

Los Gatos 95032

ZIP code · CA · California > Santa Clara County > Los Gatos

BALANCED MARKET

\$2.5M

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

294

SALES (12 MO)

\$2.6M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



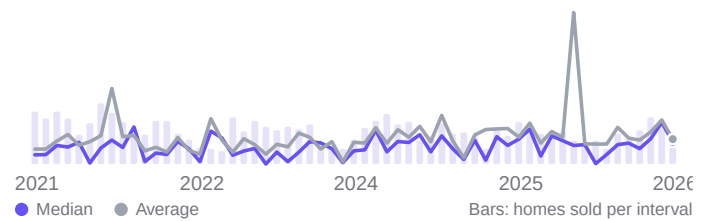
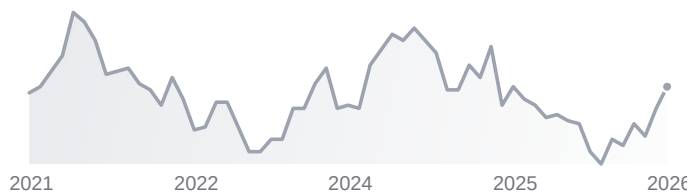
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$2.3M · Average \$2.4M

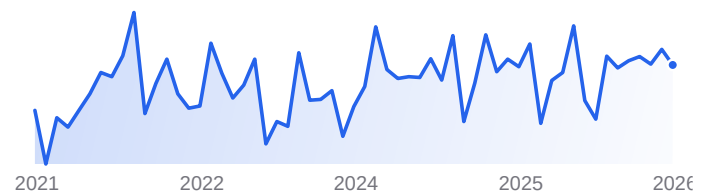
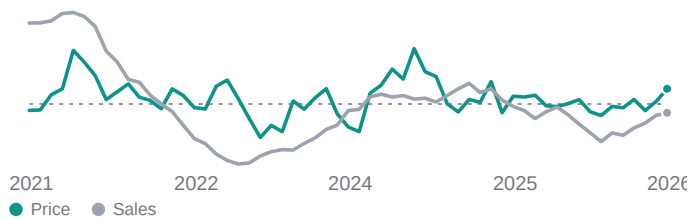


Growth (year over year)

Price +9.5% · Sales -5.5%

Price per square foot

\$1168/ft²

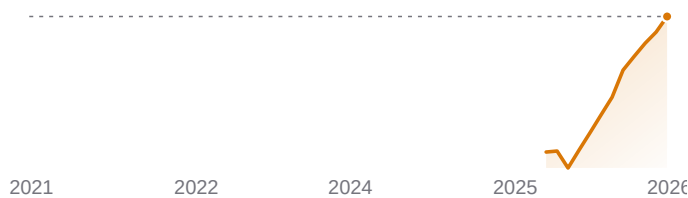


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

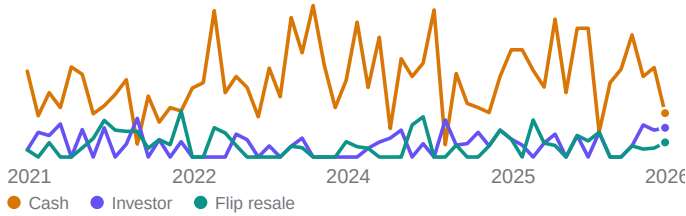
3.5%



BUYERS & OUTCOMES

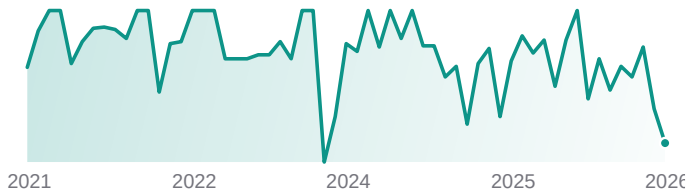
Buyer mix

Cash 14% · Investor 9.1% · Flip resale 4.5%



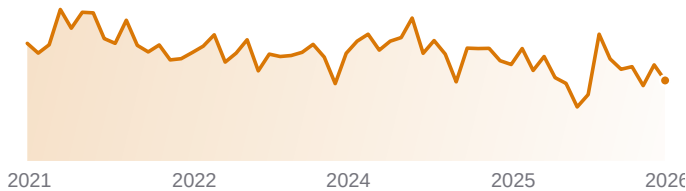
Sellers who sold at a gain

75%

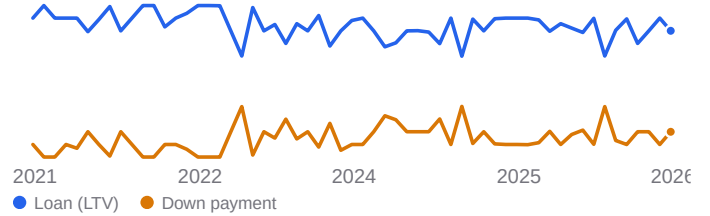


Median annualized return at resale

+4.3%

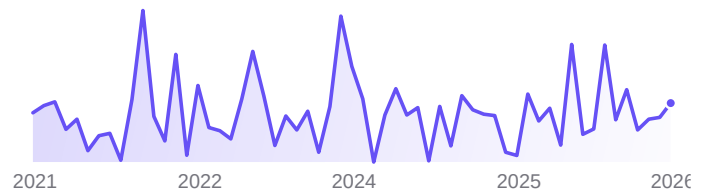


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



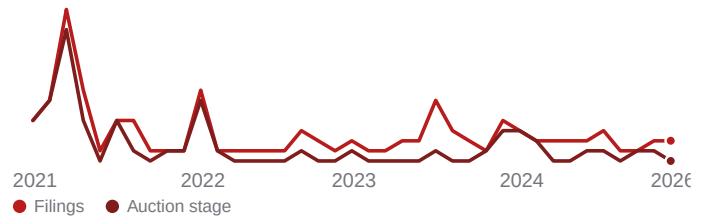
Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,465
Median value (AVM)	\$2.6M
Median size	2,048 ft²
Median bedrooms	3
Median year built	1967
Single family	71%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	77%
Company owned	61%
Median loan-to-value	33%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	28,418
Density	1,697 / mi²
Median household income	\$184K
Average household income	\$263K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	503
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	3.9%
Unemployment	1.4%
Average temp	58°F
Annual precip	41 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.