

Montebello 90640

ZIP code · CA · California > Los Angeles County > Montebello

BUYER'S MARKET

\$799K

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

234

SALES (12 MO)

\$737K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



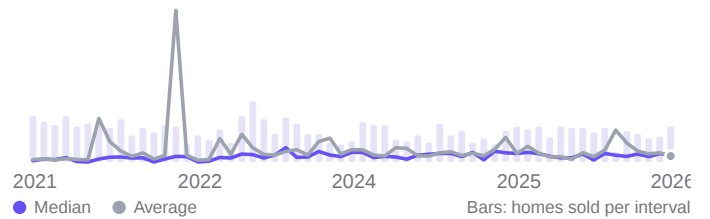
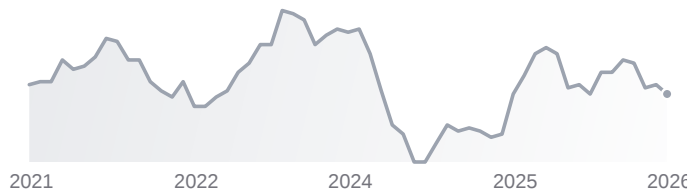
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$795K · Average \$778K

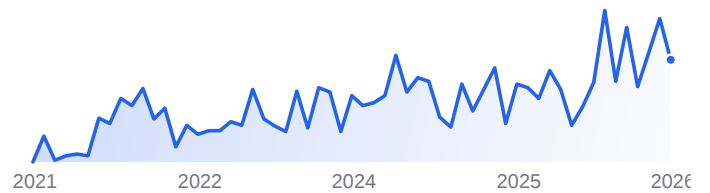
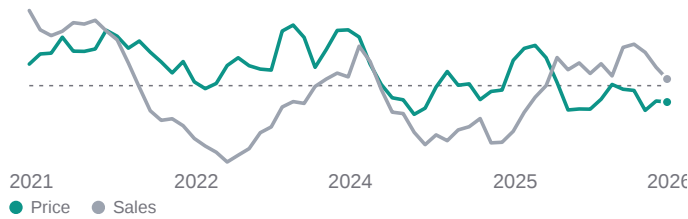


Growth (year over year)

Price -6.5% · Sales +2.6%

Price per square foot

\$535/ft²

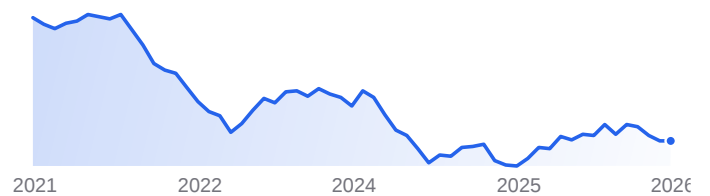
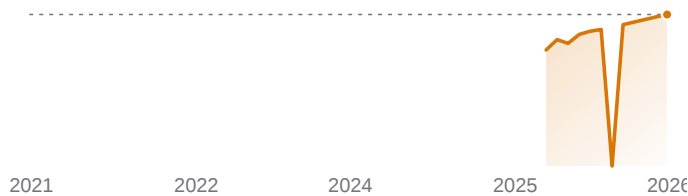


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

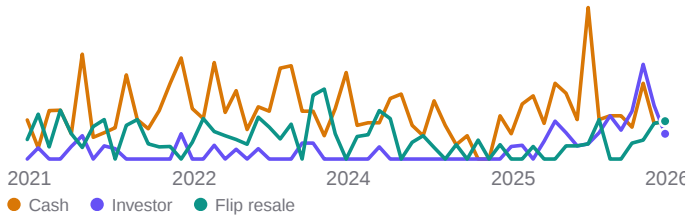
2.0%



BUYERS & OUTCOMES

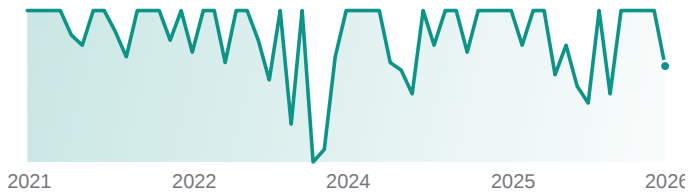
Buyer mix

Cash 13% · Investor 8.3% · Flip resale 13%



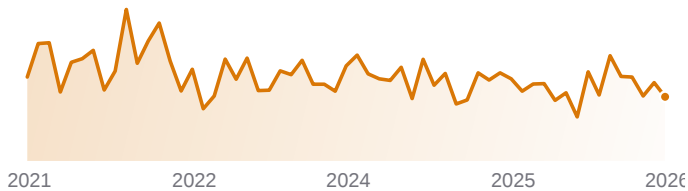
Sellers who sold at a gain

87%

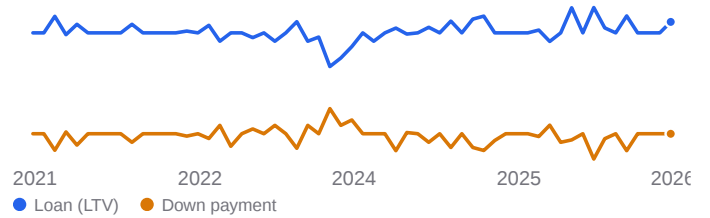


Median annualized return at resale

+4.3%

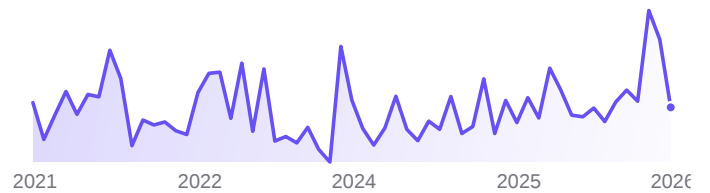


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



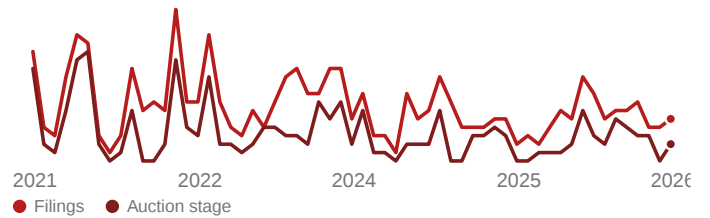
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	11,814
Median value (AVM)	\$737K
Median size	1,578 ft²
Median bedrooms	3
Median year built	1956
Single family	71%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	43%
Median loan-to-value	36%

Typical ownership tenure

26.0 yrs

COMMUNITY

Population	60,299
Density	6,921 / mi²
Median household income	\$68K
Average household income	\$92K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	344
Homes occupied	97%
Bachelor's or higher	16%
Poverty rate	11.8%
Unemployment	1.7%
Average temp	65°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.