

Morgan Hill 95037

ZIP code · CA · California > Santa Clara County > Morgan Hill

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

529

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



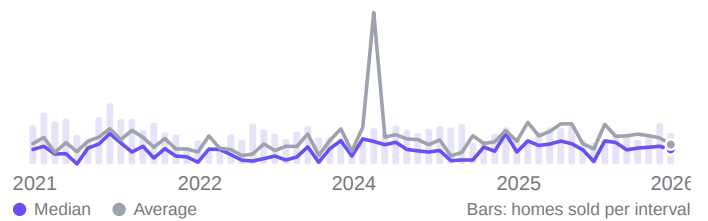
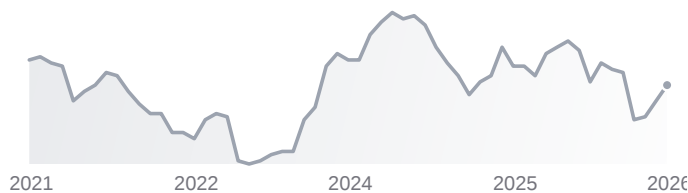
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$1.3M · Average \$1.4M

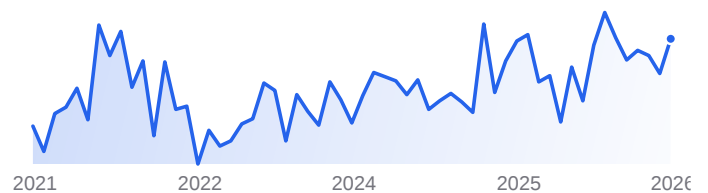
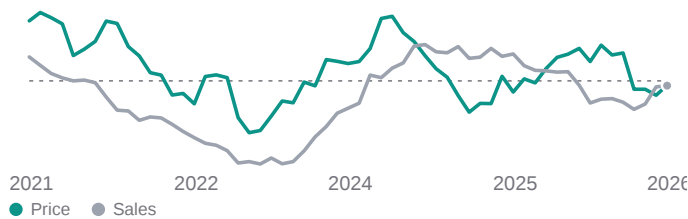


Growth (year over year)

Price -2.1% · Sales -2.2%

Price per square foot

\$668/ft²

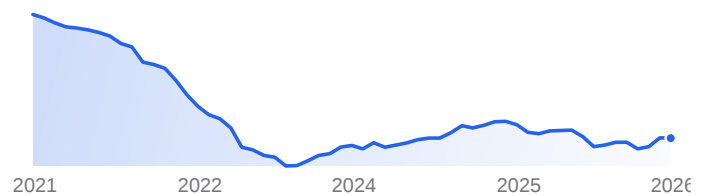
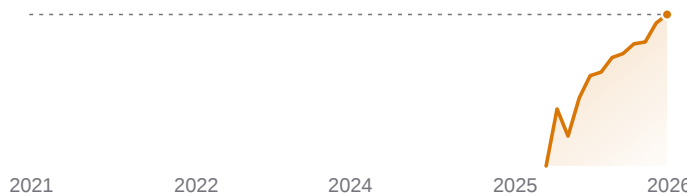


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

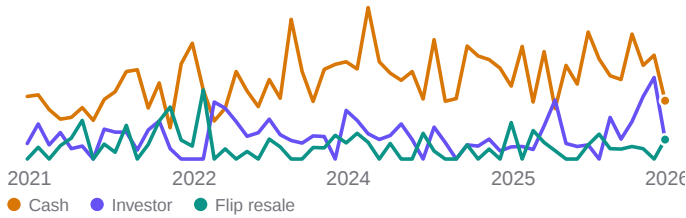
3.5%



BUYERS & OUTCOMES

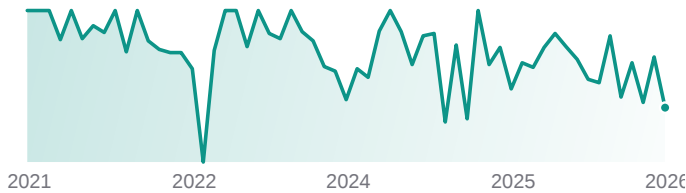
Buyer mix

Cash 13% · Investor 4.4% · Flip resale 4.4%



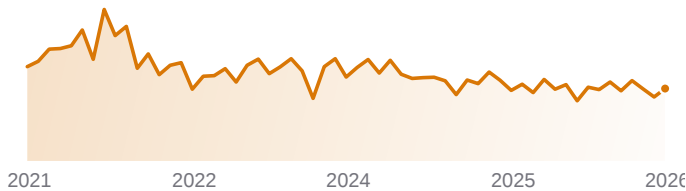
Sellers who sold at a gain

87%

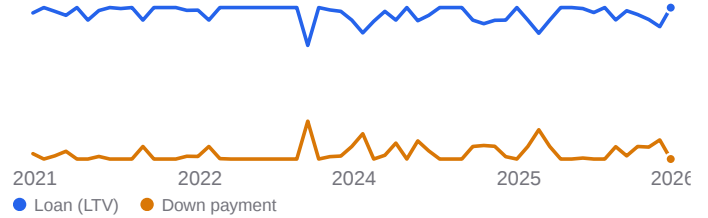


Median annualized return at resale

+4.7%



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



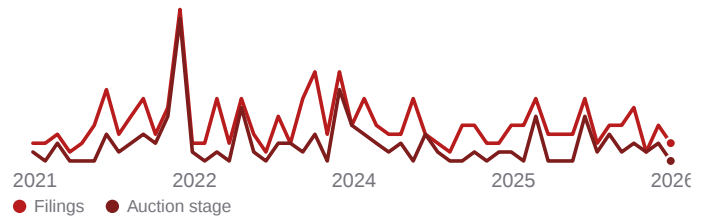
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	15,011
Median value (AVM)	\$1.3M
Median size	2,136 ft²
Median bedrooms	4
Median year built	1988
Single family	81%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	44%
Median loan-to-value	44%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	51,970
Density	225 / mi²
Median household income	\$141K
Average household income	\$174K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	416
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	5.8%
Unemployment	1.4%
Average temp	59°F
Annual precip	27 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.