

Santa Cruz County Housing Statistics

2022 Annual

2022: 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	278	24	233	25	\$1,922,873	\$1,600,000	\$874	105%	\$448,029,565	2,031	30,844	1.8
Ben Lomond	77	6	63	18	\$1,078,334	\$925,000	\$674	106%	\$67,935,100	1,674	204,655	1.6
Boulder Creek	152	16	126	22	\$863,907	\$820,000	\$590	105%	\$108,852,388	1,602	59,745	2.5
Brookdale	14	0	13	33	\$835,269	\$748,000	\$522	99%	\$10,858,500	1,691	28,998	0
Capitola	59	4	45	24	\$1,865,141	\$1,650,000	\$1,305	105%	\$83,931,388	1,364	4,187	0.9
Corralitos	16	1	8	63	\$1,293,000	\$1,050,000	\$711	100%	\$10,344,000	1,688	196,722	3
Davenport	3	1	1	63	\$2,000,000	\$2,000,000	\$1,151	100%	\$2,000,000	1,738	506,515	
East Santa Cruz	1	0	0									
Felton	100	9	87	24	\$879,959	\$885,000	\$701	107%	\$76,556,499	1,355	35,082	2.1
Freedom	15	0	10	11	\$759,300	\$745,500	\$600	106%	\$7,593,000	1,278	7,397	0
La Selva Beach	19	6	11	33	\$2,066,636	\$1,875,000	\$864	105%	\$22,733,000	2,357	82,530	6
Los Gatos	92	11	77	30	\$1,527,451	\$1,475,000	\$668	102%	\$117,613,727	2,266	246,864	2.5
Mount Hermon	11	3	8	15	\$769,812	\$804,000	\$562	103%	\$6,158,500	1,284	7,498	4.5
Santa Cruz	540	55	446	22	\$1,758,300	\$1,517,500	\$971	105%	\$784,202,131	1,846	23,525	1.8
Scotts Valley	137	18	103	25	\$1,558,777	\$1,525,000	\$728	104%	\$160,554,093	2,206	35,222	3.2
Seacliff	2	0	2	10	\$1,238,500	\$1,238,500	\$1,460	116%	\$2,477,000	874	5,641	
Soquel	71	11	50	27	\$1,673,830	\$1,600,000	\$742	104%	\$83,691,500	2,292	158,465	3.7
Watsonville	248	35	188	22	\$932,336	\$840,000	\$553	101%	\$175,279,302	1,636	62,539	3.1
Summary	1835	200	1471	27	\$ 1,354,319	\$1,238,500	\$711	104.3%	\$2,168,809,693	1,717	99,790	2.4

2022: 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	5	78	18	\$1,025,014	\$988,250	\$727	104%	\$79,951,151	1,360	1,615	0.8
Boulder Creek	6	0	6	15	\$564,333	\$518,500	\$496	103%	\$3,386,000	1,117	1,091	
Capitola	59	4	48	22	\$798,611	\$747,500	\$804	103%	\$38,333,350	953	1,063	1.5
Freedom	8	0	7	30	\$659,714	\$650,000	\$627	101%	\$4,618,000	1,168	1,575	
La Selva Beach	9	2	5	11	\$1,801,020	\$1,600,000	\$880	110%	\$9,005,100	1,850	1,732	6
Santa Cruz	127	13	119	19	\$870,981	\$860,000	\$694	104%	\$103,646,809	1,218	1,322	2.3
Scotts Valley	33	1	31	10	\$905,850	\$899,000	\$659	109%	\$28,081,360	1,404	1,487	0.6
Soquel	5	0	4	9	\$801,750	\$832,500	\$648	108%	\$3,207,000	1,197	980	0
Watsonville	63	5	52	15	\$848,165	\$650,000	\$554	102%	\$44,104,595	1,211	1,884	1.4
Summary	400	30	350	17	\$ 919,493	\$832,500	\$659	104.9%	\$314,333,365	1,275	1,417	1.8

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