

Santa Cruz County Housing Statistics

April 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	23	31	15	20	\$1,752,400	\$1,625,000	\$967	102%	\$26,286,000	1,855	61,010	2.3
Ben Lomond	5	7	1	15	\$1,250,000	\$1,250,000	\$527	96%	\$1,250,000	2,372	9,104	3
Boulder Creek	14	18	10	42	\$898,370	\$809,350	\$621	101%	\$8,983,700	2,011	73,046	2.5
Brookdale	1	3	0									
Capitola	3	5	3	7	\$1,966,666	\$2,250,000	\$1,410	100%	\$5,900,000	1,344	3,311	2.1
Corralitos	0	2	0									
Davenport	2	0	0									
Felton	5	7	4	19	\$1,045,000	\$1,000,000	\$708	101%	\$4,180,000	1,682	705,150	2.1
Freedom	1	2	0									
La Selva Beach	3	6	0									
LOS GATOS	12	18	4	140	\$1,418,250	\$1,506,500	\$653	95%	\$5,673,000	2,694	475,436	7.7
Mount Hermon	0	1	1	69	\$550,000	\$550,000	\$862	100%	\$550,000	638	6,011	1.5
Santa Cruz	34	70	18	34	\$1,698,819	\$1,607,500	\$830	101%	\$30,578,750	2,037	15,442	3.2
Scotts Valley	18	23	6	15	\$1,384,583	\$1,272,500	\$676	101%	\$8,307,500	2,047	9,199	4.9
Soquel	7	13	2	26	\$1,490,000	\$1,490,000	\$643	99%	\$2,980,000	2,321	195,563	5.6
Watsonville	21	33	12	55	\$1,050,625	\$707,500	\$527	97%	\$12,607,500	1,731	5,990	2.5
Summary	149	239	76	40	\$ 1,318,610	\$1,272,500	\$676	99%	\$107,296,450	1,885	141,751	3.4

April 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	4	7	3	9	\$839,421	\$875,000	\$693	103%	\$2,518,263	1,114	828	2.6
Boulder Creek	3	3	0									
Capitola	3	6	3	37	\$898,933	\$740,000	\$794	102%	\$2,696,800	1,088	523	3
Freedom	0	0	0									
La Selva Beach	1	4	0									
Santa Cruz	9	12	6	19	\$1,088,333	\$970,000	\$676	105%	\$6,530,000	1,648	1,154	1.3
Scotts Valley	2	3	3	11	\$1,008,333	\$975,000	\$614	103%	\$3,025,000	1,753	1,387	1.5
Soquel	1	1	0									
Watsonville	3	5	2	10	\$690,250	\$690,250	\$958	100%	\$1,380,500	691		3.8
Summary	26	41	17	17	\$905,054	\$875,000	\$693	103%	\$ 16,150,563	1,259	973	2.4

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