

Felton 95018

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

BUYER'S MARKET

\$732K

MEDIAN SALE PRICE

-9.9%

1-YR CHANGE

79

SALES (12 MO)

\$781K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



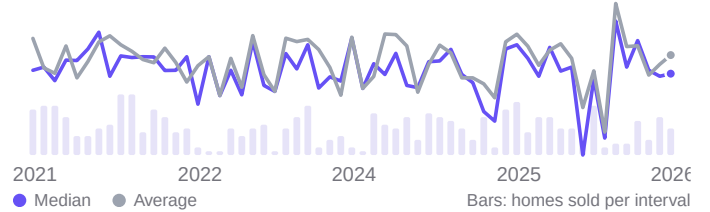
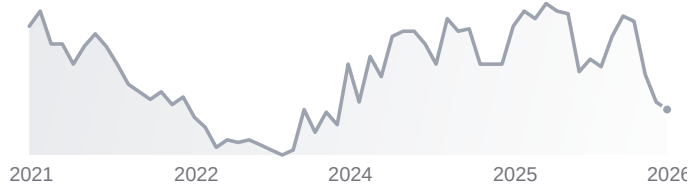
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$730K · Average \$840K

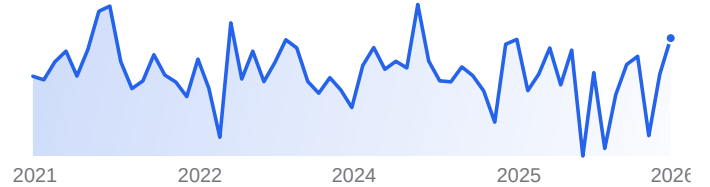
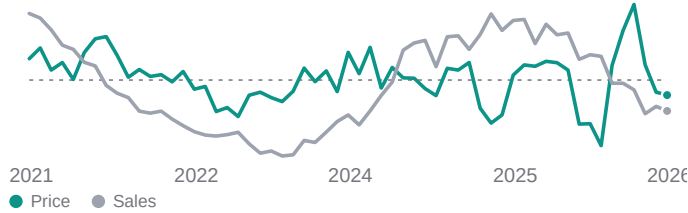


Growth (year over year)

Price -9.9% · Sales -20.2%

Price per square foot

\$737/ft²

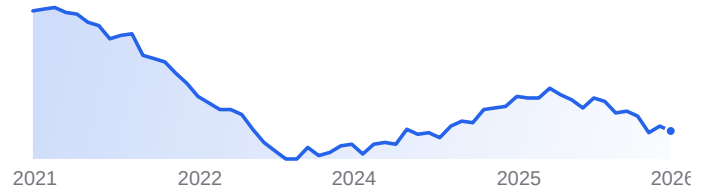
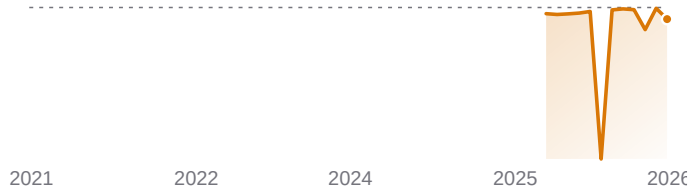


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

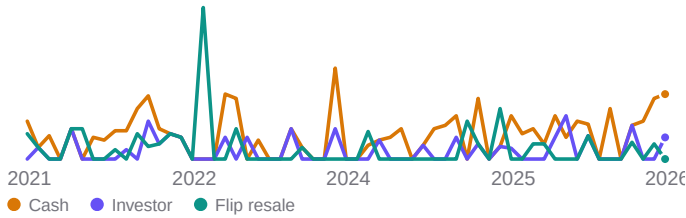
2.8%



BUYERS & OUTCOMES

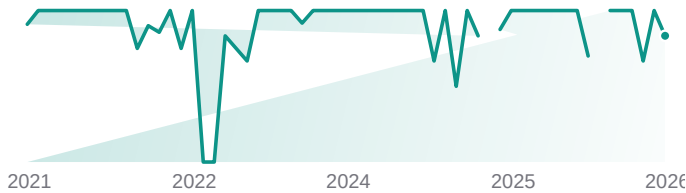
Buyer mix

Cash 43% · Investor 14% · Flip resale 0%



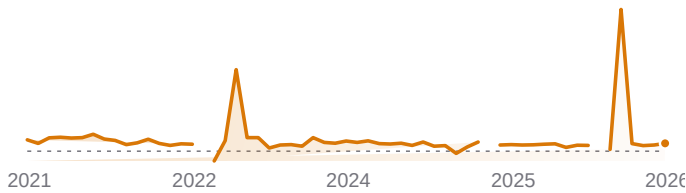
Sellers who sold at a gain

83%

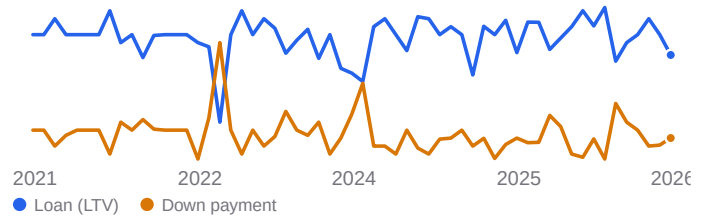


Median annualized return at resale

+4.6%

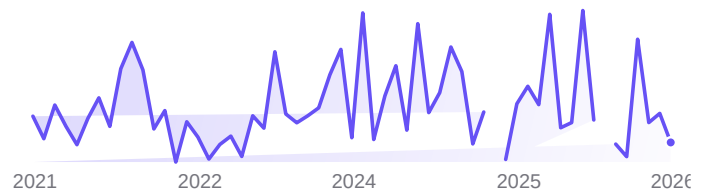


Financing (share of purchase price) Loan (LTV) 67% · Down payment 15%



Typical hold before selling

3.5 yrs



HOUSING STOCK

Homes	2,820
Median value (AVM)	\$781K
Median size	1,318 ft²
Median bedrooms	2
Median year built	1956
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.3%
Owner occupied	83%
Company owned	29%
Median loan-to-value	44%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	8,548
Density	472 / mi²
Median household income	\$117K
Average household income	\$140K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	404
Homes occupied	89%
Bachelor's or higher	36%
Poverty rate	4.8%
Unemployment	1.8%
Average temp	59°F
Annual precip	46 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.