

Los Gatos 95033

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

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+13.1%

1-YR CHANGE

107

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



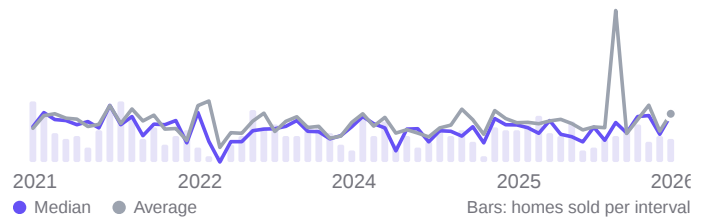
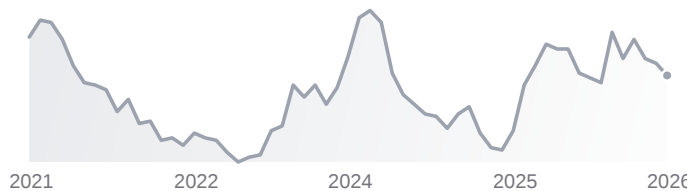
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$1.6M · Average \$1.7M

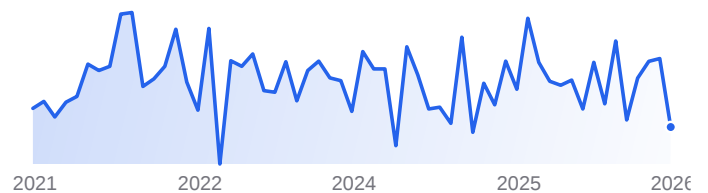
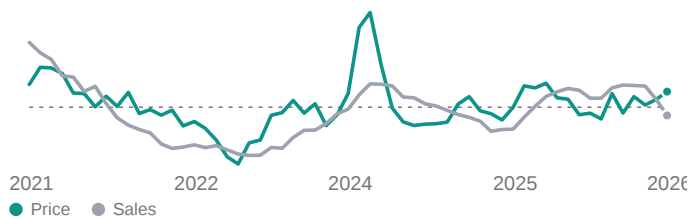


Growth (year over year)

Price +13.1% · Sales -7.0%

Price per square foot

\$533/ft²

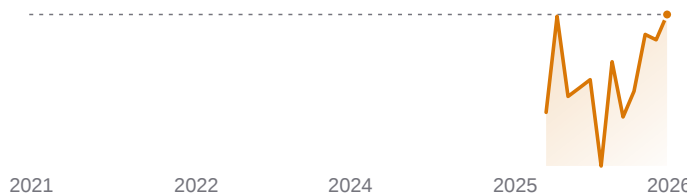


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

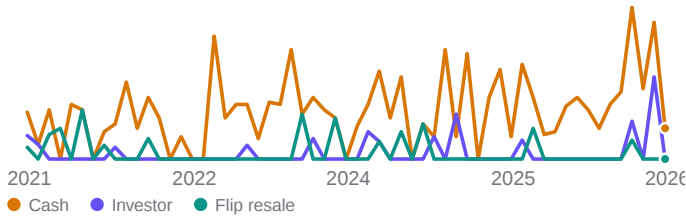
3.2%



BUYERS & OUTCOMES

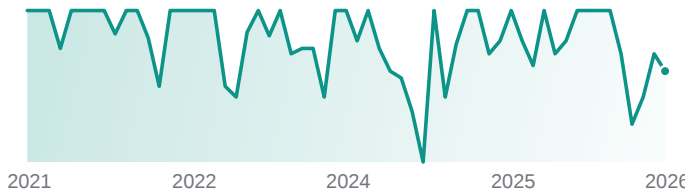
Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



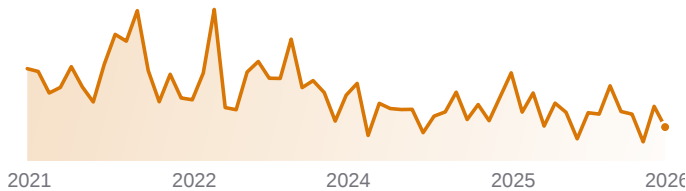
Sellers who sold at a gain

80%

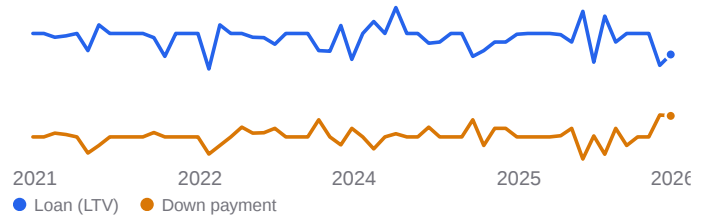


Median annualized return at resale

+2.2%

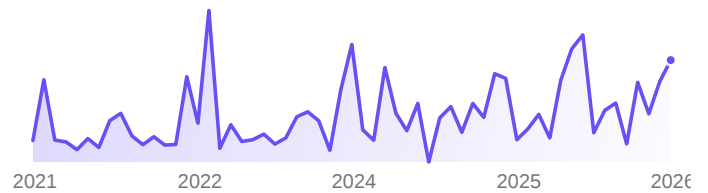


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



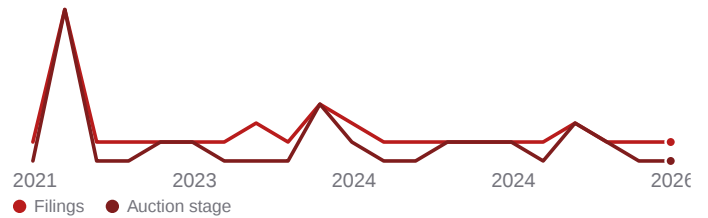
Typical hold before selling

21.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,321
Median value (AVM)	\$1.3M
Median size	2,016 ft²
Median bedrooms	3
Median year built	1974
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	83%
Company owned	36%
Median loan-to-value	44%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	9,911
Density	107 / mi²
Median household income	\$173K
Average household income	\$223K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	626
Homes occupied	90%
Bachelor's or higher	37%
Poverty rate	4.5%
Unemployment	1.8%
Average temp	58°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.