



14526 Woodruff Ave, Bellflower, CA 90706

\$550,000

2

2

1,200

PriceBedsBathsSq Ft

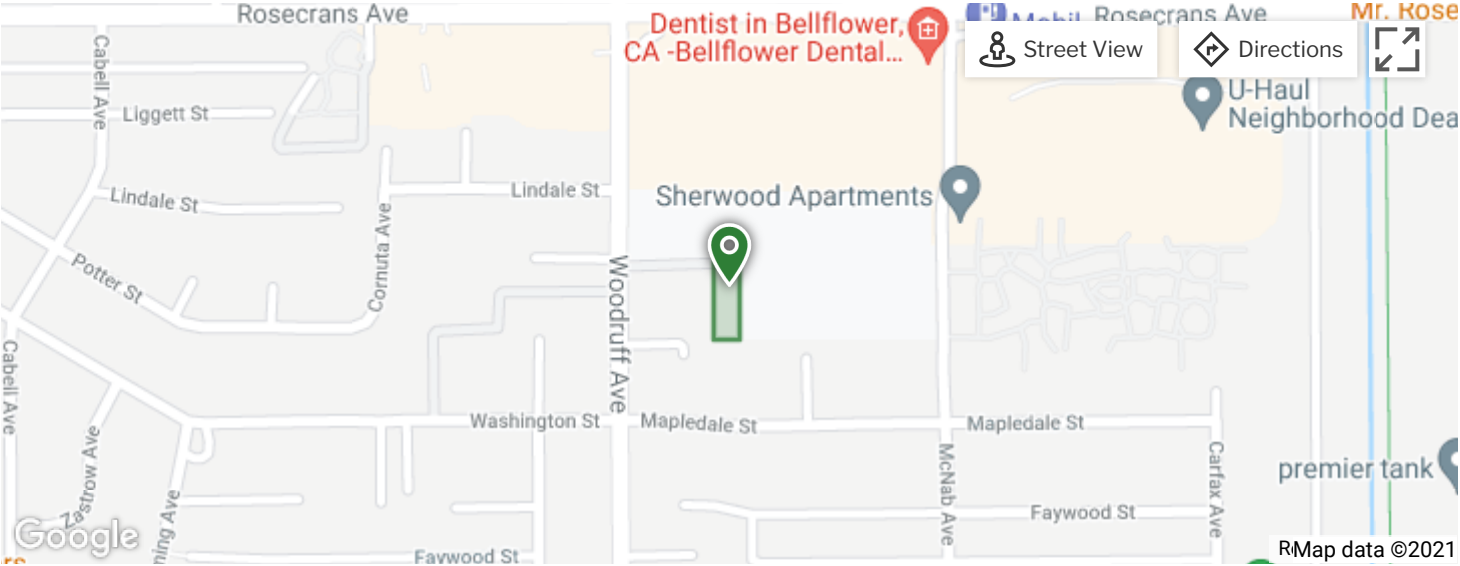


Bellflower fixer duplex on huge 21,000 square foot lot! Two homes. Cash offers only. Great potential for development, buyer to make their own investigations. Drive-by only. Probate - no court confirmation. Also two other properties (contiguous lots) are for sale in conjunction with this Estate, 14534 Woodruff for \$500,000 on a 16,263 lot and 14532 Woodruff for \$425,000 on a 4,976 lot.

Listed by Larry Bovshow • DRE #00768672 • Trust Properties USA,Inc
Listed by Paul Hargraves • DRE #01122415 • Trust Properties USA,Inc
Redfin last checked: [just now](#) | Last updated Aug 9, 2021 • Source: CRISNet

Home Details for 14526 Woodruff Ave

Show More Details ▾



Payment Calculator

\$2,504 per month ⓘ

Find a Lender

● Principal and Interest	\$1,830
● Property Taxes	\$573
● Homeowners' Insurance	\$101
Down Home Loan	...

Payment	Price	Details
20%	\$550,000	30 yr,
(\$110,000)		2.895%

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Redfin Partner Agent Christopher a Question



Christopher Rubio
Bellflower Redfin Partner Agent
Rubio Real Estate
Responds in about 1 hour

Write a message...

