

Castroville

Community · CA · California > Monterey County

STRONG BUYER'S MARKET

\$670K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$634K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 6 / 100



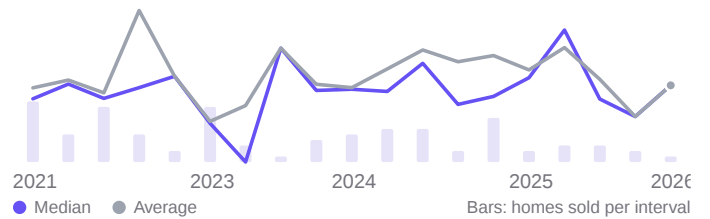
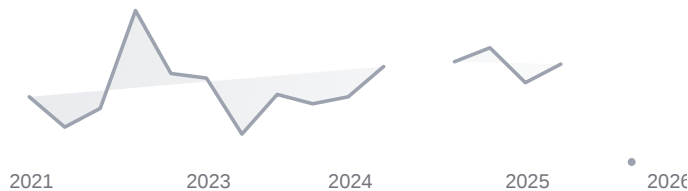
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

6 / 100

Sale prices

Median \$670K · Average \$670K

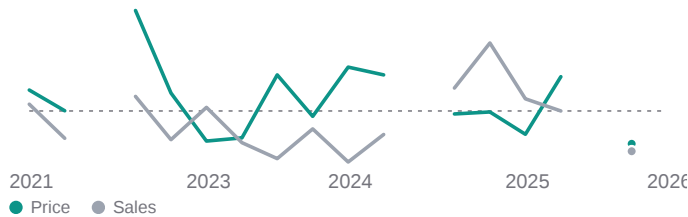


Growth (year over year)

Price -33.3% · Sales -40.9%

Price per square foot

\$333/ft²

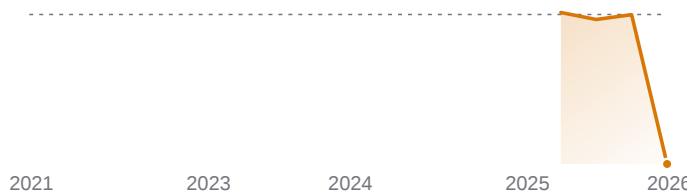


Sale premium vs estimated value

-25.3%

Annual turnover (share of homes sold)

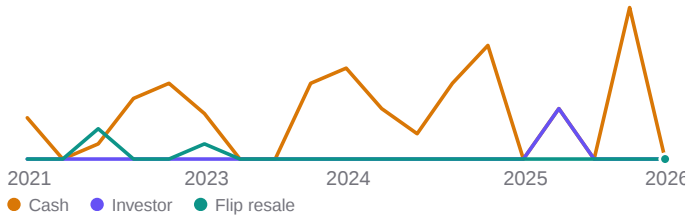
0.5%



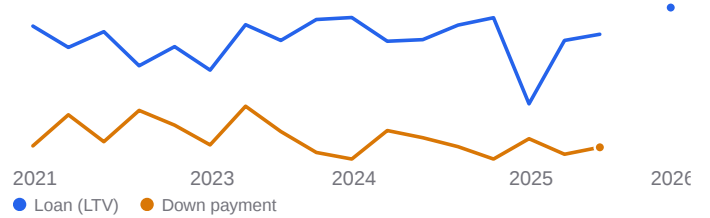
BUYERS & OUTCOMES

Buyer mix

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

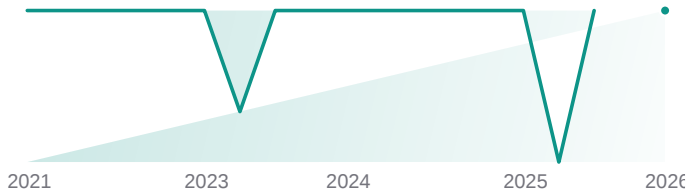


Financing (share of purchase price) Loan (LTV) 102% · Down payment 9.5%



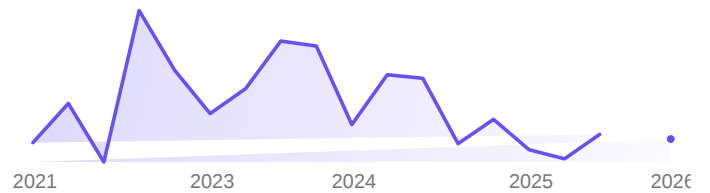
Sellers who sold at a gain

100%



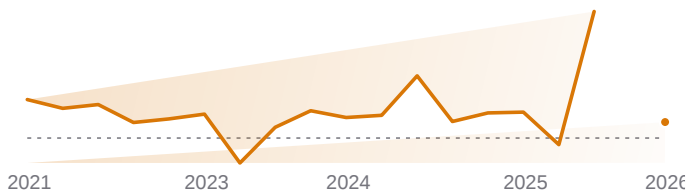
Typical hold before selling

6.3 yrs



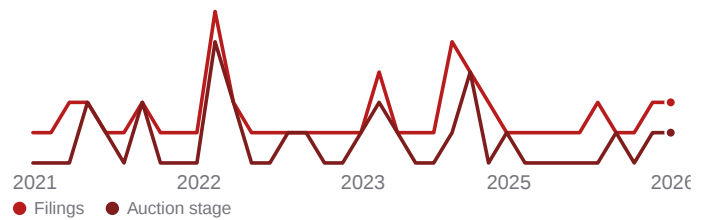
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,814
Median value (AVM)	\$634K
Median size	1,391 ft²
Median bedrooms	3
Median year built	1975
Single family	73%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.3%
Owner occupied	65%
Company owned	32%
Median loan-to-value	31%

Typical ownership tenure

26.6 yrs

COMMUNITY

Population	7,377
Density	7,220 / mi²
Median household income	\$65K
Average household income	\$77K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	363
Homes occupied	97%
Bachelor's or higher	5%
Poverty rate	17.2%
Unemployment	2.1%
Average temp	56°F
Annual precip	16 in
Sunshine	79%

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