

Santa Cruz County Housing Statistics

January 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	7	22	6	21	\$1,281,666	\$1,240,000	\$750	94%	\$7,690,000	1,442	5,837	2.4
Ben Lomond	1	5	0									
Boulder Creek	6	15	9	46	\$789,333	\$731,000	\$502	98%	\$7,104,000	1,463	23,593	2.1
Brookdale	1	1	0									
Capitola	0	3	2	11	\$3,700,000	\$3,700,000	\$1,889	98%	\$7,400,000	1,851	5,206	0.7
Corralitos	0	1	0									
Davenport	1	0	2	7	\$1,035,000	\$1,035,000	\$739	100%	\$2,070,000	1,431	7,449	0
Felton	0	6	1	17	\$830,000	\$830,000	\$498	92%	\$830,000	1,666	97,531	2.3
Freedom	2	2	2	23	\$689,500	\$689,500	\$628	99%	\$1,379,000	1,180	9,758	2
La Selva Beach	1	5	3	103	\$1,964,666	\$1,819,000	\$638	92%	\$5,894,000	3,156	42,122	3
Los Gatos	2	13	0									
Mount Hermon	0	2	0									
Santa Cruz	17	44	17	75	\$1,449,705	\$1,345,000	\$779	95%	\$24,645,000	2,108	32,703	1.9
Scotts Valley	3	13	8	36	\$1,308,375	\$1,249,000	\$635	98%	\$10,467,000	2,048	60,981	2.1
Soquel	3	10	3	58	\$1,293,333	\$1,300,000	\$469	96%	\$3,880,000	2,556	27,414	3.3
Watsonville	5	31	9	74	\$739,555	\$725,000	\$545	96%	\$6,656,000	1,374	25,701	2.8
Summary	49	173	62	43	\$ 1,371,012	\$1,240,000	\$635	96%	\$78,015,000	1,843	30,754	2.1

January 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	3	3	3	57	\$1,091,666	\$1,075,000	\$690	99%	\$3,275,000	1,590	1,510	0.5
Boulder Creek	0	0	0									
Capitola	1	4	1	51	\$815,000	\$815,000	\$1,143	99%	\$815,000	713		4
La Selva Beach	2	3	0									
Santa Cruz	9	19	2	2	\$649,915	\$649,916	\$610	102%	\$1,299,831	1,098	871	4.4
Scotts Valley	3	2	1	10	\$817,000	\$817,000	\$584	102%	\$817,000	1,400	1,830	1
Soquel	0	0	1	37	\$655,000	\$655,000	\$650	94%	\$655,000	1,008		0
Watsonville	0	2	2	56	\$779,500	\$779,500	\$828	97%	\$1,559,000	1,117		0.7
Summary	18	33	10	36	\$801,347	\$797,250	\$670	99%	\$ 8,420,831	1,154	1,404	1.8

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