

San Martin 95046

ZIP code · CA · California > Santa Clara County > San Martin

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

41

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

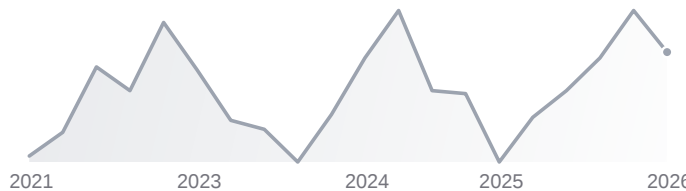
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

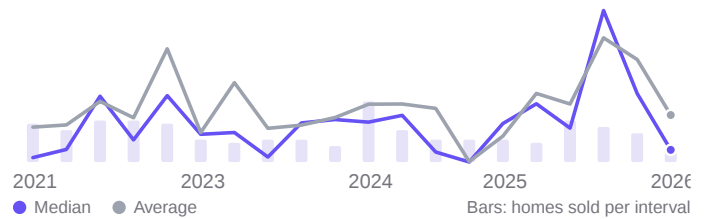
Market temperature (0–100)

56 / 100



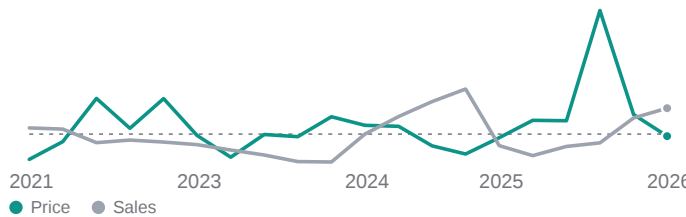
Sale prices

Median \$1.2M · Average \$1.5M



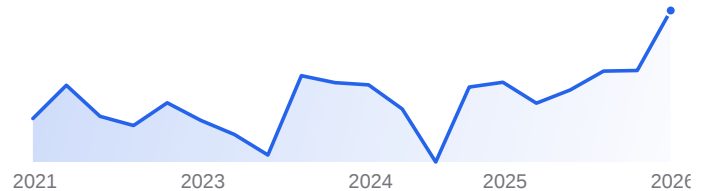
Growth (year over year)

Price -3.2% · Sales +41.4%



Price per square foot

\$1053/ft²



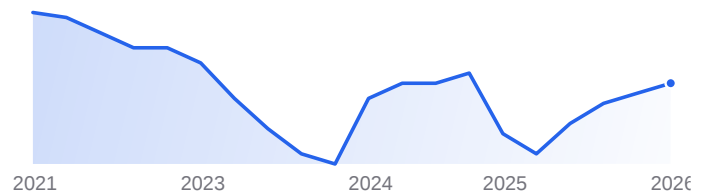
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

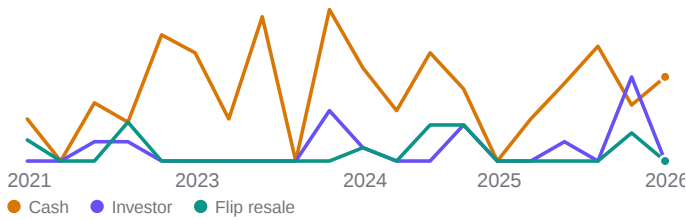
2.9%



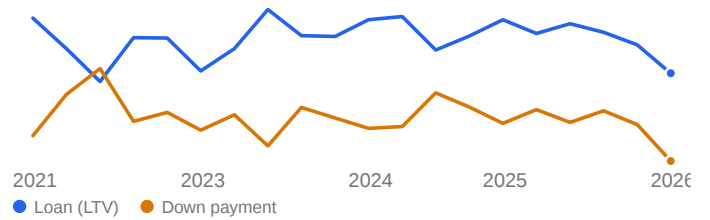
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

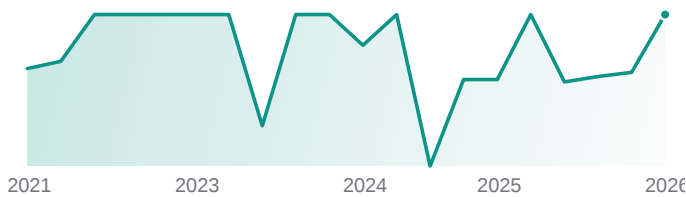


Financing (share of purchase price) Loan (LTV) 49% · Down payment 1.8%



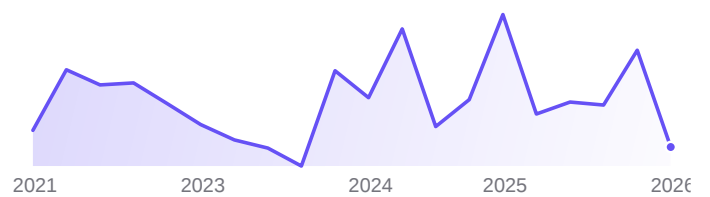
Sellers who sold at a gain

100%



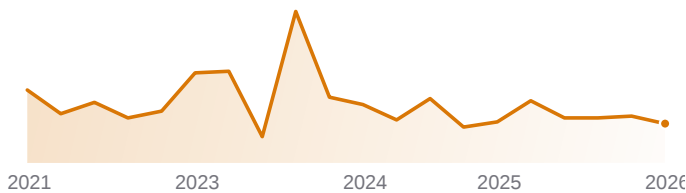
Typical hold before selling

4.8 yrs



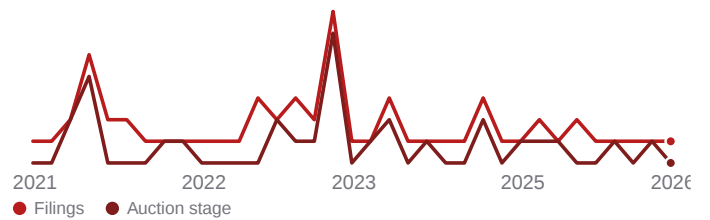
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,393
Median value (AVM)	\$1.5M
Median size	2,064 ft²
Median bedrooms	3
Median year built	1973
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	51%
Median loan-to-value	35%
Typical ownership tenure	19.6 yrs

COMMUNITY

Population	6,736
Density	349 / mi²
Median household income	\$124K
Average household income	\$179K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	435
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	6.1%
Unemployment	1.1%
Average temp	59°F
Annual precip	21 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.