

Santa Cruz County Housing Statistics

August 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	29	45	25	26	\$1,427,044	\$1,380,000	\$880	100%	\$35,676,114	1,664	18,518	1.9
Ben Lomond	10	17	4	15	\$1,058,750	\$892,500	\$590	106%	\$4,235,000	2,176	13,155	2
Boulder Creek	14	25	16	27	\$811,031	\$812,750	\$523	98%	\$12,976,500	1,492	49,914	1.8
Brookdale	2	6	2	31	\$669,500	\$669,500	\$624	97%	\$1,339,000	1,080	25,309	3.6
Capitola	4	6	4	21	\$1,531,000	\$1,529,500	\$1,150	99%	\$6,124,000	1,507	4,269	2
Corralitos	0	3	1	22	\$1,000,000	\$1,000,000	\$598	97%	\$1,000,000	1,672	9,670	2.3
Felton	13	30	6	24	\$954,583	\$865,000	\$609	103%	\$5,727,500	1,582	17,707	6
Freedom	1	0	0									
La Selva Beach	1	4	3	35	\$1,328,333	\$1,185,000	\$896	98%	\$3,985,000	1,519	9,409	1.3
Los Gatos	12	23	4	30	\$1,461,725	\$1,537,500	\$712	97%	\$5,846,900	2,088	159,865	3.3
Mount Hermon	0	1	0									
Santa Cruz	42	67	32	25	\$1,663,437	\$1,532,500	\$818	102%	\$53,230,000	1,931	24,489	2
Scotts Valley	10	18	8	29	\$1,654,201	\$1,327,500	\$667	100%	\$13,233,609	2,677	11,583	1.9
Soquel	5	12	4	93	\$1,591,250	\$1,637,500	\$592	97%	\$6,365,000	2,848	76,047	2.3
Watsonville	24	34	17	24	\$832,143	\$810,000	\$593	102%	\$14,146,434	1,466	24,027	2.2
Summary	167	291	126	31	\$ 1,229,461	\$1,185,000	\$624	100%	\$163,885,057	1,823	34,151	2.5

August 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	9	14	1	35	\$805,000	\$805,000	\$770.00	95%	\$805,000	1,045	436	3.8
Boulder Creek	1	1	1	19	\$589,000	\$589,000	\$436.00	98%	\$589,000	1,352		1.5
Capitola	8	9	6	8	\$797,833	\$800,000	\$767.00	103%	\$4,787,000	1,052	784	1.9
La Selva Beach	0	3	1	7	\$1,686,000	\$1,686,000	\$809.00	103%	\$1,686,000	2,084	1,742	3
Santa Cruz	21	21	11	13	\$881,090	\$825,000	\$821.00	103%	\$9,692,000	1,079	1,684	2.3
Scotts Valley	2	2	2	68	\$887,500	\$887,500	\$618.00	99%	\$1,775,000	1,544	1,694	1
Soquel	1	4	0									
Watsonville	10	18	8	26	\$764,625	\$656,250	\$609.00	99%	\$6,117,000	1,090	1,481	3.6
Summary	52	72	30	25	\$915,864	\$805,000	\$767	100%	\$ 25,451,000	1,321	1,304	2.4

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