

Santa Cruz County Housing Statistics

January 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	23	19	12	31	\$1,481,210	\$1,443,518	\$870	103%	\$17,774,522	1,904	13,877	1
Ben Lomond	7	5	4	10	\$912,000	\$957,000	\$603	106%	\$3,648,000	1,669	19,885	0.9
Boulder Creek	8	11	10	47	\$972,178	\$934,000	\$604	100%	\$9,721,788	1,638	92,413	0.8
Brookdale	1	2	1	14	\$480,000	\$480,000	\$400	98%	\$480,000	1,200	8,102	2
Capitola	5	5	2	18	\$1,300,000	\$1,300,000	\$898	93%	\$2,600,000	1,439	5,380	2.1
Corralitos	0	2	1	7	\$730,000	\$730,000	\$635	105%	\$730,000	1,150	732,113	2
Felton	6	10	3	66	\$840,000	\$808,000	\$701	105%	\$2,520,000	1,258	25,962	1.3
Freedom	2	1	0									
La Selva Beach	1	2	1	28	\$1,670,000	\$1,670,000	\$714	93%	\$1,670,000	2,338	20,560	2
LOS GATOS	7	9	5	15	\$1,950,000	\$1,800,000	\$633	112%	\$9,750,000	3,003	114,180	1.8
Mount Hermon	0	0	1	20	\$812,000	\$812,000	\$677	103%	\$812,000	1,200	7,449	0
Santa Cruz	32	28	25	30	\$1,701,250	\$1,610,000	\$996	108%	\$42,531,250	1,886	20,917	0.8
Scotts Valley	7	9	5	15	\$1,926,000	\$1,875,000	\$770	109%	\$9,630,000	2,810	35,048	1.1
Soquel	6	6	3	85	\$2,018,333	\$1,885,000	\$701	98%	\$6,055,000	2,595	174,542	2.3
Watsonville	13	17	13	26	\$927,153	\$850,000	\$514	100%	\$12,053,000	1,693	63,832	0.8
Summary	118	126	86	29	\$ 1,265,723	\$1,128,500	\$689	102%	\$119,975,560	1,842	95,304	1.4

January 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	4	2	3	7	\$1,140,333	\$1,156,000	\$797	107%	\$3,421,000	1,529	1,220	0.4
Boulder Creek	0	0	1	71	\$440,000	\$440,000	\$764	98%	\$440,000	576	566	0
Capitola	3	3	3	24	\$744,333	\$725,000	\$737	101%	\$2,233,000	1,023	2,526	0.8
Freedom	6	7	0									
Santa Cruz	5	9	10	30	\$884,750	\$872,500	\$707	106%	\$8,847,500	1,268	1,350	0.8
Scotts Valley	4	2	1	9	\$1,220,000	\$1,220,000	\$554	98%	\$1,220,000	2,202		0.5
Watsonville	3	1	3	12	\$1,083,866	\$580,000	\$503	101%	\$3,251,600	1,568	1,220	0.2
Summary	25	24	21	26	\$918,880	\$798,750	\$722	102%	\$ 19,413,100	1,361	1,376	0.5

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