

# Cupertino 95014

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

BUYER'S MARKET

**\$3M**

MEDIAN SALE PRICE

**+1.1%**

1-YR CHANGE

**293**

SALES (12 MO)

**\$2.8M**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



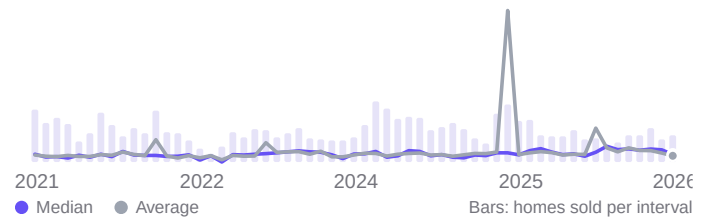
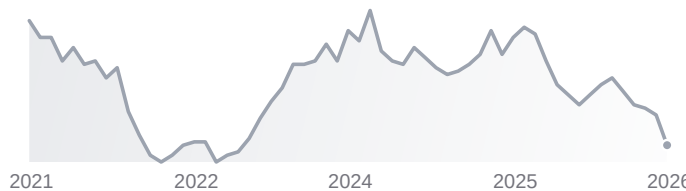
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$2.6M · Average \$2.4M

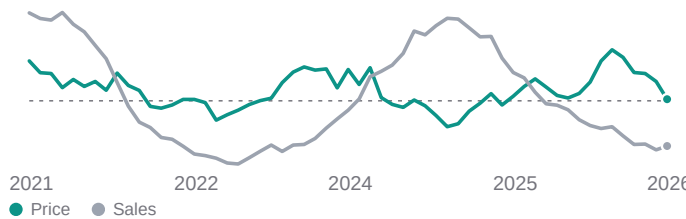


Growth (year over year)

Price +1.1% · Sales -31.7%

Price per square foot

\$1594/ft²

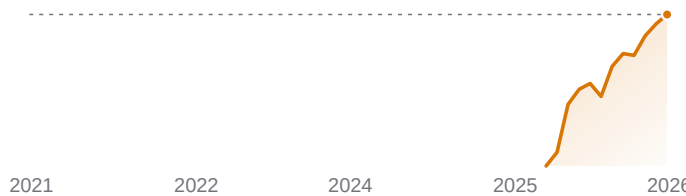


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

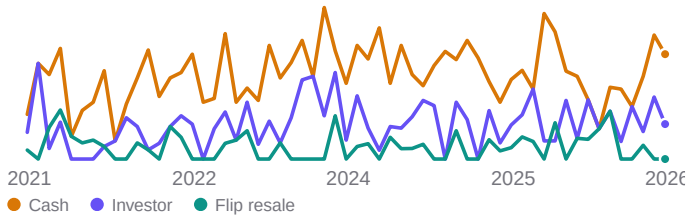
1.8%



## BUYERS & OUTCOMES

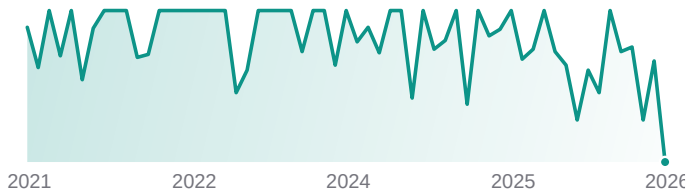
### Buyer mix

Cash 23% · Investor 7.7% · Flip resale 0%



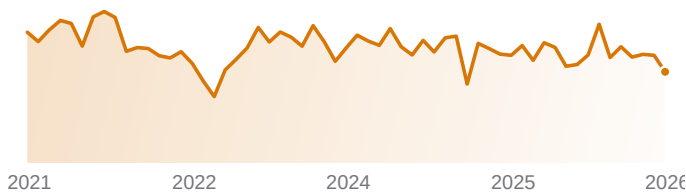
### Sellers who sold at a gain

77%

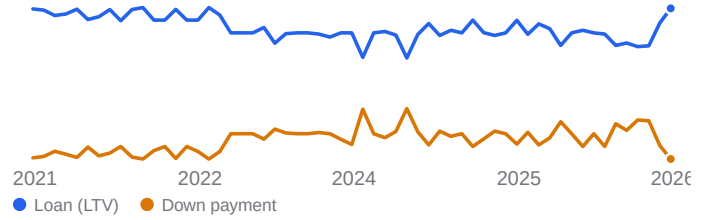


### Median annualized return at resale

+4.7%

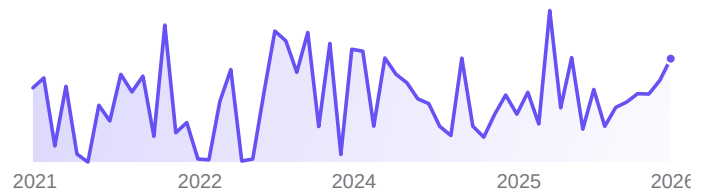


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



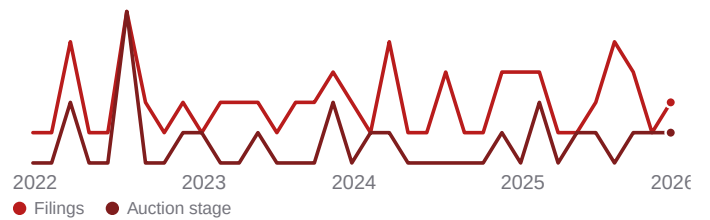
### Typical hold before selling

17.2 yrs



### Preforeclosure filings

Filings 2 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 16,333    |
| Median value (AVM) | \$2.8M    |
| Median size        | 1,888 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1969      |
| Single family      | 75%       |
| Condos             | 22%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 75%  |
| Underwater (LTV 125% or more) | 0.8% |
| Owner occupied                | 75%  |
| Company owned                 | 59%  |
| Median loan-to-value          | 27%  |

Typical ownership tenure

**22.4 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>61,980</b>      |
| Density                          | <b>2,152 / mi²</b> |
| Median household income          | <b>\$197K</b>      |
| Average household income         | <b>\$250K</b>      |
| Crime index (US avg 100)         | <b>78</b>          |
| Air pollution index (US avg 100) | <b>84</b>          |
| Earthquake index (US avg 100)    | <b>512</b>         |
| Homes occupied                   | <b>94%</b>         |
| Bachelor's or higher             | <b>34%</b>         |
| Poverty rate                     | <b>5.1%</b>        |
| Unemployment                     | <b>1.4%</b>        |
| Average temp                     | <b>58°F</b>        |
| Annual precip                    | <b>29 in</b>       |
| Sunshine                         | <b>73%</b>         |

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.