

Bellflower 90706

ZIP code · CA · California · Los Angeles County · Bellflower

BALANCED MARKET

\$828K

MEDIAN SALE PRICE

+11.4%

1-YR CHANGE

238

SALES (12 MO)

\$739K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



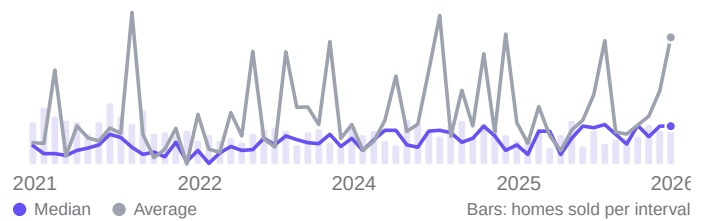
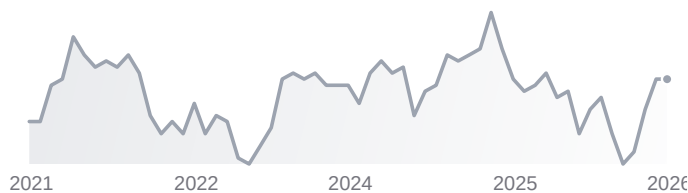
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$850K · Average \$1.4M

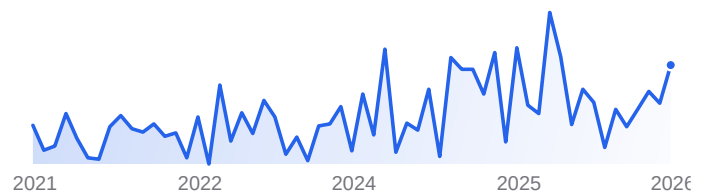
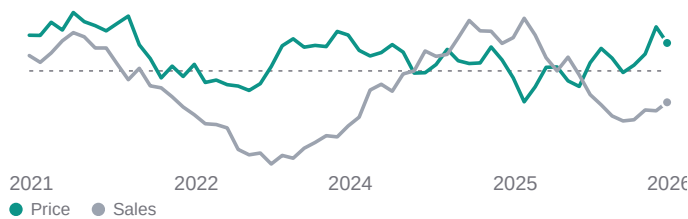


Growth (year over year)

Price +11.4% · Sales -12.8%

Price per square foot

\$594/ft²

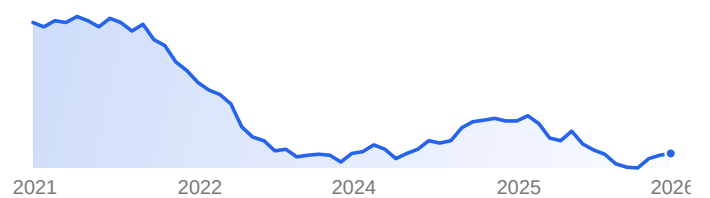
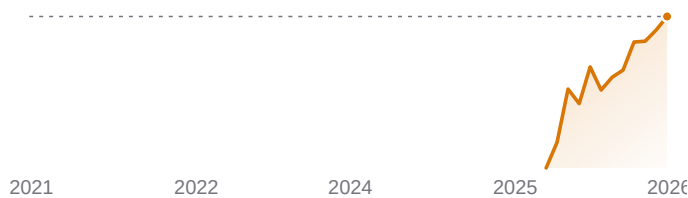


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

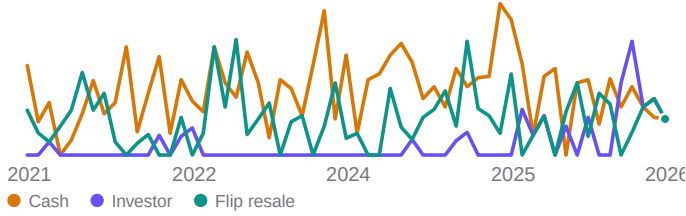
1.9%



BUYERS & OUTCOMES

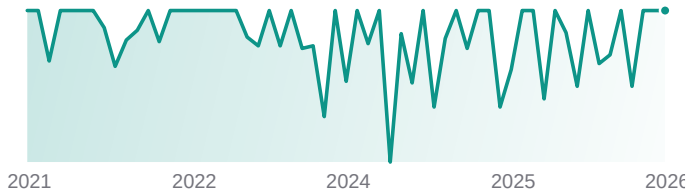
Buyer mix

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



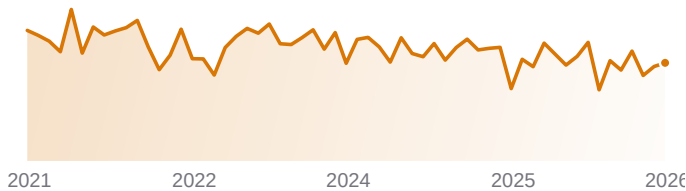
Sellers who sold at a gain

100%

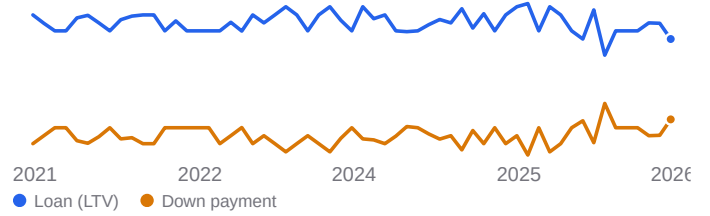


Median annualized return at resale

+5.1%

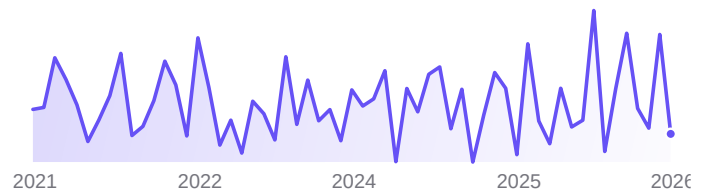


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



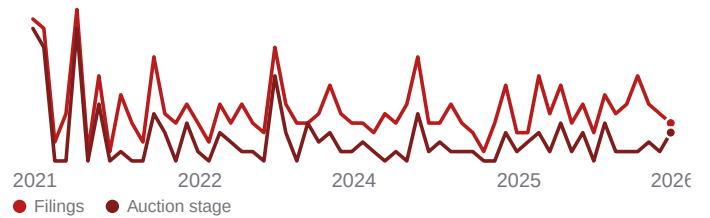
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	12,371
Median value (AVM)	\$739K
Median size	1,435 ft²
Median bedrooms	3
Median year built	1954
Single family	67%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	69%
Company owned	40%
Median loan-to-value	45%

Typical ownership tenure

22.0 yrs

COMMUNITY

Population	76,480
Density	12,458 / mi²
Median household income	\$69K
Average household income	\$89K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	347
Homes occupied	98%
Bachelor's or higher	15%
Poverty rate	13.5%
Unemployment	1.9%
Average temp	64°F
Annual precip	14 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.