Ask a Question

Open Houses

 No upcoming open houses

Tour on your schedule
[See it with a Redfin Partner Agent](#)

Nearby Similar Homes



\$849,999
6 Beds 2 Baths 1,576 Sq. Ft.
10123 Beach St, Bellflower, CA 90706

Yard



NEW 14 HRS AGO

\$1,095,000
5 Beds 3 Baths 1,871 Sq. Ft.
3006 E 70th St, Long Beach, CA 90805

Yard

File & Tax History for 14526 Woodruff Ave

Sale History Tax History

Today

<div><div></div><div>Aug 9, 2021</div><div>Date</div></div>	<div><div></div><div>Contingent (Active Under Contract)</div><div></div></div>	<div><div></div><div>—</div><div>Price</div></div>
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○

Jul 27, 2021

Date

Listed (Active)

CRISNet #SR21163879

\$550,000

Price

Schools

This home is within the [Bellflower Unified](#).

Showing nearby schools. Please check the school district website to see all schools serving this home.

GreatSchools Rating

5/10	449 Students	<div><div>★ ★ ★ ★ ☆</div><div>5 reviews</div></div>	0.1 mi Distance
Ernie Pyle Elementary Public • K to 6 • Serves this home			
6/10	2434 Students	<div><div>★ ★ ★ ★ ★ ☆</div><div>13 reviews</div></div>	0.4 mi Distance
Bellflower High Public • 7 to 12 • Serves this home			
NR	842 Students	<div><div>★ ★ ★ ★ ★ ☆</div><div>16 reviews</div></div>	0.6 mi Distance
St. John Bosco High School Private • 9 to 12 • Nearby school			
NR	704 Students	<div><div>★ ★ ★ ★ ★ ☆</div><div>10 reviews</div></div>	1.1 mi Distance
Calvary Chapel Christian Private • K to 12 • Nearby school			
NR	7 Students	N/A	1.3 mi Distance
Three In One Christian Academy Private • K to 11 • Nearby school			
NR	29 Students	N/A	1.3 mi Distance
Whole Heart Christian Academy Private • K to 12 • Nearby school			

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Activity for 14526 Woodruff Ave

<div></div> <div>1,220</div> <div>Views</div>	<div></div> <div>26</div> <div>Favorites</div>	<div></div> <div>8</div> <div>X-Outs</div>	<div></div> <div>0</div> <div>Redfin Tours</div>
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Public Facts for 14526 Woodruff Ave

Beds	1
Baths	1
Finished Sq. Ft.	546
Unfinished Sq. Ft.	—
Total Sq. Ft.	546
Stories	—
Lot Size	0.50 Acres
Style	Multi-Family (2-4 Unit)
Year Built	1948
Year Renovated	—
County	Los Angeles County
APN	6275006001

Home facts updated by county records on Oct 10, 2021.



Redfin Estimate for 14526 Woodruff Ave

\$555,669

+\$5,669 over list price of \$550K
Redfin Estimate based on recent home sales. [View estimate history.](#)



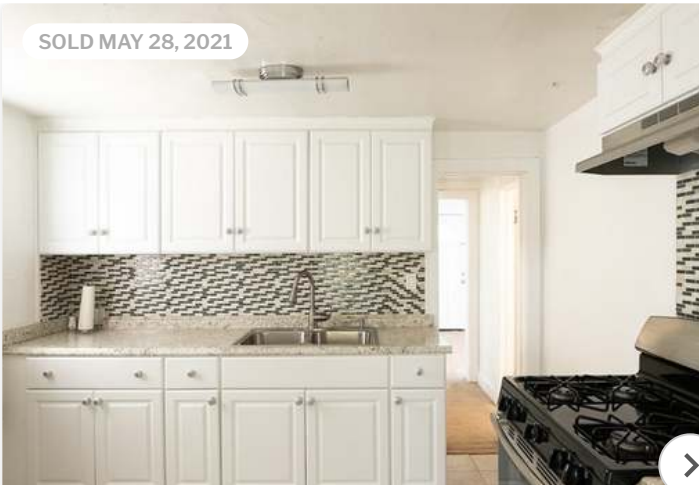
\$675,000 Sold Price

A

3 Beds 2 Baths 1,349 Sq. Ft.

10307 Somerset Blvd, Bellflower, CA 90706

- + \$42/sq ft
- ↓ smaller lot
- ↑ 4 years newer



\$525,000 Sold Price

B

1 Bed 1 Bath 572 Sq. Ft.

14545 Bellflower Blvd, Bellflower, CA 90706

- + \$460/sq ft
- ↓ smaller lot
- ↓ 24 years older

Track this home's value and get nearby sales activity [Claim This Home](#)

Market Insights for 14526 Woodruff Ave

Multi-Family Home Sales (Last 30 days)

