

Santa Cruz 95064

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

\$383K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$552K

MEDIAN VALUE (AVM)

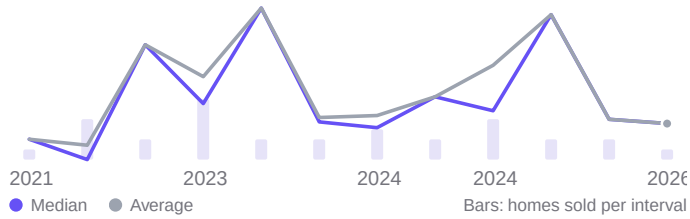
MARKET TRENDS (5 YEARS)

Sale prices

Median \$383K · Average \$383K

Growth (year over year)

Price -5.1% · Sales -63.6%

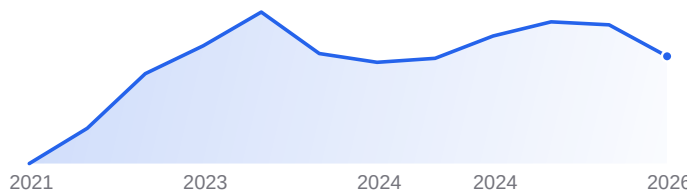


Price per square foot

\$372/ft²

Sale premium vs estimated value

-4.6%



Annual turnover (share of homes sold)

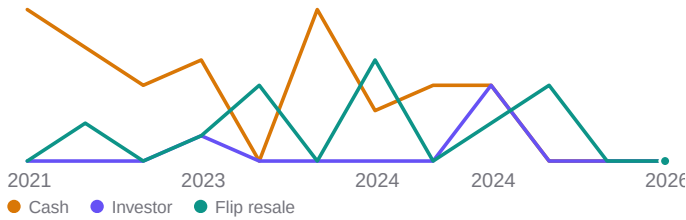
1.7%



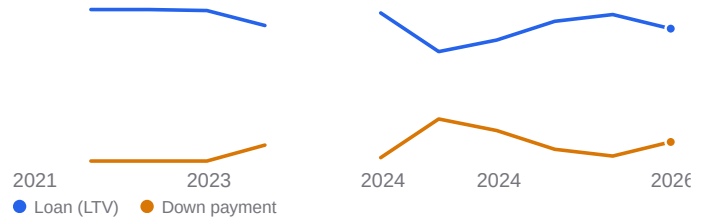
BUYERS & OUTCOMES

Buyer mix

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

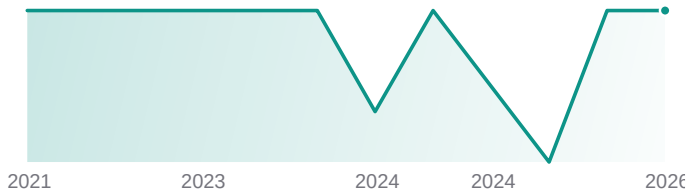


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



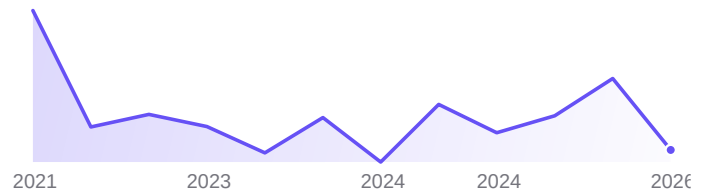
Sellers who sold at a gain

100%



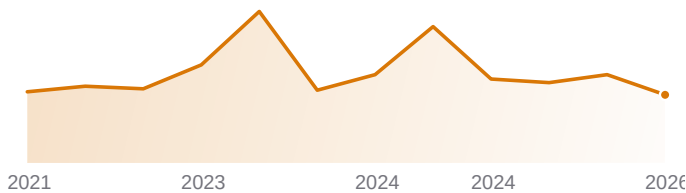
Typical hold before selling

2.2 yrs



Median annualized return at resale

+2.4%



HOUSING STOCK

Homes	175
Median value (AVM)	\$552K
Median size	1,432 ft²
Median bedrooms	2
Median year built	1988
Single family	33%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0%
Owner occupied	93%
Company owned	29%
Median loan-to-value	45%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	8,973
Density	4,966 / mi²
Median household income	\$93K
Average household income	\$100K
Crime index (US avg 100)	36
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	355
Homes occupied	84%
Bachelor's or higher	34%
Poverty rate	3.5%
Unemployment	0.8%
Average temp	57°F
Annual precip	38 in
Sunshine	73%

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