

Freedom

Community · CA · California > Santa Cruz County

BALANCED MARKET

\$680K

MEDIAN SALE PRICE

-4.3%

1-YR CHANGE

15

SALES (12 MO)

\$667K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



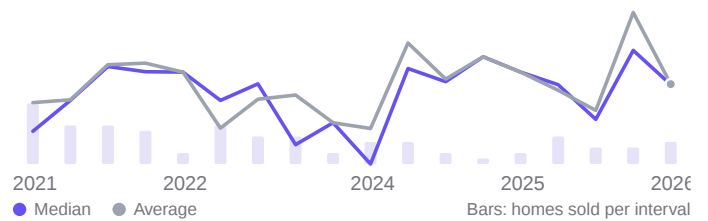
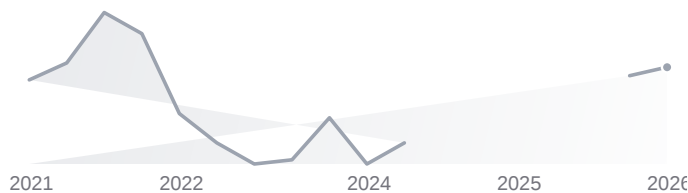
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$677K · Average \$679K

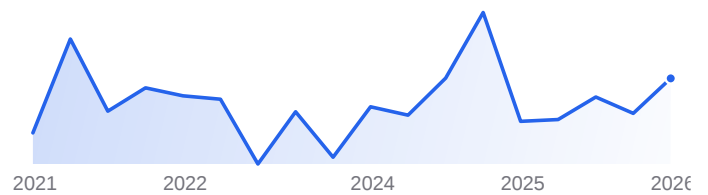
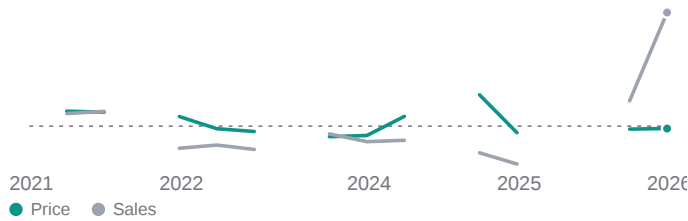


Growth (year over year)

Price -4.3% · Sales +200.0%

Price per square foot

\$559/ft²

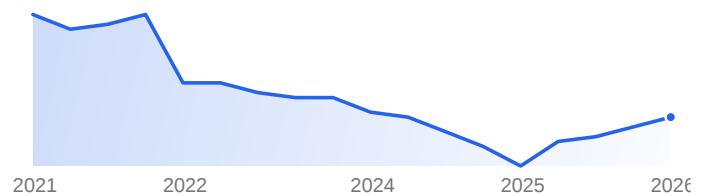


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

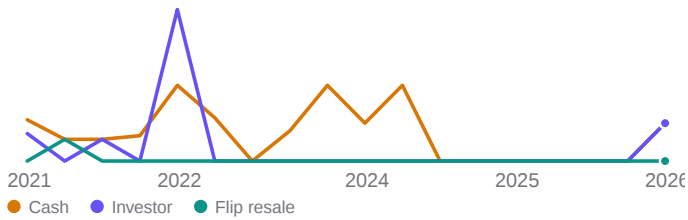
1.4%



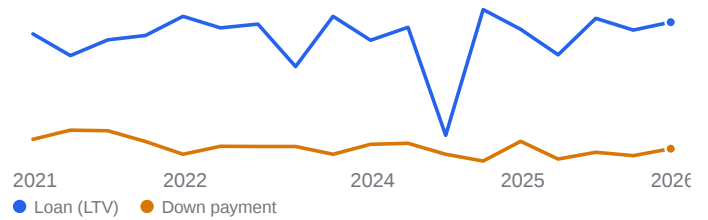
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 25% · Flip resale 0%

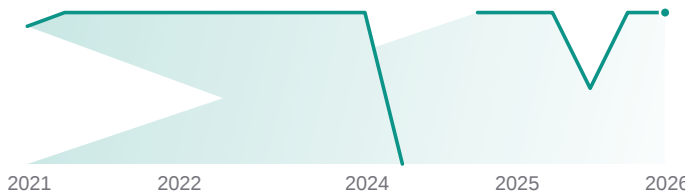


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.6%



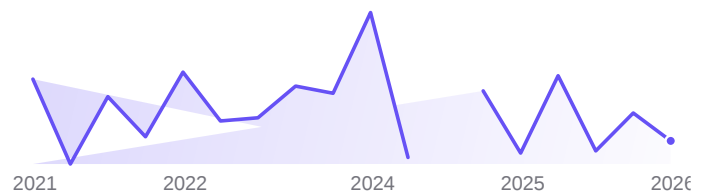
Sellers who sold at a gain

100%



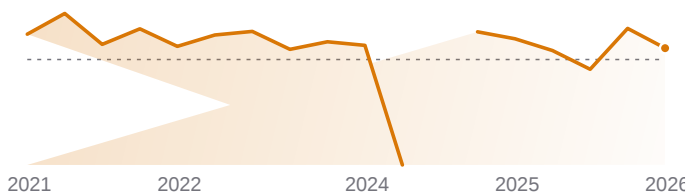
Typical hold before selling

5.3 yrs



Median annualized return at resale

+3.0%



HOUSING STOCK

Homes	1,059
Median value (AVM)	\$667K
Median size	1,351 ft²
Median bedrooms	3
Median year built	1963
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	71%
Company owned	23%
Median loan-to-value	42%
Typical ownership tenure	16.6 yrs

COMMUNITY

Population	3,683
Density	3,249 / mi²
Median household income	\$87K
Average household income	\$109K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	524
Homes occupied	98%
Bachelor's or higher	16%
Poverty rate	14.1%
Unemployment	1.8%
Average temp	57°F
Annual precip	23 in
Sunshine	73%

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