Southeast La Neighborhood

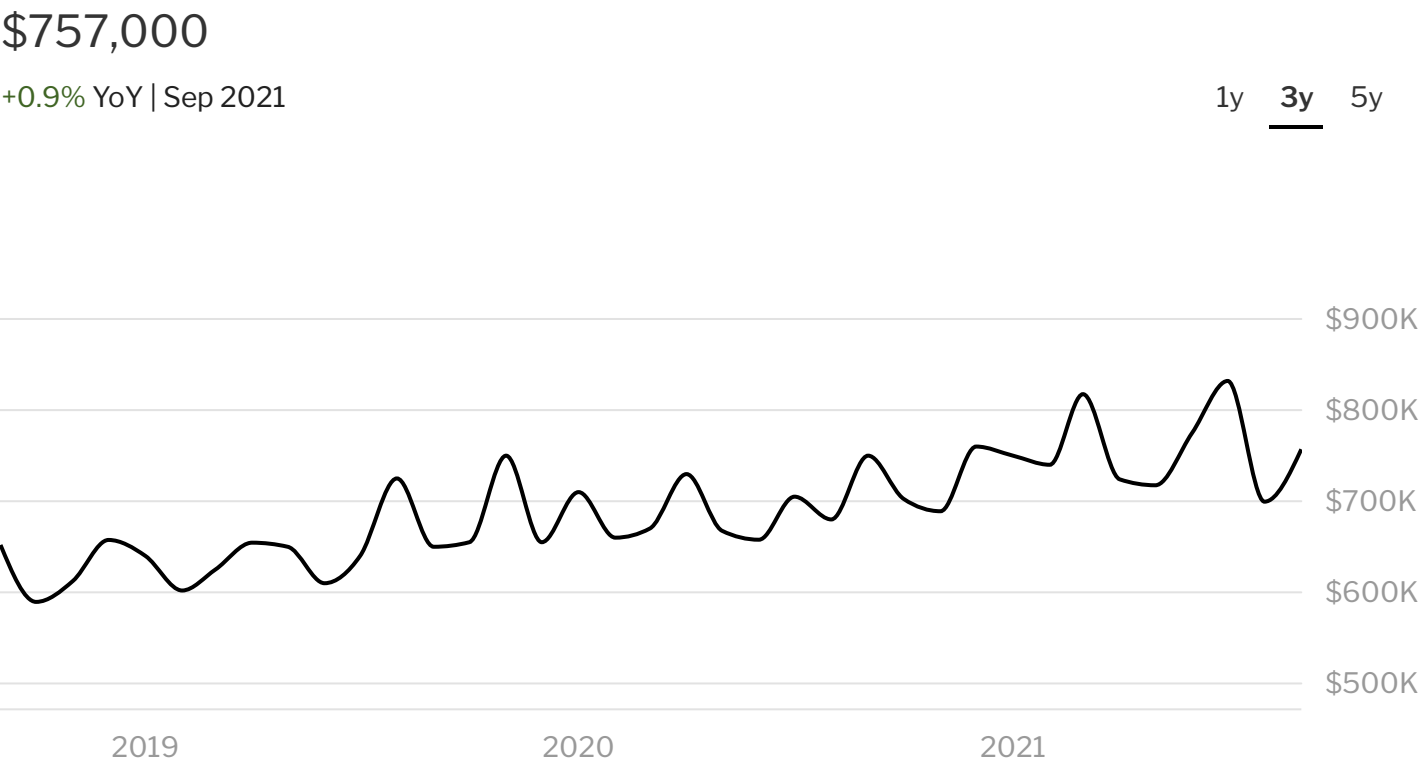
\$800K Median List Price	51 Median Days on Mkt.	104 # Listed Homes
\$408 Median \$ / Sq. Ft.	99.9% Median Sale-to-List	27 # Sold Homes

Multi-Family Home Trends in Southeast La

Median Sale Price ▾

All Home Types ▾

Median Sale Price (All Home Types)



Location	Data Sep 2021	Growth % YoY
Southeast La	\$757,000	+0.9%

See more market trends in Southeast La

Market Competition in Southeast La

Calculated over the last 3 months

65

Somewhat Competitive

Redfin Compete Score™ ⓘ

0

100

- Some homes get multiple offers.
- The average homes sell for about **3%** above list price and go pending in around **28 days**.
- Hot homes can sell for about **7%** above list price and go pending in around **10 days**.

Compare to nearby Neighborhoods

▼

What It Takes to Win an Offer near Southeast La

~\$650K Offer

10 Weeks Ago

3 Beds, 2 Baths, ~1,250 Sq. Ft. House

Offer Not Accepted — Sold for \$650K

10%
Over List Price

6
Days on Market

10
Competing Offers

~10%
Down Payment

Touring was subject to submitting an offer. Buyers felt that the house has a lot of differed maintenance, the bathrooms had what appeared to be mold growth on the... [More](#)

Randa Ramia

Redfin Agent

More Offer Insights ▼

Redfin > California > Bellflower > 90706


Transportation in 90706



65 / 100

Somewhat Walkable

Walk Score®



50 / 100

Bikeable

Bike Score®

This area is **somewhat walkable** — some errands can be accomplished on foot. There is **some amount of infrastructure for biking**.

