

# Santa Cruz County Housing Statistics

## April 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          | 34         | 31         | 31         | 18        | \$2,004,706         | \$1,700,000        | \$874          | 113%        | \$62,145,916         | 2,187             | 39,290           | 1.4                 |
| Ben Lomond     | 9          | 6          | 5          | 16        | \$972,700           | \$880,000          | \$733          | 109%        | \$4,863,500          | 1,455             | 15,098           | 1                   |
| Boulder Creek  | 16         | 19         | 14         | 16        | \$830,660           | \$754,500          | \$658          | 111%        | \$11,629,250         | 1,446             | 48,252           | 1.7                 |
| Brookdale      | 0          | 0          | 3          | 6         | \$714,666           | \$699,000          | \$619          | 112%        | \$2,144,000          | 946               | 13,939           | 0                   |
| Capitola       | 7          | 7          | 3          | 10        | \$1,510,000         | \$1,630,000        | \$1,447        | 95%         | \$4,530,000          | 1,063             | 3,064            | 1.8                 |
| Corralitos     | 1          | 5          | 1          | 9         | \$1,150,000         | \$1,150,000        | \$908          | 110%        | \$1,150,000          | 1,267             | 15,159           | 15                  |
| Felton         | 15         | 19         | 9          | 10        | \$1,050,888         | \$1,200,000        | \$861          | 115%        | \$9,458,000          | 1,258             | 23,890           | 3                   |
| Freedom        | 3          | 1          | 1          | 5         | \$931,000           | \$931,000          | \$645          | 104%        | \$931,000            | 1,443             | 6,229            | 1                   |
| La Selva Beach | 1          | 1          | 0          |           |                     |                    |                |             |                      |                   |                  |                     |
| Los Gatos      | 10         | 19         | 12         | 24        | \$1,834,583         | \$1,937,500        | \$679          | 102%        | \$22,015,000         | 2,667             | 264,896          | 2.5                 |
| Mount Hermon   | 1          | 1          | 0          |           |                     |                    |                |             |                      |                   |                  |                     |
| Santa Cruz     | 53         | 40         | 62         | 15        | \$1,811,289         | \$1,600,000        | \$1,104        | 113%        | \$112,299,958        | 1,803             | 24,122           | 0.9                 |
| Scotts Valley  | 16         | 14         | 13         | 9         | \$1,905,753         | \$1,905,000        | \$776          | 110%        | \$24,774,800         | 2,550             | 42,475           | 1.7                 |
| Seacliff       | 0          | 0          | 1          | 6         | \$1,322,000         | \$1,322,000        | \$1,763        | 110%        | \$1,322,000          | 750               | 3,833            | 0                   |
| Soquel         | 10         | 11         | 3          | 6         | \$1,800,000         | \$1,650,000        | \$940          | 110%        | \$5,400,000          | 2,233             | 1,546,830        | 2.5                 |
| Watsonville    | 26         | 37         | 22         | 11        | \$950,477           | \$825,000          | \$629          | 102%        | \$20,910,500         | 1,618             | 47,275           | 2                   |
| <b>Summary</b> | <b>202</b> | <b>211</b> | <b>180</b> | <b>12</b> | <b>\$ 1,342,052</b> | <b>\$1,261,000</b> | <b>\$819</b>   | <b>108%</b> | <b>\$283,573,924</b> | <b>1,620</b>      | <b>149,597</b>   | <b>2.5</b>          |

## April 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          | 8         | 7         | 14        | 8         | \$1,172,250        | \$1,222,500       | \$949          | 111%        | \$16,411,502         | 1,334             | 1,851            | 0.9                 |
| Boulder Creek  | 0         | 0         | 1         | 5         | \$760,000          | \$760,000         | \$461          | 109%        | \$760,000            | 1,650             | 1,400            | 0                   |
| Capitola       | 6         | 6         | 3         | 10        | \$862,333          | \$912,000         | \$907          | 109%        | \$2,587,000          | 962               |                  | 1.4                 |
| Freedom        | 1         | 2         | 0         |           |                    |                   |                |             |                      |                   |                  |                     |
| La Selva Beach | 0         | 0         | 1         | 5         | \$1,900,100        | \$1,900,100       | \$1,039        | 123%        | \$1,900,100          | 1,829             | 1,220            | 0                   |
| Santa Cruz     | 11        | 11        | 11        | 26        | \$805,864          | \$822,000         | \$819          | 109%        | \$8,864,514          | 1,064             | 907              | 1.3                 |
| Scotts Valley  | 5         | 2         | 3         | 5         | \$991,000          | \$908,000         | \$593          | 119%        | \$2,973,000          | 1,539             | 1,612            | 0.6                 |
| Watsonville    | 7         | 5         | 8         | 8         | \$1,149,022        | \$878,000         | \$810          | 108%        | \$9,192,178          | 1,199             | 967              | 1.3                 |
| <b>Summary</b> | <b>38</b> | <b>33</b> | <b>41</b> | <b>10</b> | <b>\$1,091,510</b> | <b>\$908,000</b>  | <b>\$819</b>   | <b>113%</b> | <b>\$ 42,688,294</b> | <b>1,368</b>      | <b>1,326</b>     | <b>0.8</b>          |

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