

Santa Cruz County Housing Statistics

December 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	8	24	9	44	\$2,551,581	\$949,500	\$849	98%	\$22,964,235	1,549	9,791	1.8
Ben Lomond	3	6	4	11	\$913,525	\$774,550	\$697	106%	\$3,654,100	1,270	473,922	1.6
Boulder Creek	7	16	2	40	\$947,500	\$947,500	\$553	93%	\$1,895,000	1,675	72,680	2.5
Brookdale	0	0	2	58	\$699,000	\$699,000	\$430	96%	\$1,398,000	1,677	13,591	0
Capitola	1	4	7	19	\$1,679,285	\$1,660,000	\$1,086	105%	\$11,755,000	1,454	5,778	0.9
Corralitos	0	1	1	10	\$1,249,000	\$1,249,000	\$595	100%	\$1,249,000	2,100	26,049	3
Davenport	0	1	0									
Felton	3	9	2	58	\$777,500	\$777,500	\$692	99%	\$1,555,000	1,105	14,005	2.1
Freedom	2	0	1	6	\$695,000	\$695,000	\$552	100%	\$695,000	1,260	13,460	0
La Selva Beach	1	6	1	201	\$1,675,000	\$1,675,000	\$535	76%	\$1,675,000	3,131	17,424	6
LOS GATOS	2	11	2	66	\$1,050,000	\$1,050,000	\$633	98%	\$2,100,000	1,693	459,449	2.5
Mount Hermon	1	3	0									
Santa Cruz	12	55	31	36	\$1,577,548	\$1,330,000	\$898	98%	\$48,904,000	1,751	55,694	1.8
Scotts Valley	4	18	4	33	\$1,436,892	\$1,573,785	\$599	93%	\$5,747,570	2,365	64,083	3.2
Soquel	2	11	3	20	\$1,601,333	\$1,550,000	\$677	103%	\$4,804,000	3,174	99,448	3.7
Watsonville	10	35	15	36	\$863,203	\$657,000	\$528	98%	\$12,948,054	1,559	60,676	3.1
Summary	56	200	84	46	\$ 1,265,455	\$999,750	\$616	97%	\$121,343,959	1,840	99,004	2.3

December 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	1	5	11	47	\$904,136	\$850,000	\$686	100%	\$9,945,500	1,321	2,126	0.8
Capitola	2	4	0									
La Selva Beach	1	2	0									
Santa Cruz	4	13	4	12	\$706,000	\$687,000	\$822	103%	\$2,824,000	912	1,285	2.3
Scotts Valley	2	1	1	16	\$550,000	\$550,000	\$730	92%	\$550,000	753	697	0.6
Soquel	0	0	0									
Watsonville	3	5	5	14	\$744,900	\$640,000	\$552	101%	\$3,724,500	1,173	1,205	1.4
Summary	13	30	21	22	\$726,259	\$663,500	\$708	99%	\$ 17,044,000	1,040	1,328	1.3

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