

Campbell 95008

ZIP code · CA · California > Santa Clara County > Campbell

BALANCED MARKET

\$1.8M

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

326

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



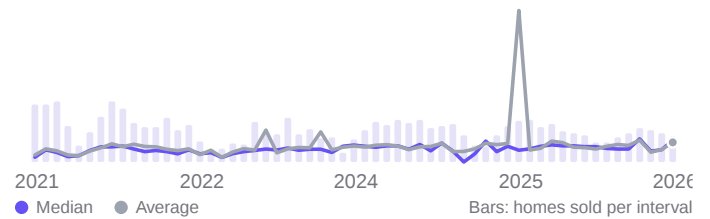
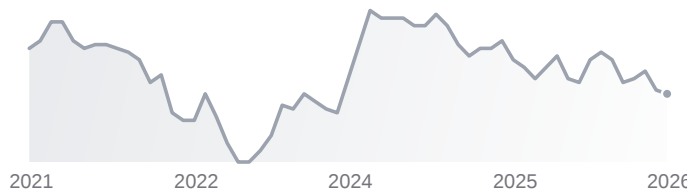
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$2.1M · Average \$2M

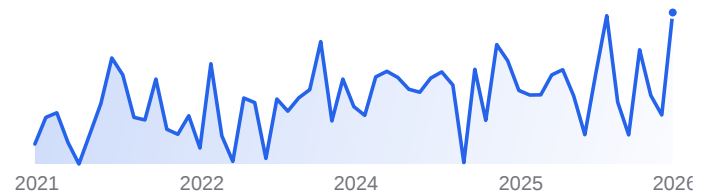
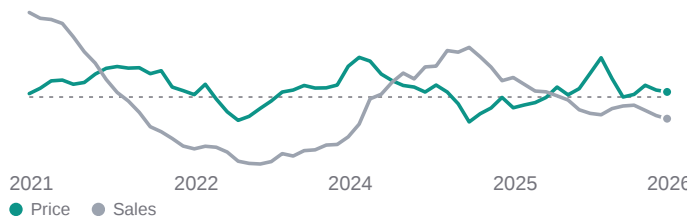


Growth (year over year)

Price +3.3% · Sales -14.0%

Price per square foot

\$1237/ft²

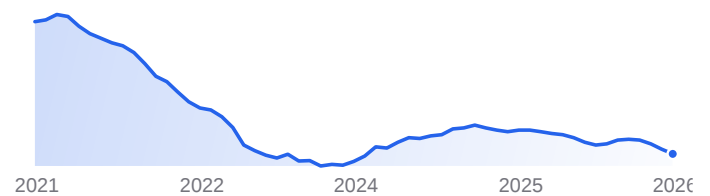
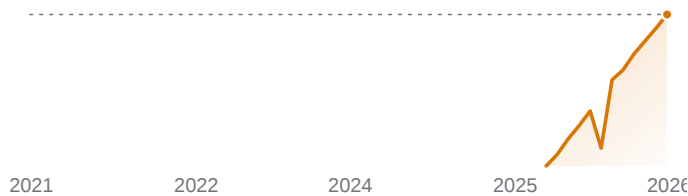


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

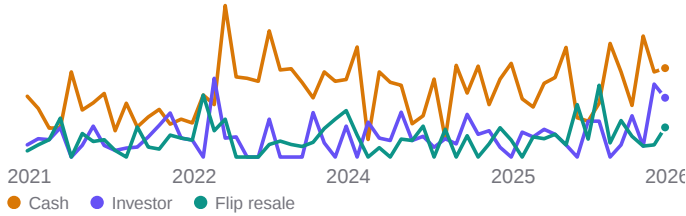
2.7%



BUYERS & OUTCOMES

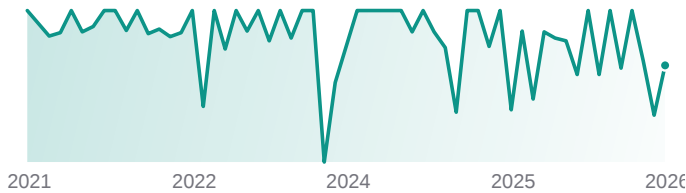
Buyer mix

Cash 26% · Investor 17% · Flip resale 8.7%



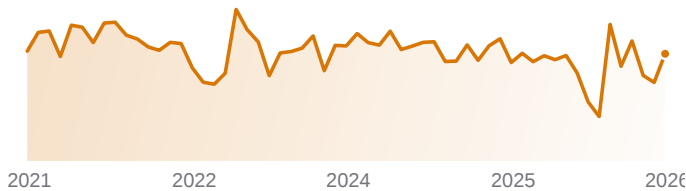
Sellers who sold at a gain

90%

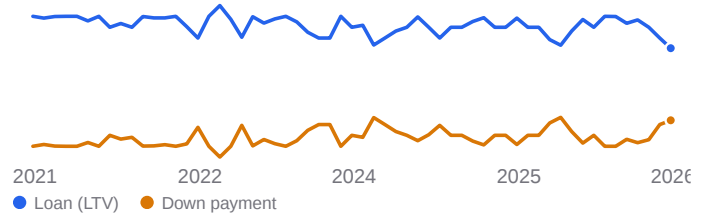


Median annualized return at resale

+5.9%

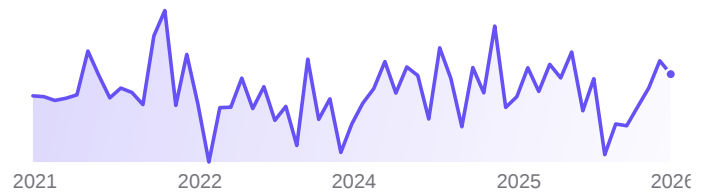


Financing (share of purchase price) Loan (LTV) 65% · Down payment 32%



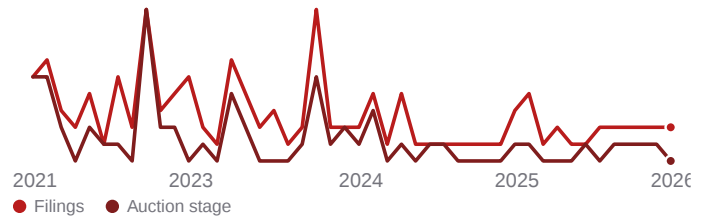
Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	11,918
Median value (AVM)	\$1.8M
Median size	1,600 ft²
Median bedrooms	3
Median year built	1963
Single family	68%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.2%
Owner occupied	71%
Company owned	50%
Median loan-to-value	36%

Typical ownership tenure

17.7 yrs

COMMUNITY

Population	48,083
Density	7,454 / mi²
Median household income	\$140K
Average household income	\$179K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	478
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	6.3%
Unemployment	1.4%
Average temp	59°F
Annual precip	19 in
Sunshine	73%

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.