

Santa Clara 95050

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

BUYER'S MARKET

\$1.5M

MEDIAN SALE PRICE

-7.7%

1-YR CHANGE

265

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



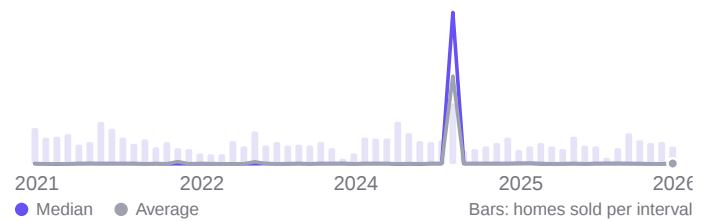
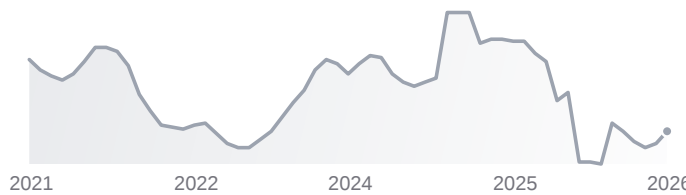
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$1.7M · Average \$1.7M

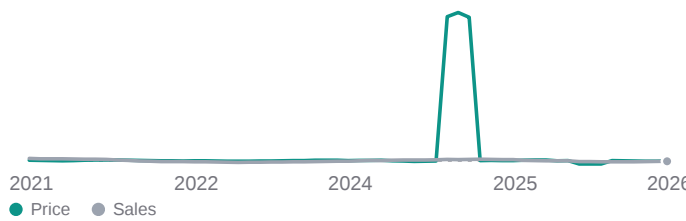


Growth (year over year)

Price -7.7% · Sales -15.3%

Price per square foot

\$1279/ft²

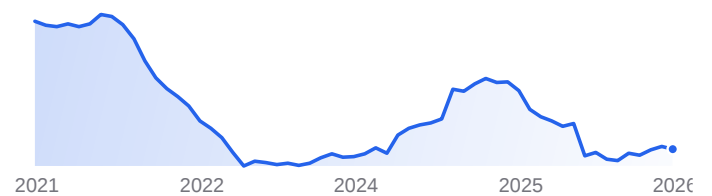


Sale premium vs estimated value

+0.7%

Annual turnover (share of homes sold)

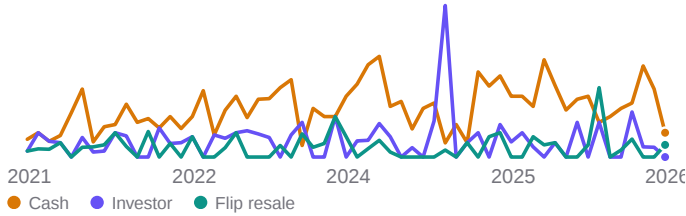
3.0%



BUYERS & OUTCOMES

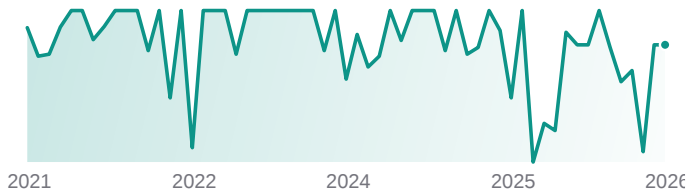
Buyer mix

Cash 10% · Investor 0% · Flip resale 5.0%



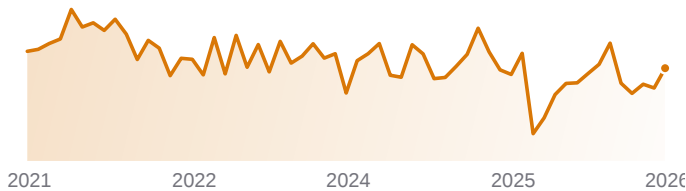
Sellers who sold at a gain

93%

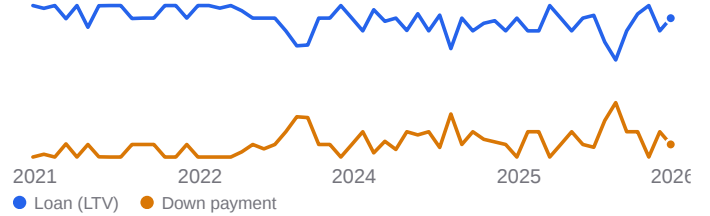


Median annualized return at resale

+5.1%

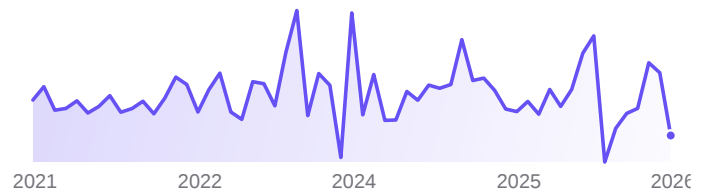


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



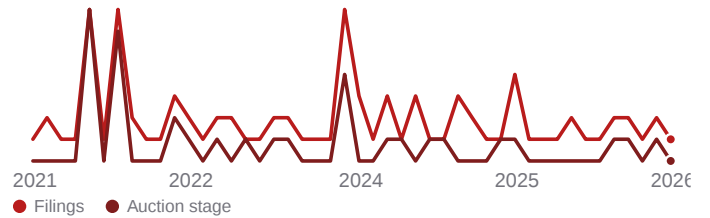
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,939
Median value (AVM)	\$1.6M
Median size	1,486 ft²
Median bedrooms	3
Median year built	1955
Single family	66%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.1%
Owner occupied	64%
Company owned	48%
Median loan-to-value	34%

Typical ownership tenure

17.9 yrs

COMMUNITY

Population	40,539
Density	7,296 / mi²
Median household income	\$122K
Average household income	\$160K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	390
Homes occupied	93%
Bachelor's or higher	31%
Poverty rate	11.4%
Unemployment	1.5%
Average temp	59°F
Annual precip	16 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.