

Davenport

Community · CA · California > Santa Cruz County

\$950K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$896K

MEDIAN VALUE (AVM)

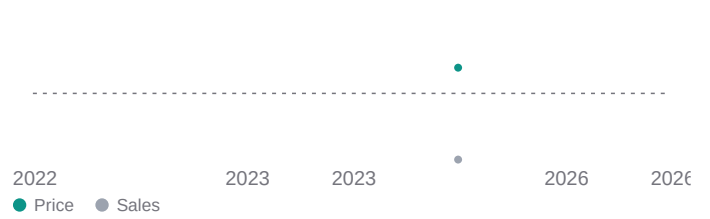
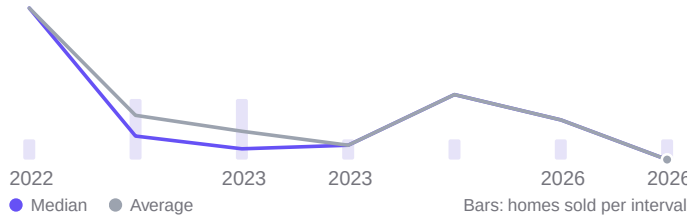
MARKET TRENDS (5 YEARS)

Sale prices

Median \$950K · Average \$950K

Growth (year over year)

Price +33.3% · Sales -85.7%

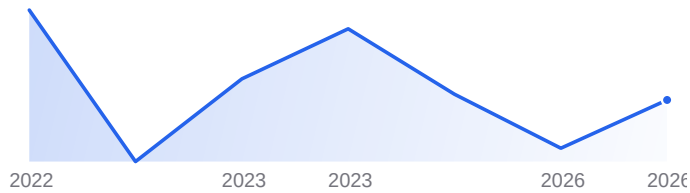


Price per square foot

\$829/ft²

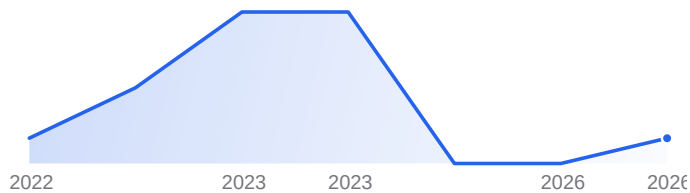
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

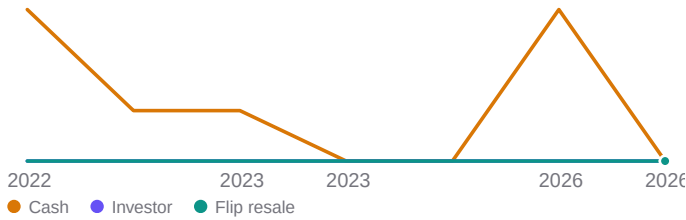
1.5%



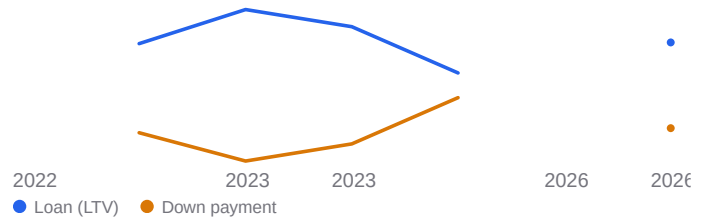
BUYERS & OUTCOMES

Buyer mix

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

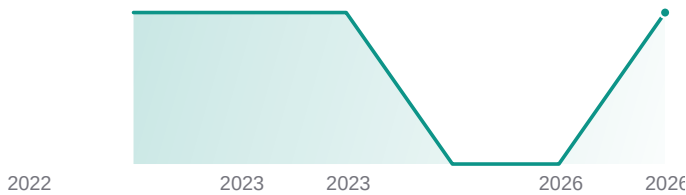


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



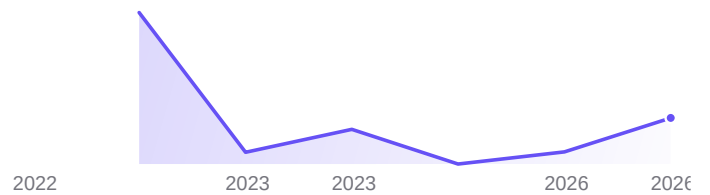
Sellers who sold at a gain

100%



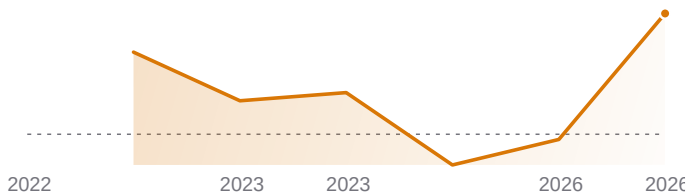
Typical hold before selling

7.0 yrs



Median annualized return at resale

+15.3%



HOUSING STOCK

Homes	135
Median value (AVM)	\$896K
Median size	1,406 ft²
Median bedrooms	3
Median year built	1957
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.7%
Owner occupied	63%
Company owned	34%
Median loan-to-value	37%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	368
Density	129 / mi²
Median household income	\$119K
Average household income	\$129K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	390
Homes occupied	83%
Bachelor's or higher	28%
Poverty rate	15.2%
Unemployment	1.6%
Average temp	57°F
Annual precip	44 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.