

Santa Cruz County Housing Statistics

2023 Annual

2023: 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	257	22	198	33	\$1,640,111	\$1,517,944	\$870	100%	\$324,742,045	1,851	25,037	1.6
Ben Lomond	84	7	56	31	\$995,955	\$941,125	\$615	101%	\$55,773,525	1,708	59,693	1.2
Boulder Creek	158	26	117	37	\$803,381	\$755,000	\$553	101%	\$93,995,600	1,513	68,728	3
Brookdale	17	1	14	38	\$726,273	\$762,500	\$461	97%	\$10,167,825	1,586	13,323	1.5
Capitola	38	3	28	35	\$2,059,053	\$1,640,750	\$1,409	100%	\$57,653,500	1,489	4,249	2.3
Corralitos	14	2	9	35	\$1,189,833	\$1,200,000	\$648	103%	\$10,708,500	1,871	147,630	
Davenport	6	0	7	14	\$1,180,000	\$1,050,000	\$684	102%	\$8,260,000	1,830	7,007	0
Felton	93	16	60	36	\$870,497	\$814,500	\$610	101%	\$52,229,850	1,506	66,841	2.5
Freedom	8	0	10	19	\$752,100	\$732,500	\$649	101%	\$7,521,000	1,182	11,230	
La Selva Beach	19	2	19	82	\$2,575,000	\$1,819,000	\$899	95%	\$48,925,000	2,122	97,637	2
Los Gatos	89	11	54	53	\$1,573,914	\$1,411,000	\$628	98%	\$84,991,400	2,603	218,148	3
Mount Hermon	5	0	6	38	\$854,166	\$857,500	\$638	103%	\$5,125,000	1,380	8,139	
Santa Cruz	433	34	326	33	\$1,742,280	\$1,500,000	\$937	100%	\$567,983,591	1,847	29,503	1.3
Scotts Valley	102	10	83	35	\$1,468,949	\$1,365,000	\$661	100%	\$121,922,773	2,253	34,578	1.8
Soquel	55	3	45	31	\$1,509,677	\$1,495,000	\$677	100%	\$67,935,500	2,305	80,960	1
Watsonville	185	25	159	35	\$915,334	\$775,000	\$568	100%	\$145,538,187	1,577	40,960	2.2
Summary	1563	162	1191	37	\$ 1,303,533	\$1,125,000	\$649	100.1%	\$1,663,473,296	1,789	57,104	1.8

2023: 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	75	20	46	28	\$978,137	\$945,000	\$746	100%	\$44,994,317	1,296	1,489	3.5
Boulder Creek	15	5	3	43	\$518,833	\$550,000	\$436	98%	\$1,556,500	1,124		15
Capitola	51	3	40	23	\$762,517	\$730,000	\$786	100%	\$30,500,688	955	762	0.9
Freedom	4	1	3	25	\$555,499	\$667,000	\$331	100%	\$1,666,498	1,668	1,510	3
La Selva Beach	7	0	6	70	\$1,619,166	\$1,467,500	\$788	98%	\$9,715,000	1,810	1,445	0
Santa Cruz	116	11	108	37	\$833,284	\$802,500	\$699	101%	\$89,994,776	1,165	1,236	1.2
Scotts Valley	30	4	25	18	\$870,040	\$800,000	\$634	101%	\$21,751,000	1,468	1,273	2
Soquel	15	3	7	17	\$860,685	\$745,000	\$694	100%	\$6,024,800	1,271	1,259	3
Watsonville	61	8	39	30	\$687,286	\$558,287	\$550	99%	\$26,804,165	1,118	1,217	2.7
Summary	374	55	277	32	\$ 853,939	\$745,000	\$694	99.7%	\$233,007,744	1,319	1,274	3.5

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