

Bell Canyon

Community · CA · California > Ventura County

BUYER'S MARKET

\$1.8M

MEDIAN SALE PRICE

-44.9%

1-YR CHANGE

25

SALES (12 MO)

\$2.1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



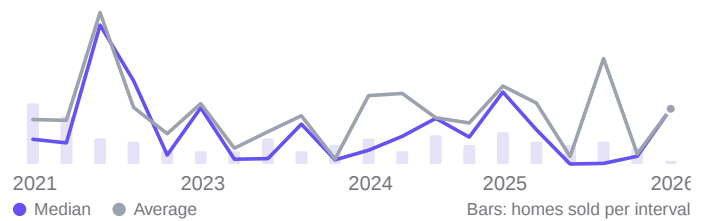
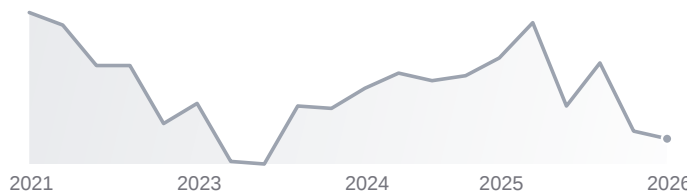
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$2.3M · Average \$2.3M

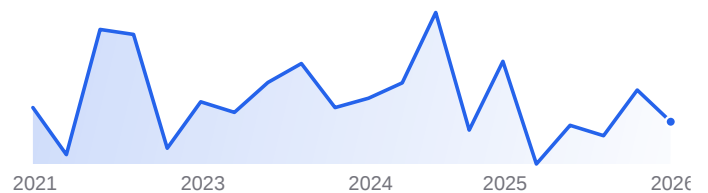
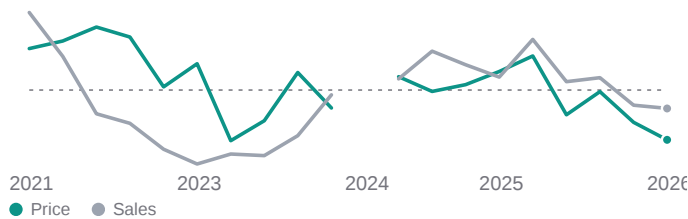


Growth (year over year)

Price -44.9% · Sales -16.7%

Price per square foot

\$479/ft²

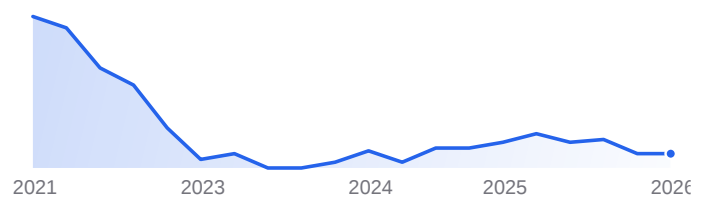


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

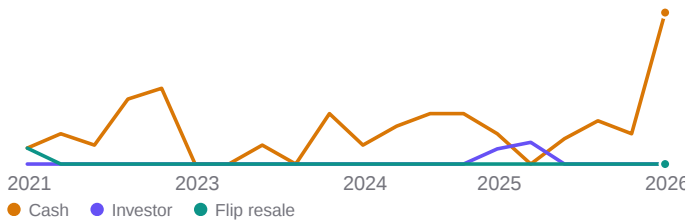
3.5%



BUYERS & OUTCOMES

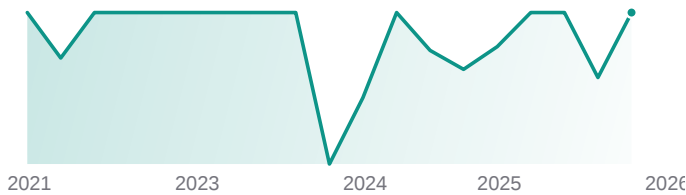
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



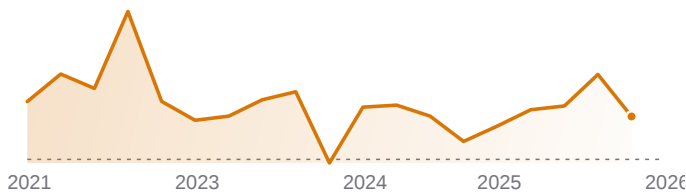
Sellers who sold at a gain

100%

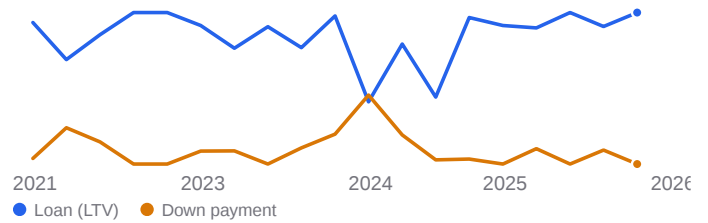


Median annualized return at resale

+4.1%

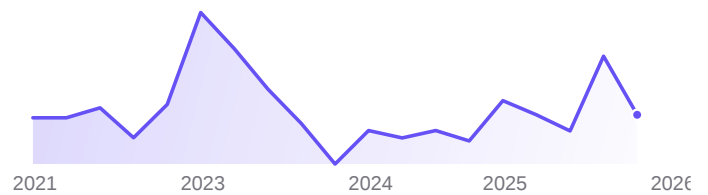


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



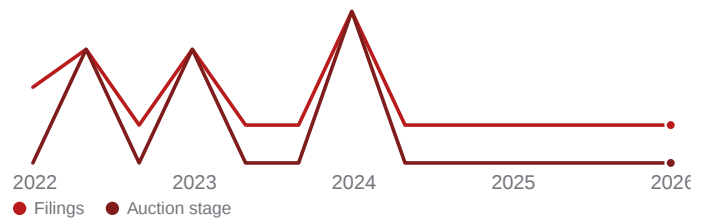
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	712
Median value (AVM)	\$2.1M
Median size	4,033 ft²
Median bedrooms	4
Median year built	1983
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	81%
Company owned	59%
Median loan-to-value	45%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	1,893
Density	520 / mi²
Median household income	\$222K
Average household income	\$266K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	367
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	4.7%
Unemployment	1.2%
Average temp	64°F
Annual precip	18 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.