

Boulder Creek 95006

ZIP code · CA · California > Santa Cruz County > Boulder Creek

BALANCED MARKET

\$687K

MEDIAN SALE PRICE

+11.6%

1-YR CHANGE

130

SALES (12 MO)

\$682K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



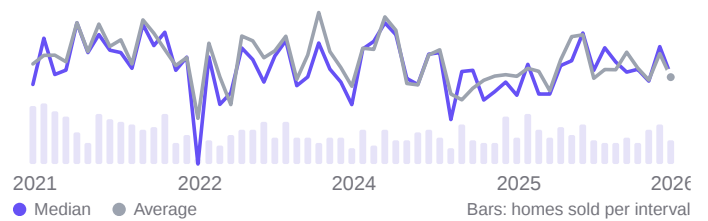
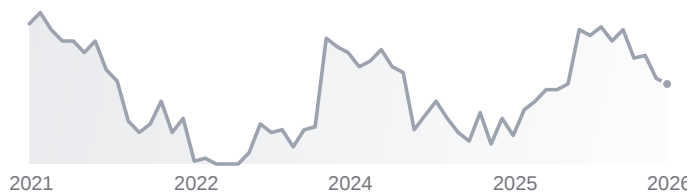
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$655K · Average \$646K

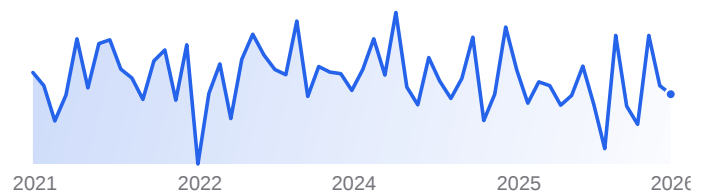
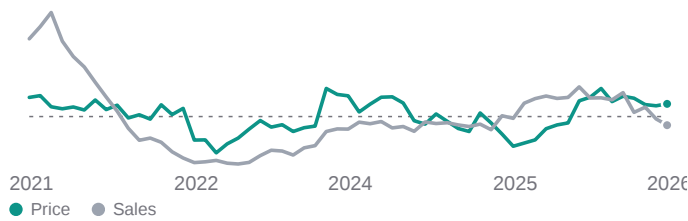


Growth (year over year)

Price +11.6% · Sales -7.8%

Price per square foot

\$484/ft²

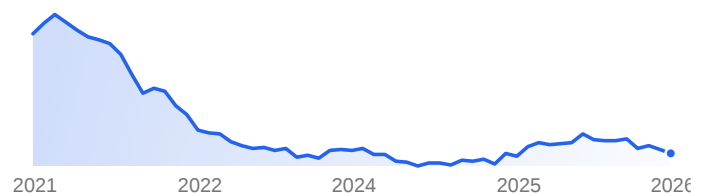
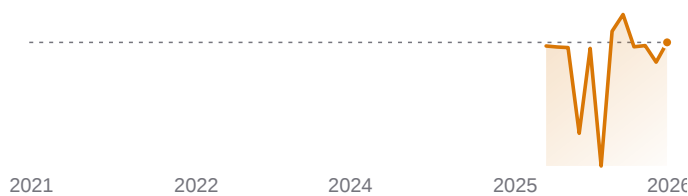


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

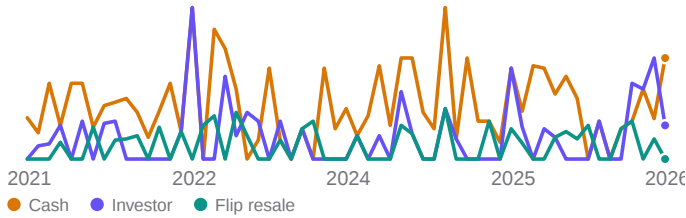
3.8%



BUYERS & OUTCOMES

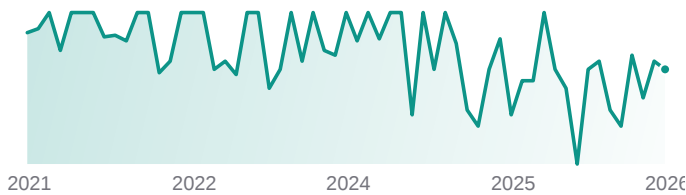
Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



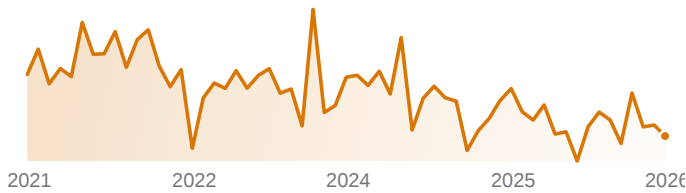
Sellers who sold at a gain

83%

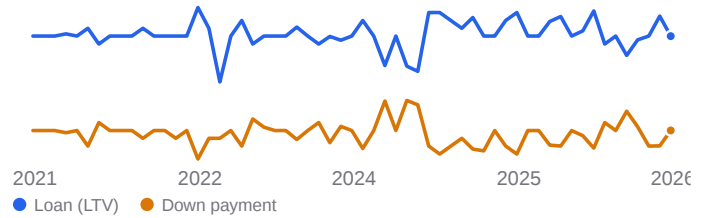


Median annualized return at resale

+1.5%

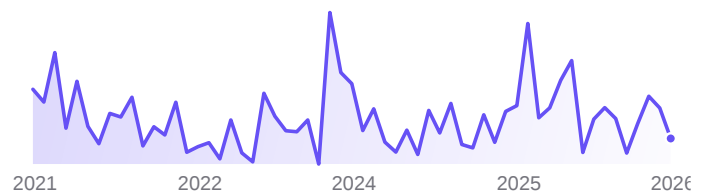


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



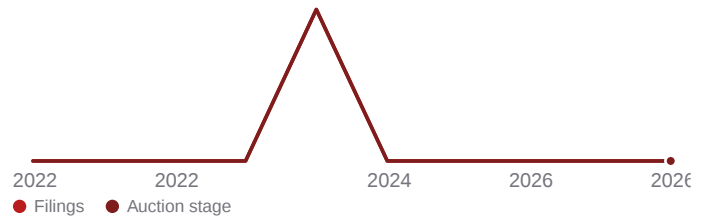
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,445
Median value (AVM)	\$682K
Median size	1,352 ft²
Median bedrooms	2
Median year built	1960
Single family	72%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.6%
Owner occupied	80%
Company owned	23%
Median loan-to-value	54%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	8,434
Density	140 / mi²
Median household income	\$128K
Average household income	\$147K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	436
Homes occupied	88%
Bachelor's or higher	30%
Poverty rate	6.4%
Unemployment	1.9%
Average temp	58°F
Annual precip	46 in
Sunshine	72%

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