

Santa Cruz County Housing Statistics

December 2021: 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	6	8	20	24	\$1,812,990	\$1,466,000	\$882	103%	\$36,259,815	1,782	9,699	0.3
Ben Lomond	3	4	6	13	\$1,137,575	\$1,137,952	\$587	107%	\$6,825,454	1,947	145,156	0.6
Boulder Creek	4	12	16	30	\$788,468	\$770,000	\$578	102%	\$12,615,500	1,478	53,026	0.7
Brookdale	1	1	1	14	\$636,000	\$636,000	\$454	103%	\$636,000	1,402	6,882	1
Capitola	2	1	4	29	\$1,682,500	\$1,665,000	\$1,066	108%	\$6,730,000	1,753	5,249	0.4
Corralitos	0	2	0									
Felton	4	8	9	20	\$938,444	\$810,000	\$824	103%	\$8,446,000	1,504	124,006	0.8
Freedom	0	0	1	13	\$825,000	\$825,000	\$405	100%	\$825,000	2,037	5,619	0
La Selva Beach	1	1	2	16	\$1,982,500	\$1,982,500	\$1,409	107%	\$3,965,000	1,531	163,132	1
Los Gatos	4	11	5	55	\$1,332,000	\$1,500,000	\$602	97%	\$6,660,000	2,320	88,218	1.7
Mount Hermon	0	0	0									
Santa Cruz	19	23	33	37	\$1,759,750	\$1,504,000	\$939	108%	\$58,071,758	1,899	16,832	0.5
Scotts Valley	1	4	9	18	\$1,261,444	\$1,250,000	\$635	106%	\$11,353,000	2,151	23,677	0.3
Soquel	0	2	1	5	\$2,200,000	\$2,200,000	\$528	102%	\$2,200,000	4,168	97,705	0.7
Watsonville	13	17	26	43	\$928,390	\$865,000	\$468	101%	\$24,138,165	1,875	55,601	0.8
Summary	58	94	133	24	\$ 1,329,620	\$1,250,000	\$602	104%	\$178,725,692	1,988	61,139	0.7

December 2021: 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	0	5	2	28	\$917,500	\$917,500	\$582	100%	\$1,835,000	1,575	1,307	1.1
Boulder Creek	0	1	0									
Capitola	0	3	0									
Freedom	0	2	0									
La Selva Beach	0	0	1	3	\$1,325,000	\$1,325,000	\$1,274	102%	\$1,325,000	1,040		0
Santa Cruz	3	20	1	5	\$550,000	\$550,000	\$849	106%	\$550,000	648		1.9
Scotts Valley	0	1	0									
Watsonville	0	3	1	11	\$465,000	\$465,000	\$403	109%	\$465,000	1,155		0.6
Summary	3	35	5	12	\$814,375	\$733,750	\$716	104%	\$ 4,175,000	1,105	1,307	0.9

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