

West Covina 91791

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

SELLER'S MARKET

\$995K

MEDIAN SALE PRICE

+11.3%

1-YR CHANGE

194

SALES (12 MO)

\$865K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



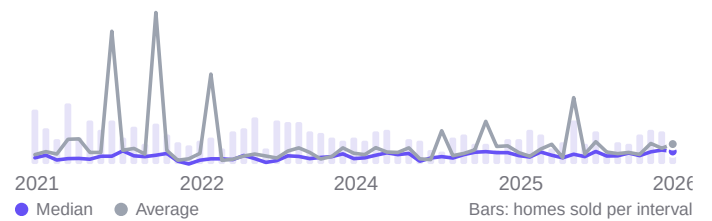
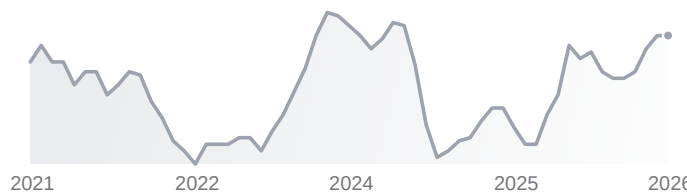
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$985K · Average \$1.2M

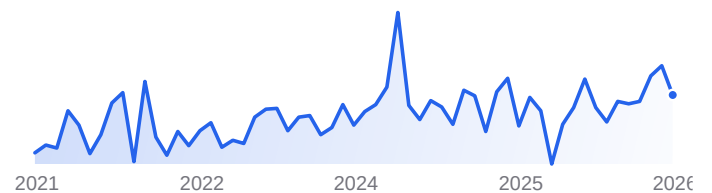
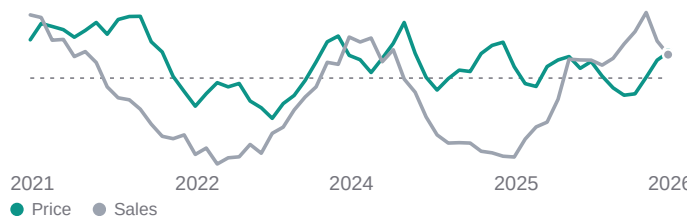


Growth (year over year)

Price +11.3% · Sales +10.2%

Price per square foot

\$512/ft²

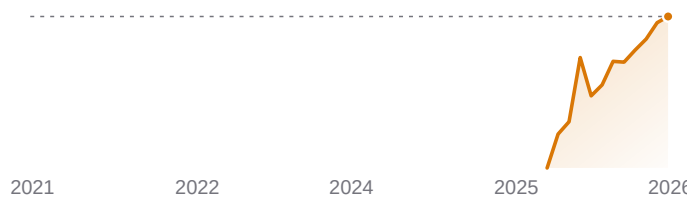


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

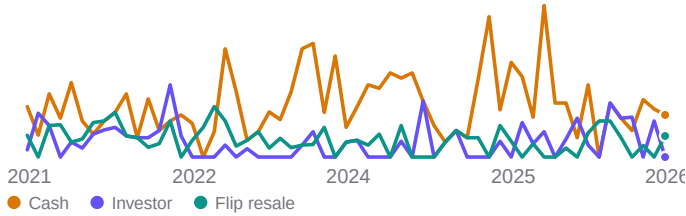
2.3%



BUYERS & OUTCOMES

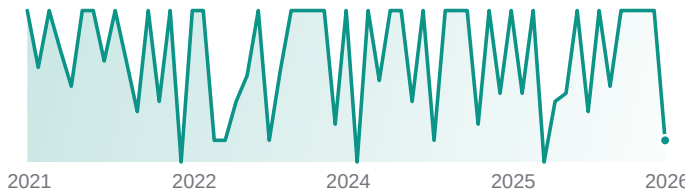
Buyer mix

Cash 17% · Investor 0% · Flip resale 8.3%



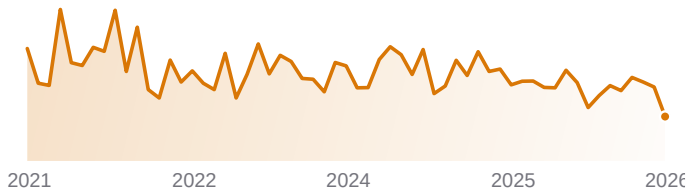
Sellers who sold at a gain

86%

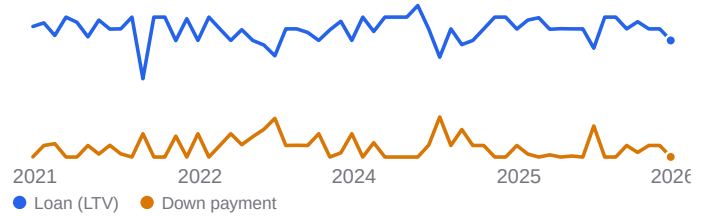


Median annualized return at resale

+2.7%

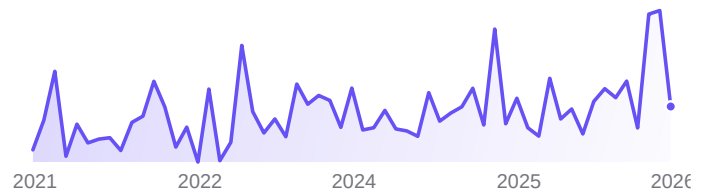


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



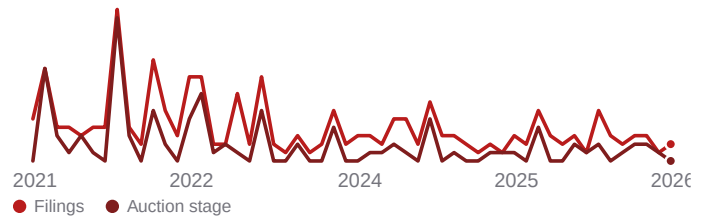
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,558
Median value (AVM)	\$865K
Median size	1,793 ft²
Median bedrooms	3
Median year built	1957
Single family	82%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.1%
Owner occupied	79%
Company owned	38%
Median loan-to-value	40%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	31,936
Density	4,844 / mi²
Median household income	\$91K
Average household income	\$122K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	418
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	7.8%
Unemployment	1.7%
Average temp	64°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.