

Santa Cruz County Housing Statistics

July 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	36	51	29	19	\$1,643,483	\$1,300,000	\$721.00	103%	\$47,661,012	2,023	45,450	1.6
Ben Lomond	14	14	12	10	\$976,583	\$987,500	\$587.00	109%	\$11,719,000	1,667	19,177	1.2
Boulder Creek	25	28	27	18	\$894,907	\$869,000	\$578.00	104%	\$24,162,500	1,628	74,809	1.1
Brookdale	3	4	1	4	\$740,000	\$740,000	\$635.00	106%	\$740,000	1,166	7,013	6
Capitola	7	14	5	12	\$1,851,398	\$2,100,000	\$928.00	109%	\$9,256,993	1,744	4,853	2.5
Corralitos	4	7	1	0	\$1,800,000	\$1,800,000	\$507.00	103%	\$1,800,000	3,548	83,766	10.5
Davenport	0	1	0									
Felton	24	26	17	18	\$738,411	\$740,000	\$661.00	107%	\$12,553,000	1,221	10,736	1.7
Freedom	0	0	2	14	\$790,000	\$790,000	\$617.00	100%	\$1,580,000	1,417	7,144	0
La Selva Beach	0	4	2	23	\$1,762,500	\$1,762,500	\$923.00	96%	\$3,525,000	1,882	8,952	3
LOS GATOS	14	27	9	15	\$1,551,500	\$1,400,000	\$639.00	101%	\$13,963,500	2,458	403,356	2.8
Mount Hermon	3	3	0									
Santa Cruz	82	104	46	11	\$1,590,561	\$1,425,000	\$807.00	107%	\$73,165,842	1,904	78,643	2
Scotts Valley	24	27	14	9	\$1,348,841	\$1,265,000	\$651.00	105%	\$18,883,777	2,119	86,445	1.8
Soquel	16	18	9	24	\$2,249,444	\$2,195,000	\$654.00	105%	\$20,245,000	3,125	117,661	2.7
Watsonville	21	33	14	9	\$1,020,092	\$793,500	\$479.00	107%	\$14,281,300	1,863	52,947	1.3
Summary	273	361	188	13	\$ 1,354,123	\$1,282,500	\$645	104%	\$253,536,924	1,983	71,497	2.7

July 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	11	12	6	18	\$679,791	\$626,875	\$596.00	102%	\$4,078,750	1,205	1,046	1.5
Boulder Creek	3	4	1	5	\$625,000	\$625,000	\$382.00	109%	\$625,000	1,638		4
Capitola	3	3	5	18	\$658,000	\$565,000	\$690.00	104%	\$3,290,000	915	1,023	0.6
Freedom	1	0	2	13	\$607,500	\$607,500	\$490.00	103%	\$1,215,000	1,274	1,155	0
La Selva Beach	1	1	1	21	\$1,030,000	\$1,030,000	\$1,288.00	94%	\$1,030,000	800		1.5
Santa Cruz	33	32	19	12	\$831,631	\$715,000	\$706.00	107%	\$15,801,000	1,162	1,097	2
Scotts Valley	7	7	2	11	\$925,000	\$925,000	\$564.00	105%	\$1,850,000	1,707	1,760	1.1
Soquel	1	1	1	9	\$625,000	\$625,000	\$620.00	114%	\$625,000	1,008		3
Watsonville	6	7	10	7	\$1,061,200	\$747,000	\$658.00	108%	\$10,612,000	1,335	1,365	1
Summary	66	67	47	13	\$782,569	\$626,875	\$620	105%	\$ 39,126,750	1,227	1,241	1.6

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