

Milpitas 95035

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

BUYER'S MARKET

\$1.3M

MEDIAN SALE PRICE

-8.6%

1-YR CHANGE

411

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



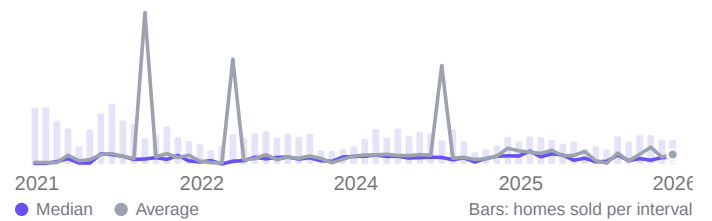
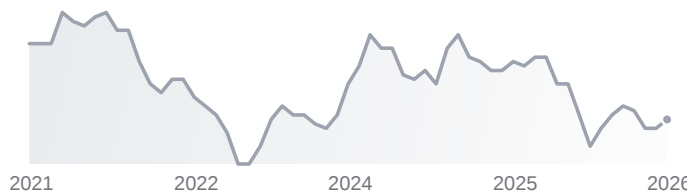
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$1.4M · Average \$1.5M

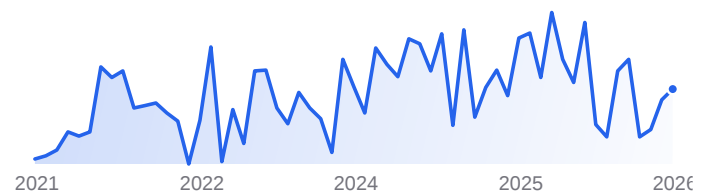
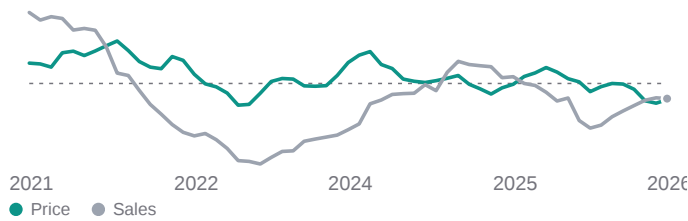


Growth (year over year)

Price -8.6% · Sales -8.1%

Price per square foot

\$823/ft²

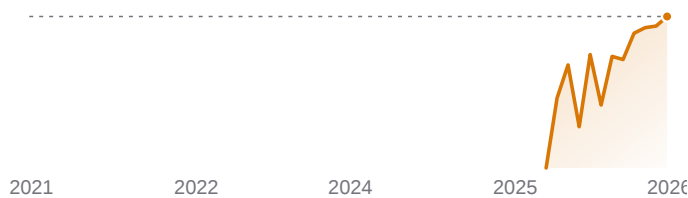


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

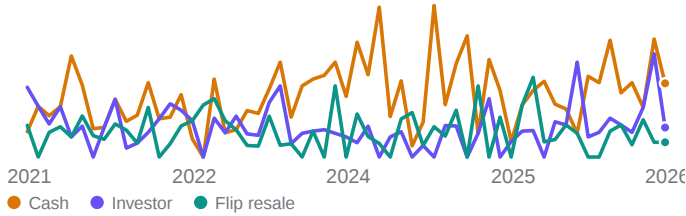
2.1%



BUYERS & OUTCOMES

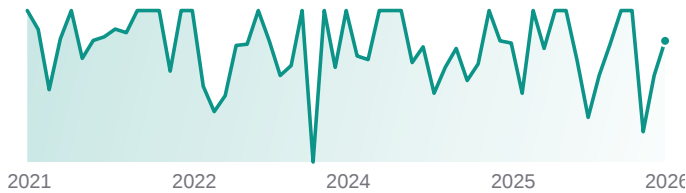
Buyer mix

Cash 14% · Investor 5.4% · Flip resale 2.7%



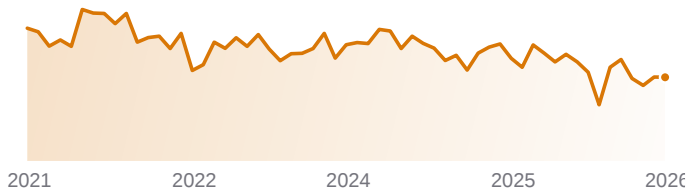
Sellers who sold at a gain

97%

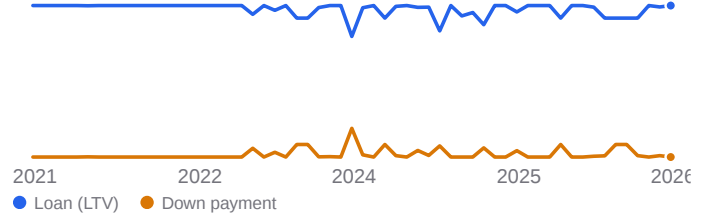


Median annualized return at resale

+4.3%

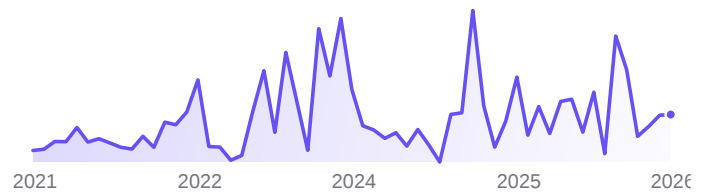


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



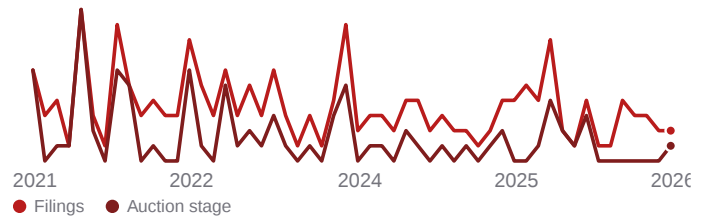
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	19,440
Median value (AVM)	\$1.3M
Median size	1,552 ft²
Median bedrooms	3
Median year built	1981
Single family	64%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.0%
Owner occupied	73%
Company owned	41%
Median loan-to-value	38%

Typical ownership tenure

17.2 yrs

COMMUNITY

Population	79,997
Density	3,313 / mi²
Median household income	\$153K
Average household income	\$176K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	621
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	6.3%
Unemployment	1.5%
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.