Upland 91786

ZIP code · CA · California › San Bernardino County › Upland

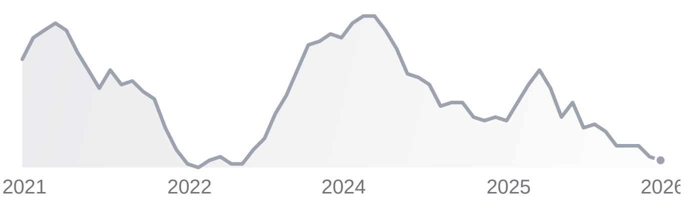
BUYER'S MARKET

$715K	-7.1%	345	$660K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

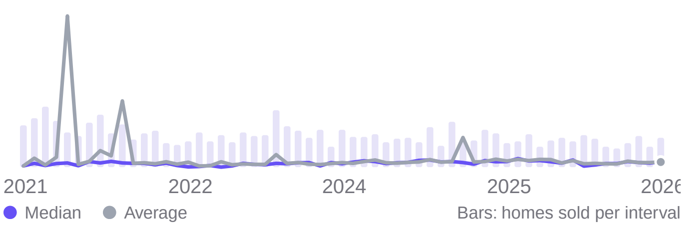
Market temperature — Buyer's market · 33 / 100

MARKET TRENDS (5 YEARS)

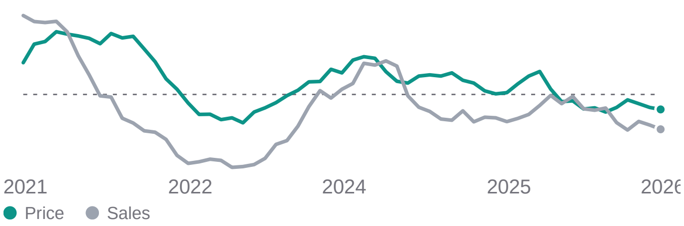
Market temperature (0–100) — 33 / 100



Sale prices — Median $740K · Average $725K



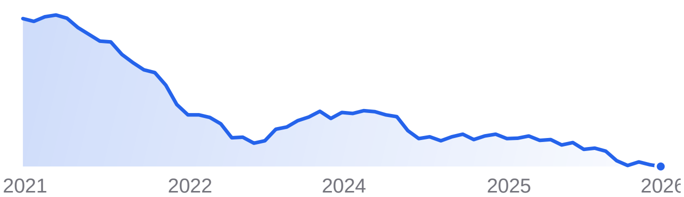
Growth (year over year) — Price -7.1% · Sales -16.5%



Price per square foot — $434/ft²

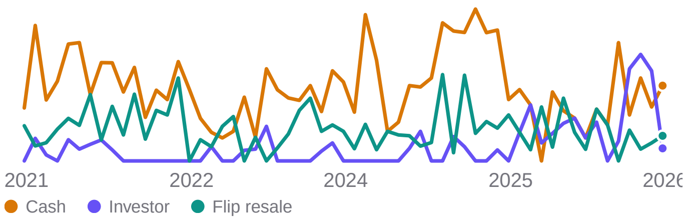
Sale premium vs estimated value — +0.0%

Annual turnover (share of homes sold) — 2.8%

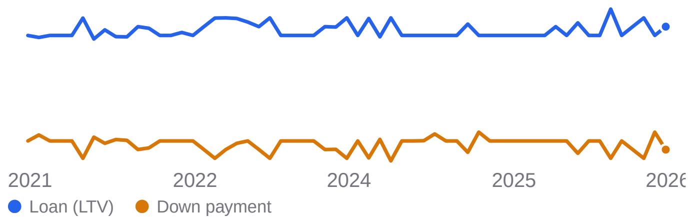


BUYERS & OUTCOMES

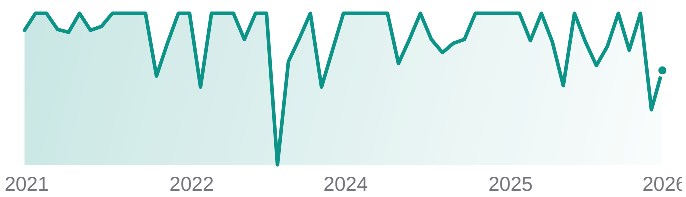
Buyer mix — Cash 18% · Investor 3.0% · Flip resale 6.1%



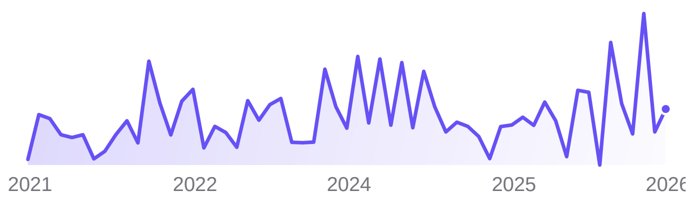
Financing (share of purchase price) — Loan (LTV) 85% · Down payment 15%



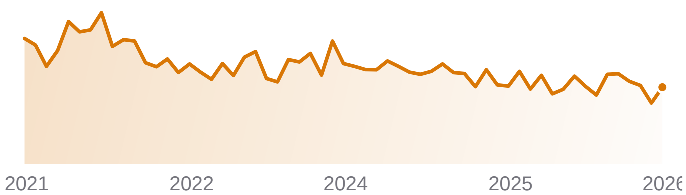
Sellers who sold at a gain — 91%



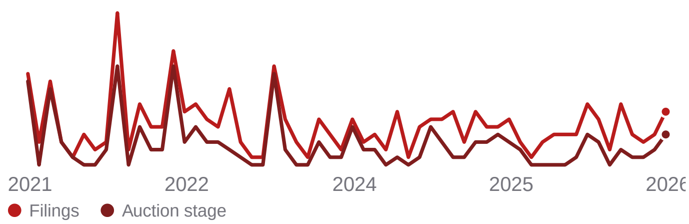
Typical hold before selling — 9.2 yrs



Median annualized return at resale — +4.9%



Preforeclosure filings — Filings 7 · Auction stage 4



HOUSING STOCK

Homes	12,218
Median value (AVM)	$660K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1969
Single family	62%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	71%
Company owned	39%
Median loan-to-value	43%

Typical ownership tenure	17.1 yrs

COMMUNITY

Population	57,038
Density	6,362 / mi²
Median household income	$80K
Average household income	$98K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	508
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	10.8%
Unemployment	1.7%
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.