

Covina 91722

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

BALANCED MARKET

\$766K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

173

SALES (12 MO)

\$699K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



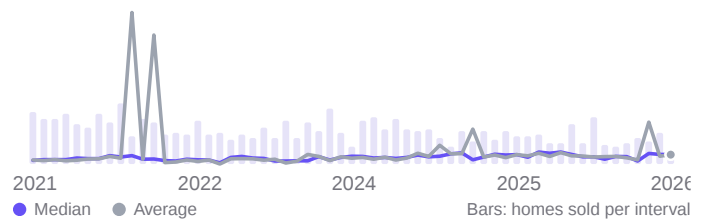
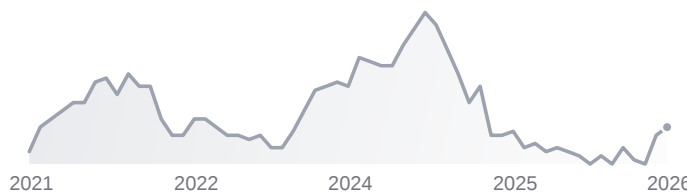
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$760K · Average \$756K

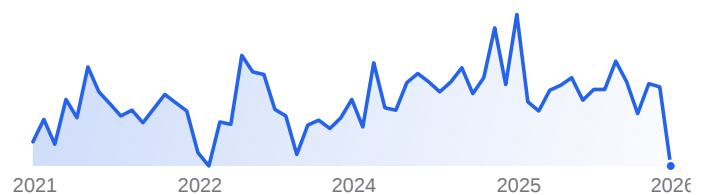
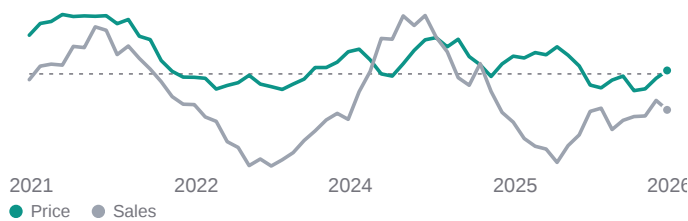


Growth (year over year)

Price +1.2% · Sales -12.2%

Price per square foot

\$440/ft²

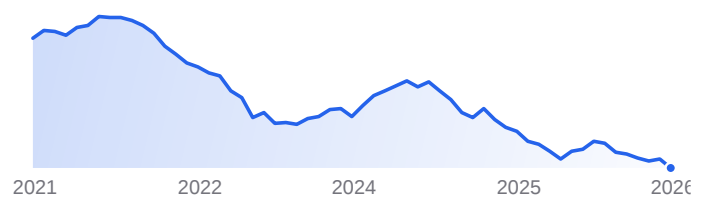
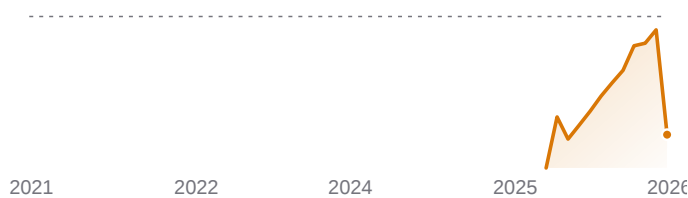


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

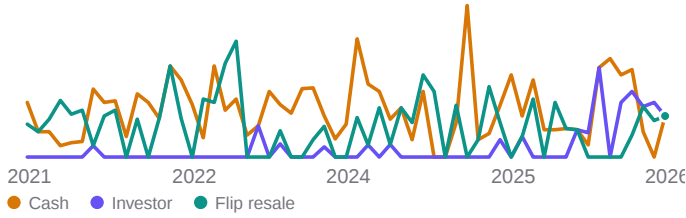
1.9%



BUYERS & OUTCOMES

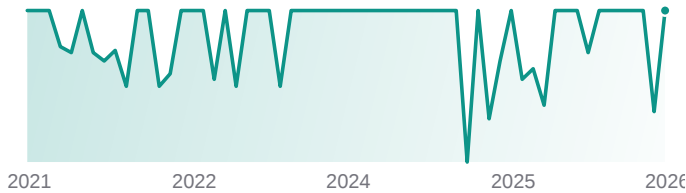
Buyer mix

Cash 13% · Investor 13% · Flip resale 13%



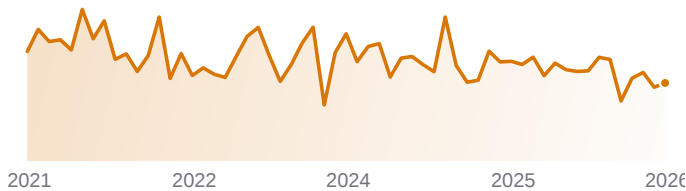
Sellers who sold at a gain

100%

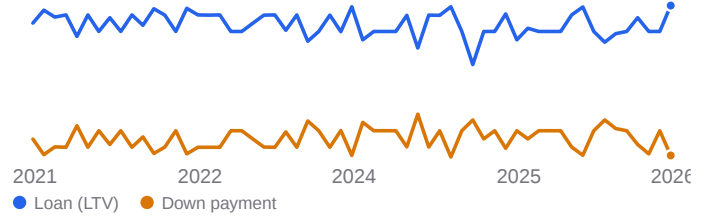


Median annualized return at resale

+4.5%

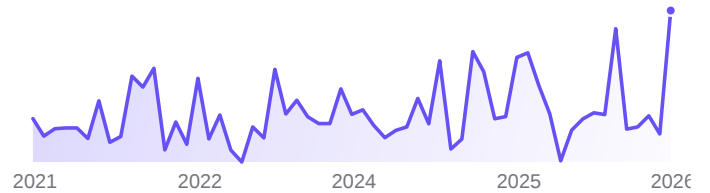


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



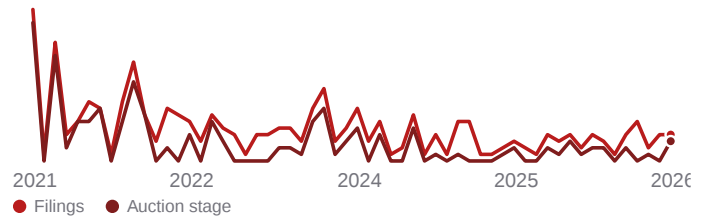
Typical hold before selling

31.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	8,968
Median value (AVM)	\$699K
Median size	1,322 ft²
Median bedrooms	3
Median year built	1955
Single family	83%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	32%
Median loan-to-value	43%

Typical ownership tenure

22.2 yrs

COMMUNITY

Population	34,312
Density	8,325 / mi²
Median household income	\$86K
Average household income	\$107K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	495
Homes occupied	97%
Bachelor's or higher	17%
Poverty rate	5.9%
Unemployment	1.9%
Average temp	65°F
Annual precip	18 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.