

Monrovia 91016

ZIP code · CA · California > Los Angeles County > Monrovia

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

264

SALES (12 MO)

\$878K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



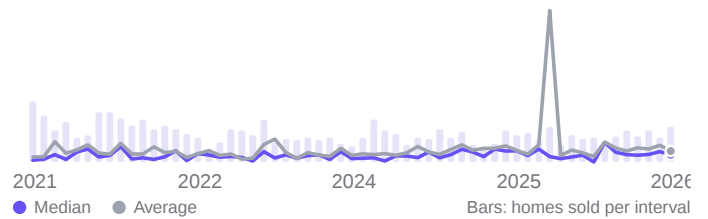
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$1M · Average \$1.1M

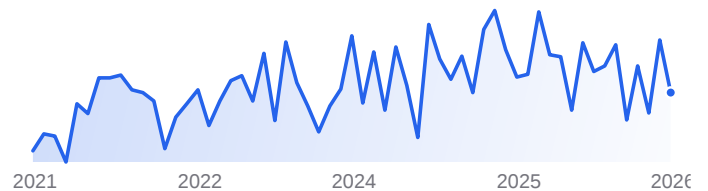
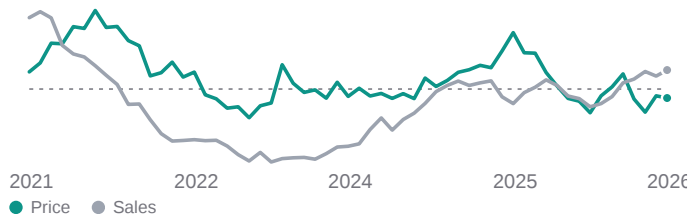


Growth (year over year)

Price -4.1% · Sales +8.6%

Price per square foot

\$628/ft²

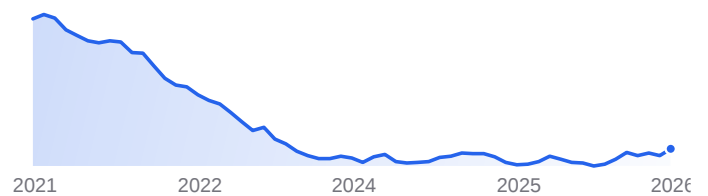
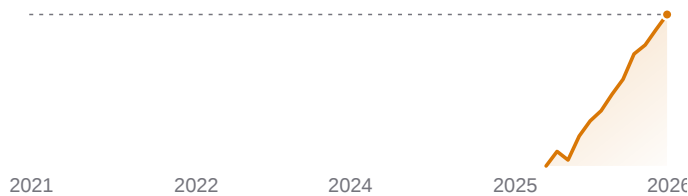


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

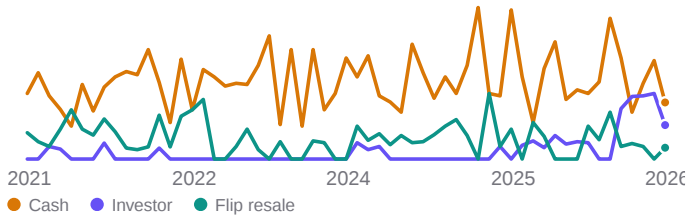
2.5%



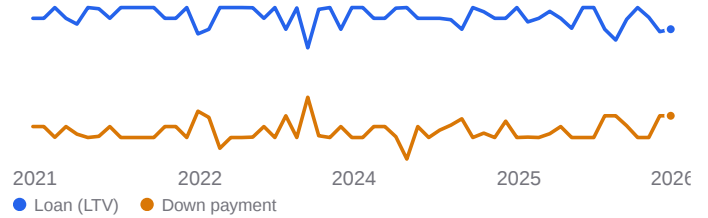
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 10% · Flip resale 3.4%

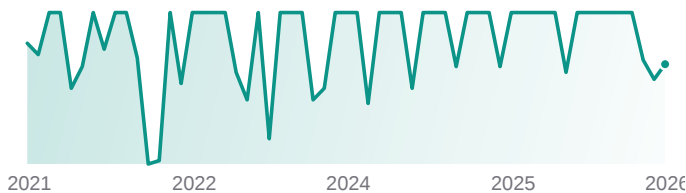


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



Sellers who sold at a gain

95%



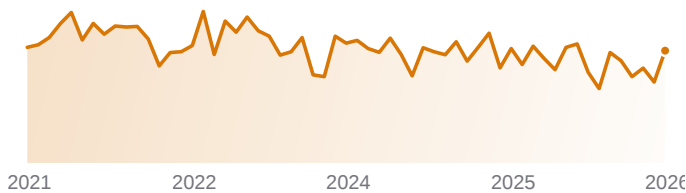
Typical hold before selling

11.6 yrs



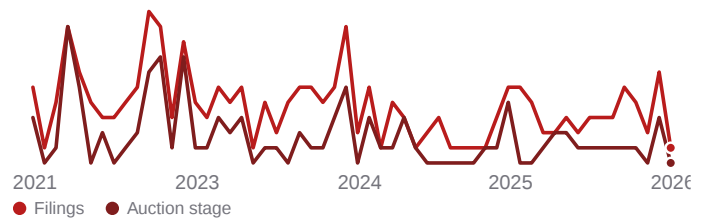
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,407
Median value (AVM)	\$878K
Median size	1,551 ft²
Median bedrooms	3
Median year built	1951
Single family	64%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.5%
Owner occupied	67%
Company owned	48%
Median loan-to-value	39%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	41,126
Density	1,298 / mi²
Median household income	\$91K
Average household income	\$114K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	694
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	8.8%
Unemployment	1.7%
Average temp	61°F
Annual precip	32 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.