

Santa Cruz County Housing Statistics 2021 Annual

2021: Santa Cruz County - Single Family Residential

City	New	Inventory	Sold	Avg. DOM	Avg. Sale Price	Median Sale Price	Median \$/Sqft	% LP Rec'd	Sale Volume	Avg. Home Sq. Ft.	Avg. Lot Sq. Ft.	Months of Inventory
Aptos	316	10	303	25	\$1,602,386	\$1,400,000	\$789	106%	\$485,523,073	1,924	33,137	0.4
Ben Lomond	104	2	94	14	\$958,627	\$925,000	\$623	106%	\$90,110,954	1,626	42,675	0.3
Boulder Creek	241	12	226	19	\$808,670	\$799,000	\$561	103%	\$182,759,620	1,552	92,600	0.7
Brookdale	11	1	10	21	\$754,800	\$754,500	\$641	104%	\$7,548,000	1,225	16,736	1
Capitola	61	1	56	18	\$1,760,650	\$1,675,000	\$1,083	109%	\$98,596,425	1,581	4,918	0.4
Corralitos	22	2	16	33	\$1,327,320	\$1,277,500	\$659	101%	\$21,237,132	1,995	148,278	1.5
Davenport	3	0	2	70	\$1,000,000	\$1,000,000	\$639	93%	\$2,000,000	1,529	4,683	
Felton	140	8	138	22	\$828,604	\$772,000	\$615	105%	\$114,347,383	1,411	61,354	0.8
Freedom	19	0	20	11	\$750,000	\$790,000	\$516	101%	\$15,000,000	1,460	9,265	0
La Selva Beach	18	1	19	75	\$1,705,447	\$1,400,000	\$809	103%	\$32,403,500	2,065	36,129	1
Los Gatos	102	9	100	49	\$1,517,533	\$1,448,603	\$600	101%	\$151,753,306	2,583	204,936	1.4
Mount Hermon	14	0	11	9	\$895,363	\$855,000	\$588	107%	\$9,849,000	1,570	8,784	0
Santa Cruz	625	25	588	20	\$1,595,781	\$1,400,000	\$857	107%	\$938,319,791	1,862	30,616	0.6
Scotts Valley	172	5	166	19	\$1,421,184	\$1,331,000	\$635	104%	\$235,916,626	2,307	48,865	0.4
Soquel	75	2	76	26	\$1,594,475	\$1,370,000	\$661	108%	\$121,180,112	2,432	90,757	0.7
Watsonville	259	16	244	22	\$945,734	\$819,000	\$506	103%	\$230,759,237	1,737	54,385	0.7
Summary	2182	94	2069	28	\$ 1,216,661	\$1,138,750	\$637	103.8%	\$2,737,304,159	1,804	55,507	0.7

2021: Santa Cruz County - Common Interest Development

City	New	Inventory	Sold	Avg. DOM	Avg. Sale Price	Median Sale Price	Median \$/Sqft	% LP Rec'd	Sale Volume	Avg. Home Sq. Ft.	Avg. Lot Sq. Ft.	Months of Inventory
Aptos	90	2	100	38	\$822,367	\$860,000	\$663	103%	\$82,236,770	1,260	30,218	0.3
Boulder Creek	13	1	11	20	\$510,218	\$540,000	\$410	102%	\$5,612,400	1,264	1,201	3
Capitola	63	3	59	14	\$756,720	\$675,000	\$727	104%	\$44,646,500	987	966	0.5
Freedom	6	1	5	8	\$585,735	\$635,000	\$403	103%	\$2,928,675	1,441	1,725	3
La Selva Beach	9	0	10	14	\$1,069,800	\$1,067,500	\$855	99%	\$10,698,000	1,194	1,408	0
Santa Cruz	202	10	196	28	\$767,104	\$705,000	\$645	104%	\$150,352,555	1,135	2,297	0.7
Scotts Valley	52	1	59	26	\$770,264	\$767,000	\$523	103%	\$45,445,622	1,499	1,554	0.2
Soquel	10	0	9	12	\$603,836	\$630,000	\$581	103%	\$5,434,528	1,114	765	0
Watsonville	86	2	89	18	\$753,358	\$637,000	\$493	104%	\$67,048,943	1,211	1,602	0.3
Summary	531	20	538	20	\$ 737,711	\$675,000	\$581	102.8%	\$414,403,993	1,234	4,637	0.9

Data provided by MLS Listings, Inc. and compiled by the Santa Cruz County Association of REALTORS®