

# Santa Cruz County Housing Statistics

## August 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	27	41	28	29	\$1,716,571	\$1,417,500	\$844	99%	\$48,064,000	1,997	49,377	1.8
Ben Lomond	6	9	6	19	\$1,043,000	\$1,050,000	\$570	104%	\$6,258,000	1,871	14,433	1.4
Boulder Creek	17	22	12	20	\$873,333	\$790,500	\$622	103%	\$10,480,000	1,510	34,100	1.8
Brookdale	0	3	1	18	\$900,000	\$900,000	\$480	113%	\$900,000	1,876	111,993	3
Capitola	2	6	4	21	\$2,475,000	\$2,137,500	\$1,941	107%	\$9,900,000	1,373	4,657	1.5
Corralitos	3	6	1	51	\$950,000	\$950,000	\$786	100%	\$950,000	1,208	8,581	9
Davenport	0	0	1	63	\$2,000,000	\$2,000,000	\$1,151	100%	\$2,000,000	1,738	506,515	0
Felton	10	16	11	32	\$918,000	\$902,000	\$731	102%	\$10,098,000	1,457	15,543	1.6
Freedom	0	1	1	35	\$670,000	\$670,000	\$607	100%	\$670,000	1,104	9,496	1
La Selva Beach	4	7	0									
LOS GATOS	5	14	8	45	\$1,911,750	\$1,749,500	\$644	97%	\$15,294,000	2,991	335,684	1.9
Mount Hermon	3	3	3	15	\$780,000	\$935,000	\$570	105%	\$2,340,000	1,360	9,075	3
Santa Cruz	48	85	36	23	\$1,656,780	\$1,465,000	\$965	101%	\$59,644,106	1,724	13,210	2.3
Scotts Valley	9	18	13	46	\$1,334,538	\$1,300,000	\$739	97%	\$17,349,000	1,937	25,154	1.6
Seacliff	1	0	0									
Soquel	6	9	5	51	\$1,756,000	\$1,735,000	\$710	97%	\$8,780,000	2,736	75,890	1.8
Watsonville	22	40	16	28	\$1,035,558	\$815,000	\$573	97%	\$16,568,930	1,617	48,364	2.7
<b>Summary</b>	<b>163</b>	<b>280</b>	<b>146</b>	<b>33</b>	<b>\$ 1,334,702</b>	<b>\$1,050,000</b>	<b>\$710</b>	<b>101%</b>	<b>\$209,296,036</b>	<b>1,767</b>	<b>84,138</b>	<b>2.3</b>

## August 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	7	13	8	27	\$907,250	\$862,500	\$612	99%	\$7,258,000	1,411	1,437	1.9
Boulder Creek	0	1	0									
Capitola	7	10	7	24	\$813,050	\$775,000	\$674	97%	\$5,691,350	1,095	523	1.9
Freedom	0	1	1	84	\$640,000	\$640,000	\$482	98%	\$640,000	1,327	1,481	1.5
La Selva Beach	1	2	0									
Santa Cruz	15	20	13	22	\$896,846	\$882,500	\$678	101%	\$11,659,000	1,293	1,121	1.5
Scotts Valley	2	3	1	4	\$685,000	\$685,000	\$794	106%	\$685,000	863	1,002	1.5
Soquel	0	0	2	9	\$663,500	\$663,500	\$640	104%	\$1,327,000	1,037		0
Watsonville	9	15	6	22	\$766,666	\$712,500	\$621	99%	\$4,600,000	1,071	5,200	3.2
<b>Summary</b>	<b>41</b>	<b>65</b>	<b>38</b>	<b>27</b>	<b>\$767,473</b>	<b>\$712,500</b>	<b>\$640</b>	<b>101%</b>	<b>\$ 31,860,350</b>	<b>1,157</b>	<b>1,794</b>	<b>1.6</b>

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