

Mount Hermon 95041

ZIP code · CA · California > Santa Cruz County > Mount Hermon

BUYER'S MARKET

\$598K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$763K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



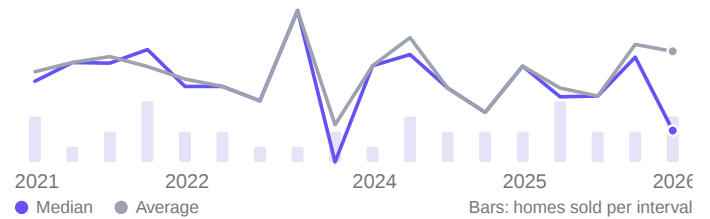
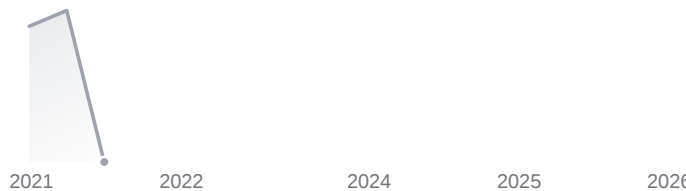
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$345K · Average \$890K

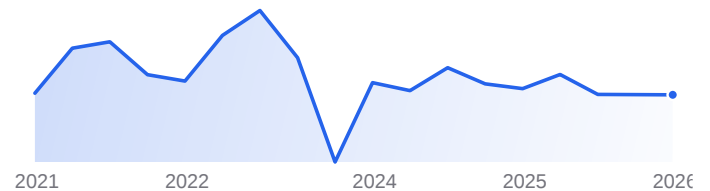


Growth (year over year)

Price -8.6% · Sales +66.7%

Price per square foot

\$448/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

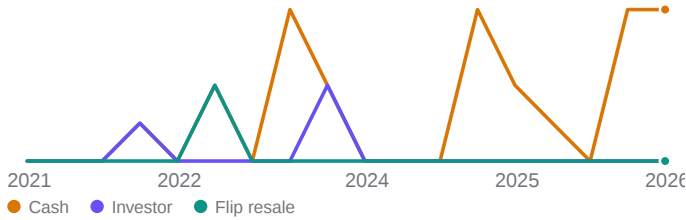
3.9%



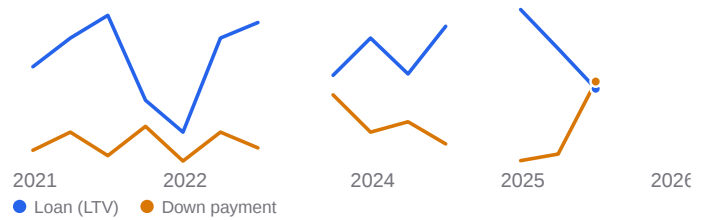
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

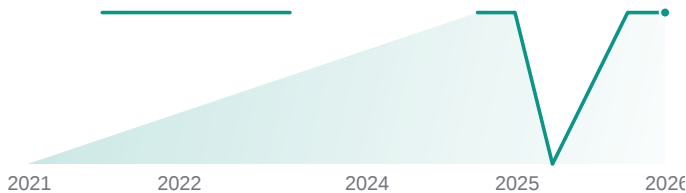


Financing (share of purchase price) Loan (LTV) 48% · Down payment 52%



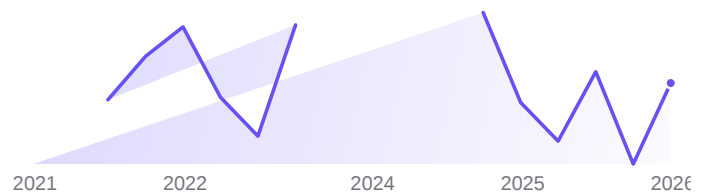
Sellers who sold at a gain

100%



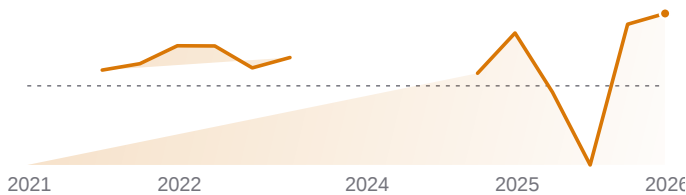
Typical hold before selling

15.8 yrs



Median annualized return at resale

+13.9%



HOUSING STOCK

Homes	281
Median value (AVM)	\$763K
Median size	1,300 ft²
Median bedrooms	2
Median year built	1941
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.2%
Owner occupied	60%
Company owned	37%
Median loan-to-value	25%
Typical ownership tenure	15.1 yrs

COMMUNITY

Population	22
Density	1,181 / mi²
Median household income	\$121K
Average household income	\$145K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	404
Homes occupied	81%
Bachelor's or higher	48%
Poverty rate	4.1%
Unemployment	1.5%
Average temp	58°F
Annual precip	43 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.