

Chino Hills 91709

ZIP code · CA · California > San Bernardino County > Chino Hills

BALANCED MARKET

\$996K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

556

SALES (12 MO)

\$971K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



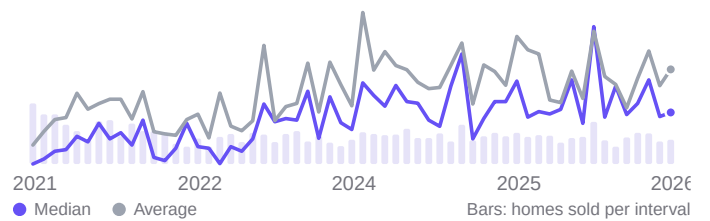
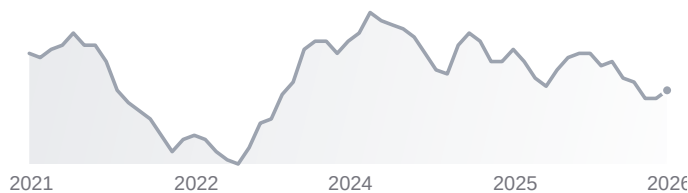
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$965K · Average \$1.1M

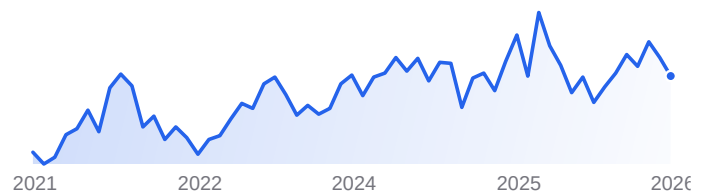
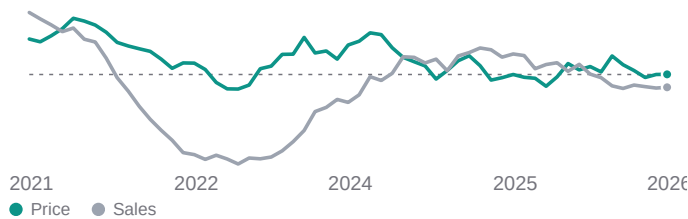


Growth (year over year)

Price +0.1% · Sales -6.1%

Price per square foot

\$499/ft²

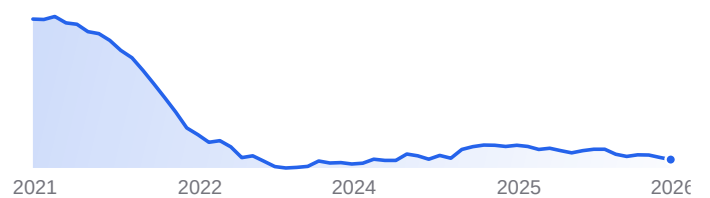
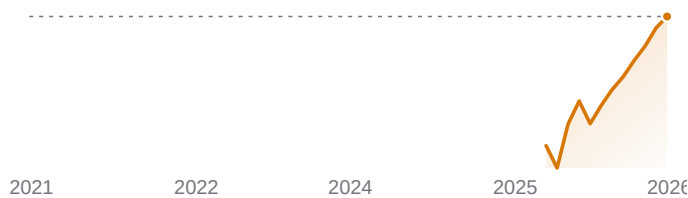


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

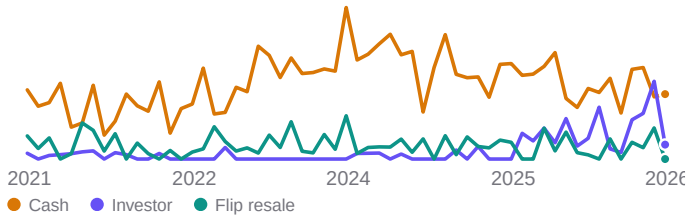
2.4%



BUYERS & OUTCOMES

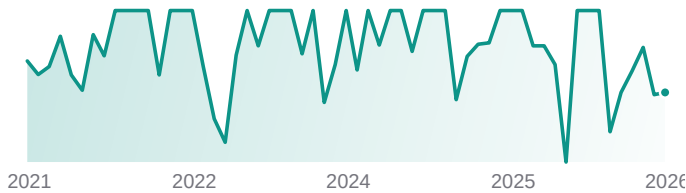
Buyer mix

Cash 21% · Investor 4.8% · Flip resale 0%



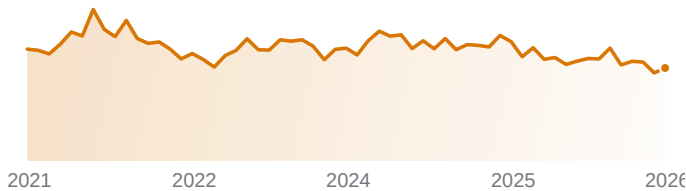
Sellers who sold at a gain

95%

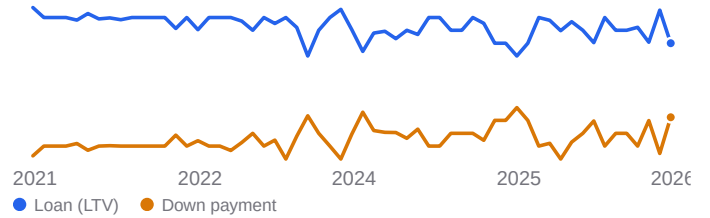


Median annualized return at resale

+4.7%

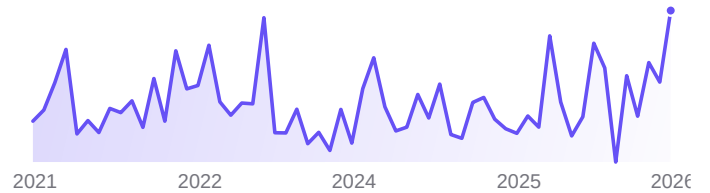


Financing (share of purchase price) Loan (LTV) 65% · Down payment 36%



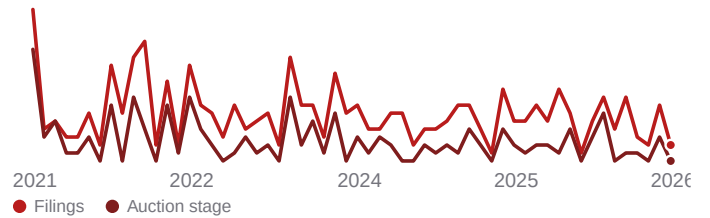
Typical hold before selling

19.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	22,707
Median value (AVM)	\$971K
Median size	1,999 ft²
Median bedrooms	4
Median year built	1989
Single family	84%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.7%
Owner occupied	80%
Company owned	36%
Median loan-to-value	39%

Typical ownership tenure

19.0 yrs

COMMUNITY

Population	76,161
Density	1,959 / mi²
Median household income	\$110K
Average household income	\$138K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	417
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	6.1%
Unemployment	1.8%
Average temp	63°F
Annual precip	19 in
Sunshine	68%

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.