

Soquel 95073

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

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

-10.7%

1-YR CHANGE

72

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

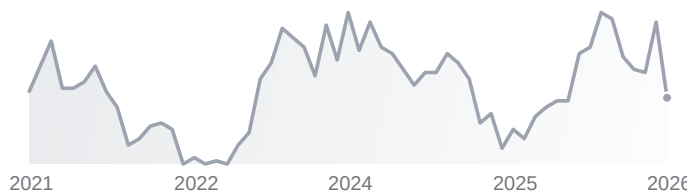
Balanced market · 42 / 100



MARKET TRENDS (5 YEARS)

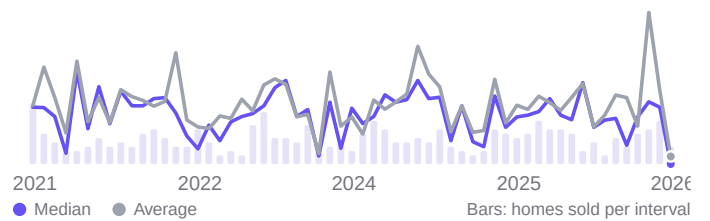
Market temperature (0–100)

42 / 100



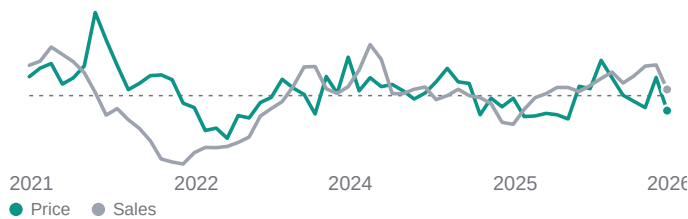
Sale prices

Median \$590K · Average \$695K



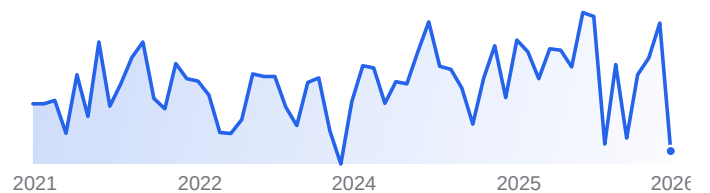
Growth (year over year)

Price -10.7% · Sales +4.3%



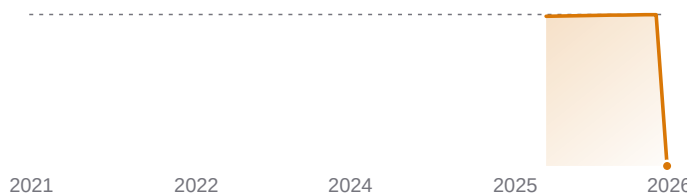
Price per square foot

\$417/ft²



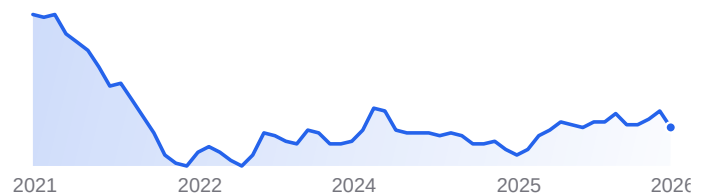
Sale premium vs estimated value

-51.4%



Annual turnover (share of homes sold)

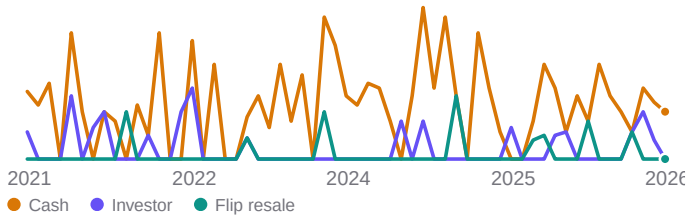
2.2%



BUYERS & OUTCOMES

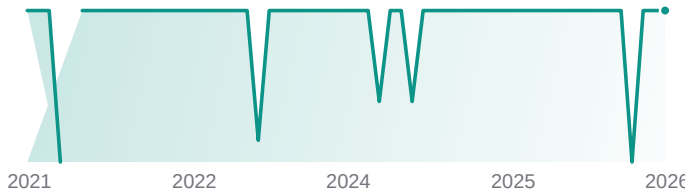
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



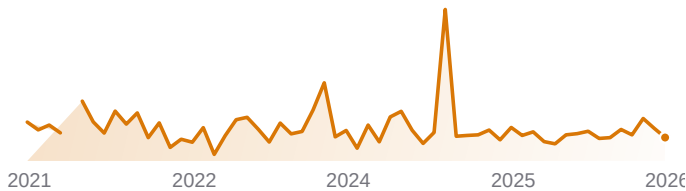
Sellers who sold at a gain

100%

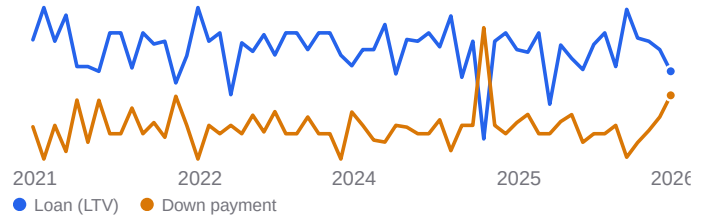


Median annualized return at resale

+4.2%

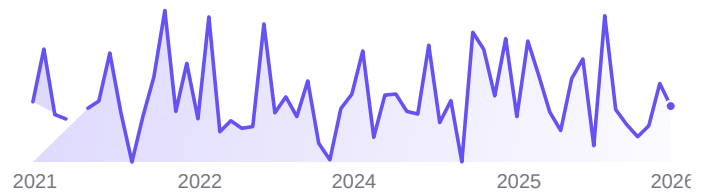


Financing (share of purchase price) Loan (LTV) 57% · Down payment 43%



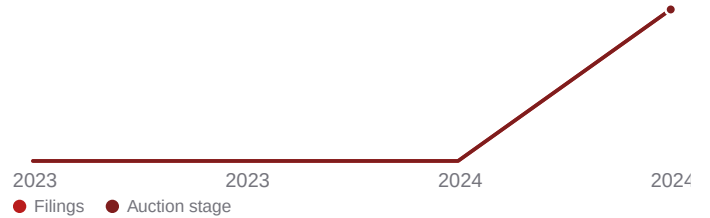
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,296
Median value (AVM)	\$1.2M
Median size	1,656 ft²
Median bedrooms	3
Median year built	1978
Single family	50%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	35%
Median loan-to-value	39%

Typical ownership tenure

16.8 yrs

COMMUNITY

Population	9,583
Density	428 / mi²
Median household income	\$114K
Average household income	\$159K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	445
Homes occupied	93%
Bachelor's or higher	30%
Poverty rate	7.2%
Unemployment	1.7%
Average temp	58°F
Annual precip	38 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.