

West Covina 91792

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

BALANCED MARKET

\$781K

MEDIAN SALE PRICE

-5.5%

1-YR CHANGE

145

SALES (12 MO)

\$735K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



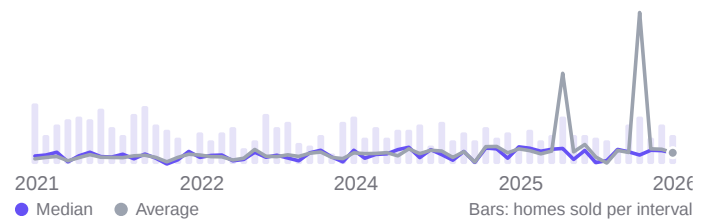
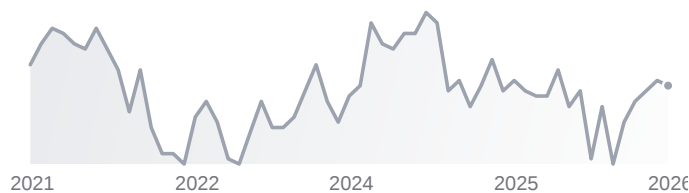
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$752K · Average \$751K

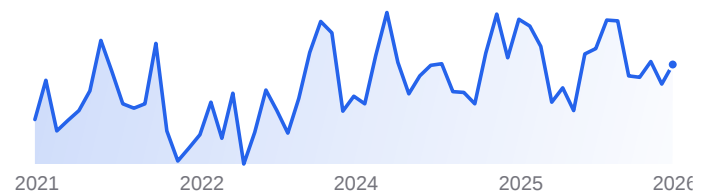
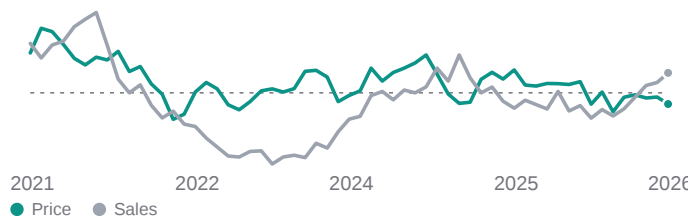


Growth (year over year)

Price -5.5% · Sales +9.8%

Price per square foot

\$514/ft²

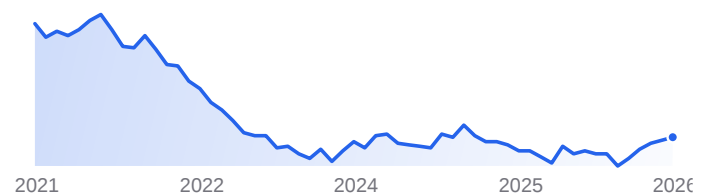
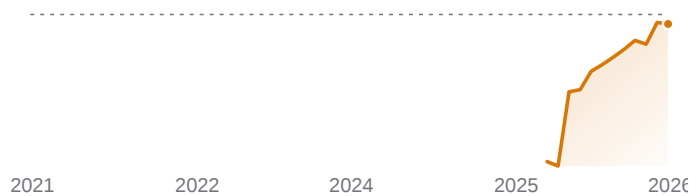


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

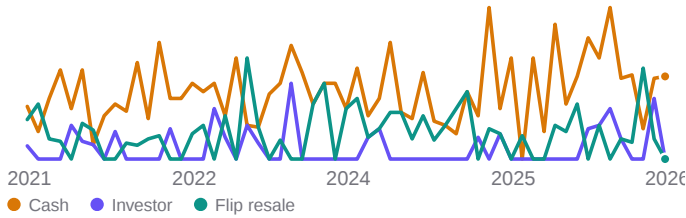
2.1%



BUYERS & OUTCOMES

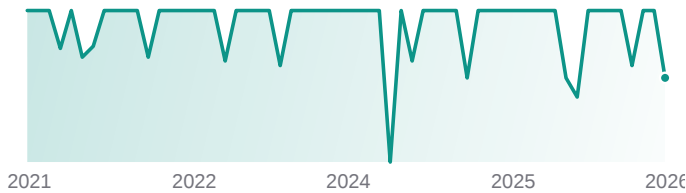
Buyer mix

Cash 27% · Investor 0% · Flip resale 0%



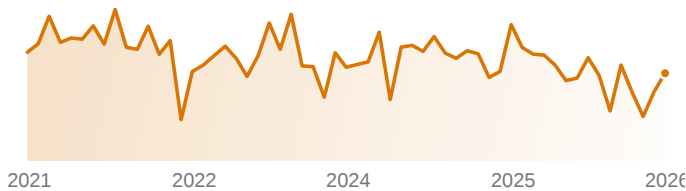
Sellers who sold at a gain

89%

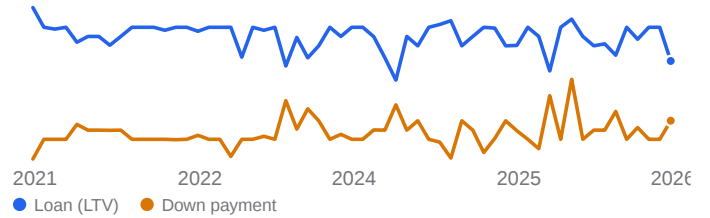


Median annualized return at resale

+5.1%

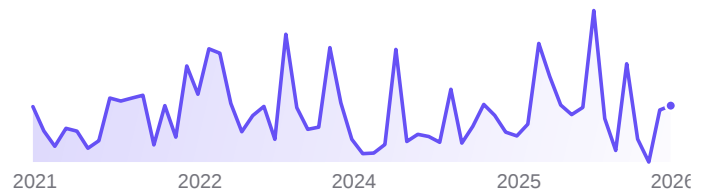


Financing (share of purchase price) Loan (LTV) 62% · Down payment 30%



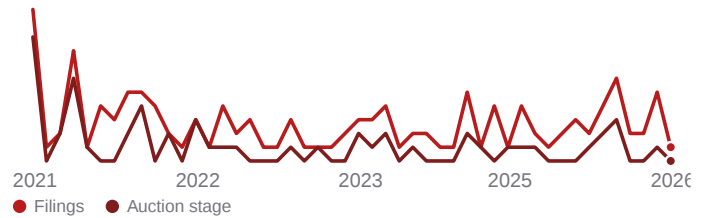
Typical hold before selling

10.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,900
Median value (AVM)	\$735K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1976
Single family	70%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.4%
Owner occupied	73%
Company owned	37%
Median loan-to-value	39%

Typical ownership tenure

23.4 yrs

COMMUNITY

Population	29,426
Density	7,676 / mi²
Median household income	\$81K
Average household income	\$104K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	368
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	11.8%
Unemployment	1.6%
Average temp	65°F
Annual precip	17 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.