

Bell Gardens 90201

ZIP code · CA · California > Los Angeles County > Bell Gardens

BALANCED MARKET

\$812K

MEDIAN SALE PRICE

+19.2%

1-YR CHANGE

102

SALES (12 MO)

\$596K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



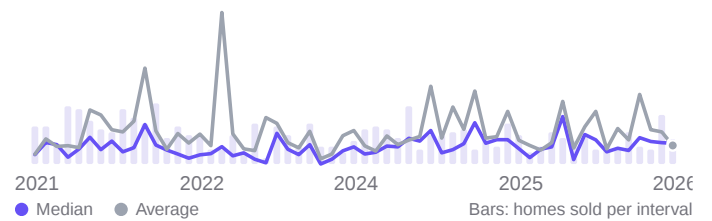
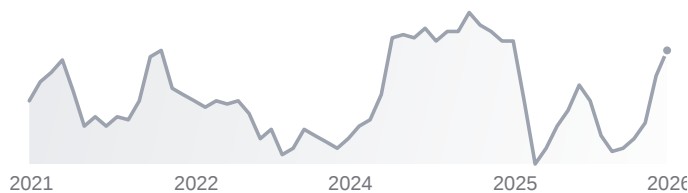
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$800K · Average \$770K

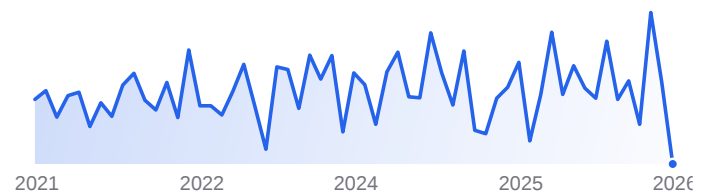
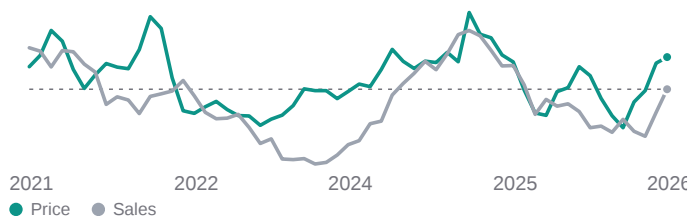


Growth (year over year)

Price +19.2% · Sales +0.0%

Price per square foot

\$258/ft²

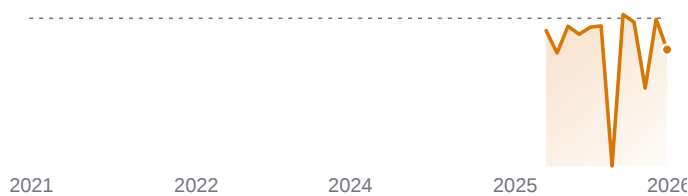


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

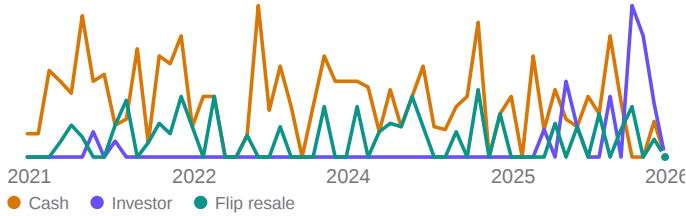
1.2%



BUYERS & OUTCOMES

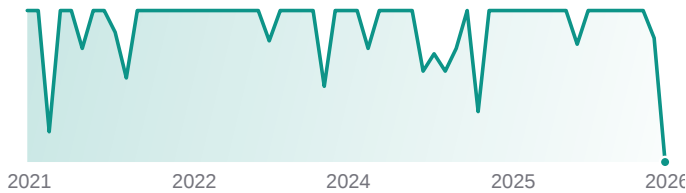
Buyer mix

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



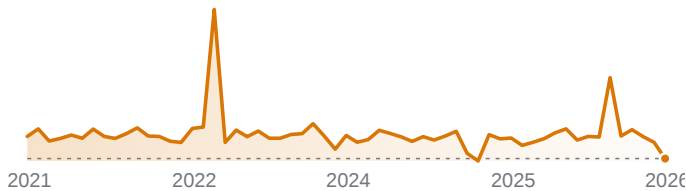
Sellers who sold at a gain

50%

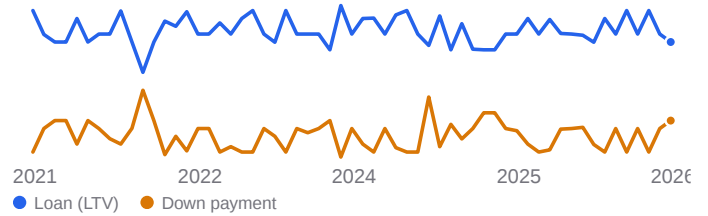


Median annualized return at resale

+0.0%

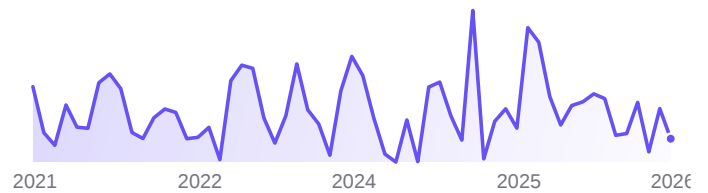


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



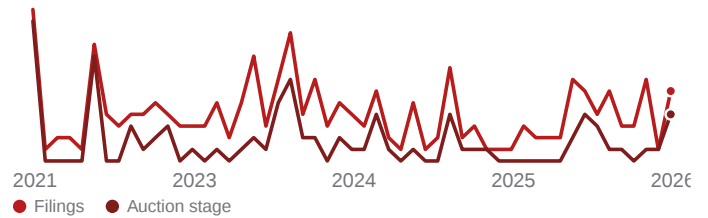
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	8,838
Median value (AVM)	\$596K
Median size	1,654 ft²
Median bedrooms	4
Median year built	1947
Single family	39%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.8%
Owner occupied	54%
Company owned	45%
Median loan-to-value	36%

Typical ownership tenure

27.2 yrs

COMMUNITY

Population	93,216
Density	16,774 / mi²
Median household income	\$51K
Average household income	\$66K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	336
Homes occupied	98%
Bachelor's or higher	6%
Poverty rate	20.2%
Unemployment	1.8%
Average temp	64°F
Annual precip	15 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.