higher	14%
Poverty rate	5.2%
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.