

Brookdale 95007

ZIP code · CA · California > Santa Cruz County > Brookdale

BALANCED MARKET

\$986K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$765K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



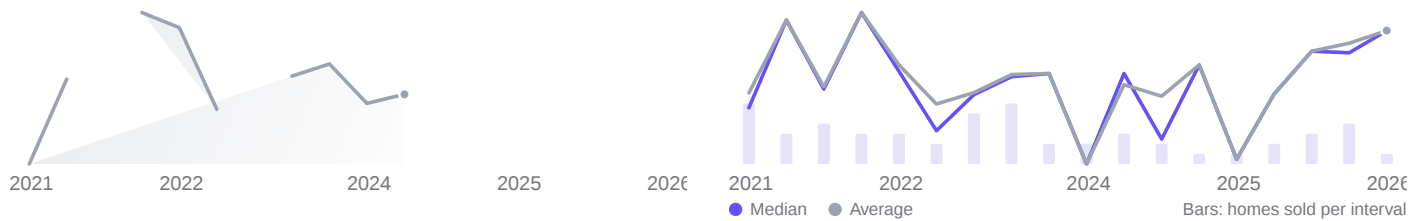
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$975K · Average \$975K

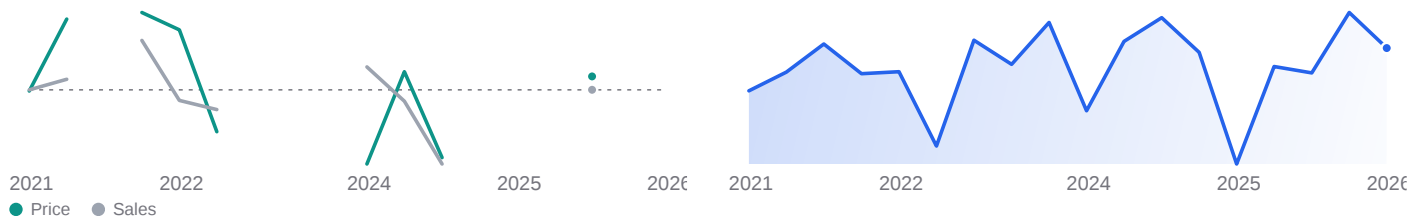


Growth (year over year)

Price +9.0% · Sales +0.0%

Price per square foot

\$573/ft²

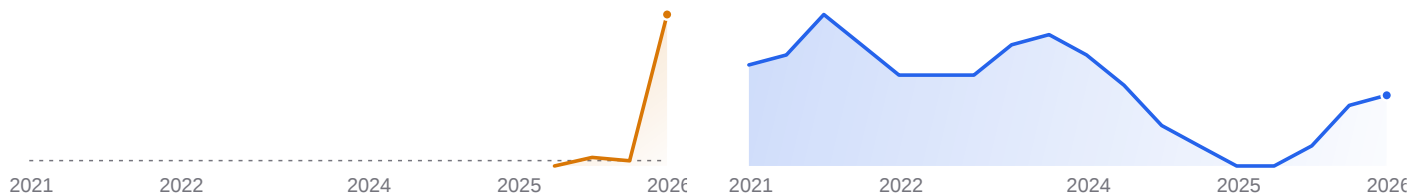


Sale premium vs estimated value

+8.9%

Annual turnover (share of homes sold)

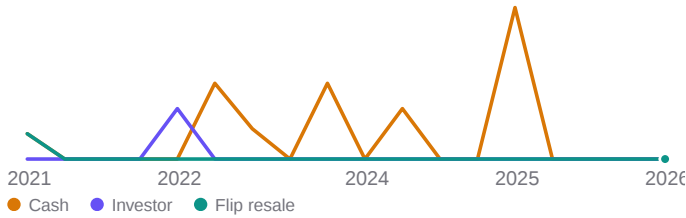
4.4%



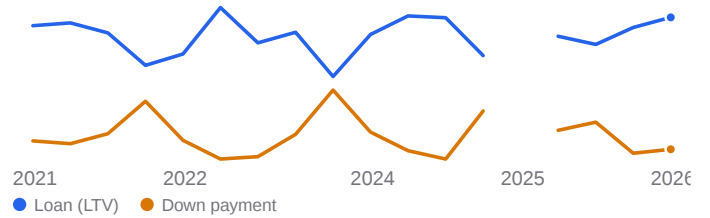
BUYERS & OUTCOMES

Buyer mix

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

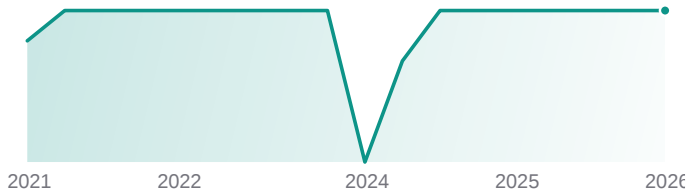


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



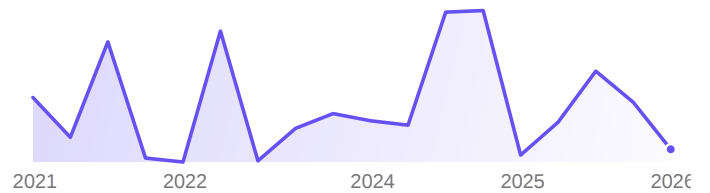
Sellers who sold at a gain

100%



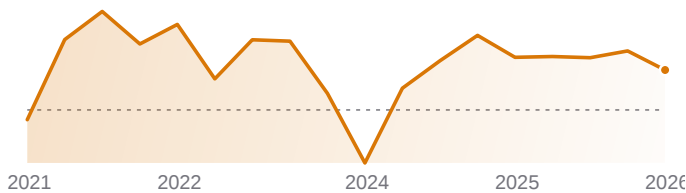
Typical hold before selling

4.6 yrs



Median annualized return at resale

+3.0%



HOUSING STOCK

Homes	252
Median value (AVM)	\$765K
Median size	1,343 ft²
Median bedrooms	3
Median year built	1933
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.4%
Owner occupied	64%
Company owned	29%
Median loan-to-value	51%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	21
Density	258 / mi²
Median household income	\$107K
Average household income	\$137K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	408
Homes occupied	89%
Bachelor's or higher	35%
Poverty rate	5.0%
Unemployment	2.1%
Average temp	58°F
Annual precip	62 in
Sunshine	73%

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.