

# Las Palmas Ranch

Neighborhood · CA · California > Monterey County

BALANCED MARKET

**\$892K**

MEDIAN SALE PRICE

**-6.8%**

1-YR CHANGE

**38**

SALES (12 MO)

**\$953K**

MEDIAN VALUE (AVM)

Market temperature

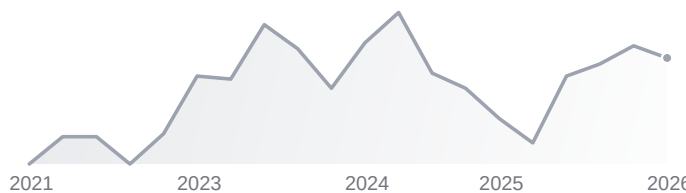
Balanced market · 56 / 100



## MARKET TRENDS (5 YEARS)

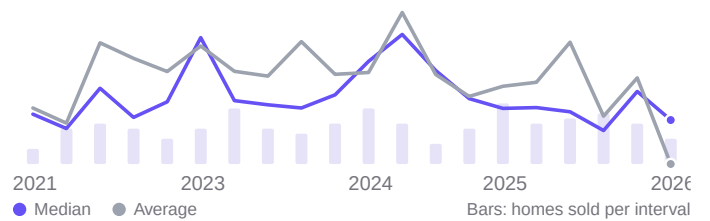
Market temperature (0–100)

56 / 100



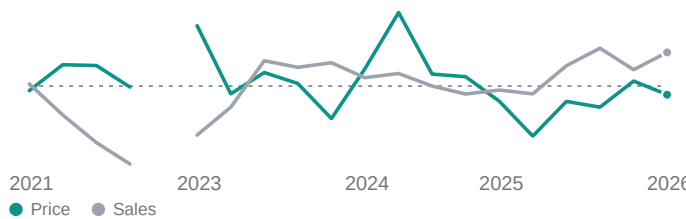
Sale prices

Median \$860K · Average \$706K



Growth (year over year)

Price -6.8% · Sales +26.7%



Price per square foot

\$480/ft²



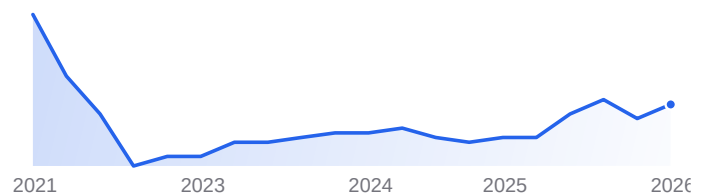
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

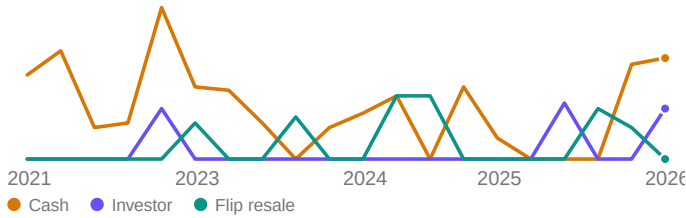
3.7%



## BUYERS & OUTCOMES

### Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



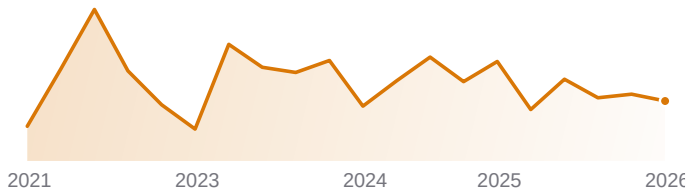
### Sellers who sold at a gain

80%

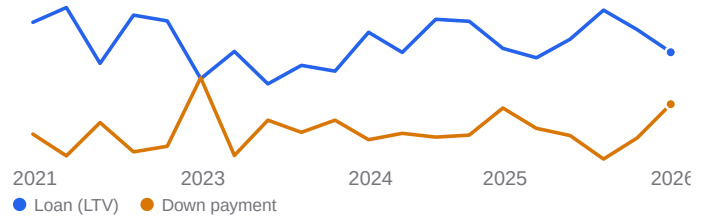


### Median annualized return at resale

+3.4%

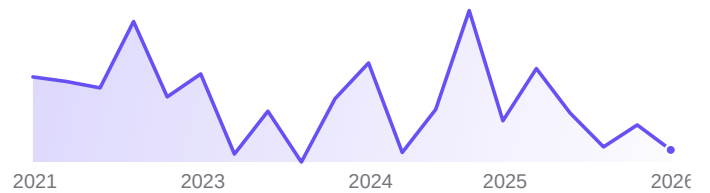


### Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



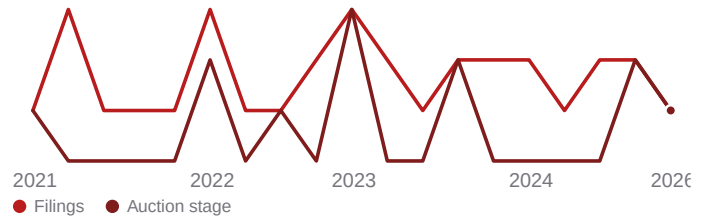
### Typical hold before selling

5.7 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,029     |
| Median value (AVM) | \$953K    |
| Median size        | 1,896 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1998      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 51%      |
| Underwater (LTV 125% or more) | 1.6%     |
| Owner occupied                | 79%      |
| Company owned                 | 46%      |
| Median loan-to-value          | 50%      |
| Typical ownership tenure      | 14.2 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 1,482     |
| Density                          | 646 / mi² |
| Median household income          | \$182K    |
| Average household income         | \$168K    |
| Crime index (US avg 100)         | 31        |
| Air pollution index (US avg 100) | 82        |
| Earthquake index (US avg 100)    | 334       |
| Homes occupied                   | 98%       |
| Bachelor's or higher             | 40%       |
| Poverty rate                     | 3.0%      |
| Unemployment                     | 1.9%      |
| Average temp                     | 57°F      |
| Annual precip                    | 18 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.