Recommended For You

Based on homes you've looked at.

\$675,000

4 Beds 2 Baths 1,110 Sq. Ft.

18120 Northam St, La Puente, CA 91744

HOT HOME

\$329,900

3 Beds 1 Bath 904 Sq. Ft.

1065 Magnolia Ave, San Bernardino, CA 92411

SKA REAL ESTATE

\$489,000

3 Beds 1 Bath 964 Sq. Ft.
569 Jellick Ave, La Puente, CA 91744

OPEN SAT, 12PM TO 4PM

\$610,000

3 Beds 1 Bath 984 Sq. Ft.
233 S Shipman Ave, La Puente, CA 91744

NEW CONSTRUCTION 3D WALKTHROUGH

\$1,188,435

4 Beds 3.5 Baths 2,057 Sq. Ft.

27716 Stonehurst Ln, San Pedro, CA 90732

\$649,000

3 Beds 2 Baths 1,278 Sq. Ft.

3202 E Vermillion St, West Covina, CA 91792

See 11 More Homes in Your Feed

Nearby Similar Homes

Homes similar to this home are listed between \$650K to \$7,700K at an average of \$450 per square foot.

\$849,999

6 Beds 2 Baths 1,576 Sq. Ft.

10123 Beach St, Bellflower, CA 90706

Yard

NEW 14 HRS AGO

\$1,095,000

5 Beds 3 Baths 1,871 Sq. Ft.

3006 E 70th St, Long Beach, CA 90805

Yard

\$705,000

4 Beds 2 Baths 1,610 Sq. Ft.

6751 Gaviota Ave, Long Beach, CA 90805

Yard

\$1,149,900

8 Beds 4 Baths 3,016 Sq. Ft.
14424 Fallon Ave, Norwalk, CA 90650

Yard

\$7,700,000

32 Beds 32 Baths 15,280 Sq. Ft.

15731 Ryon Ave, Bellflower, CA 90706

- Granite Countertops
- Stainless Appliances

\$1,249,000

7 Beds 10 Baths 2,922 Sq. Ft.

1706 Jackson St, Long Beach, CA 90805

- Garage
- Contemporary

[View More Homes](#)

Nearby Recently Sold Homes

Nearby homes similar to this home have recently sold between \$490K to \$975K at an average of \$460 per square foot.

SOLD APR 23, 2021 VIDEO TOUR

\$760,000 Last Sold Price

8 Beds 4 Baths 1,755 Sq. Ft.

9505 Somerset Blvd, Bellflower, CA 90706

Yard

SOLD SEP 17, 2021 3D WALKTHROUGH

\$875,000 Last Sold Price

4 Beds 2 Baths 1,462 Sq. Ft.

9359 Faywood St, Bellflower, CA 90706

- Yard
- Parking
- Open Floor Plan
- Deck
- Stucco
- Walk-In Closet

SOLD OCT 1, 2021

\$840,000 Last Sold Price

2 Beds 1 Bath 1,454 Sq. Ft.
15529 Blaine Ave, Bellflower, CA 90706

- Garage
- Formal Dining Room

[View More Recently Sold Homes](#)

More Real Estate Resources

New Listings in 90706

- 8811 Park St #97
- 15717 Woodruff #8
- 17722 Regency Cir
- 9211 Faywood St
- 17111 Passage Ave
- 10408 Ferina St
- Show More ▼

Zip Codes

- 90723 homes for sale
- 90706 homes for sale
- 90650 homes for sale
- 90242 homes for sale

Neighborhoods

- Southeast La homes for sale
- North of Somerset homes for sale
- Clearwater homes for sale

Mayfair homes for sale

Somerset Acres homes for sale

Rendalia homes for sale

Show More 

Nearby Cities

Pasadena homes for sale

Tustin homes for sale

Los Angeles homes for sale

Whittier homes for sale

Anaheim homes for sale

Newport Beach homes for sale

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Frequently Asked Questions for 14526 Woodruff Ave

What is 14526 Woodruff Ave?		How competitive is the market?
How many photos are available for this home?		What amenities are available?
How much is this home worth?		What comparable homes are there?

How long has this home been listed on Redfin?



What's the full address?

When was this home built and last sold?



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