

Santa Cruz County Housing Statistics

July 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	18	43	19	20	\$1,689,887	\$1,425,000	\$826	100%	\$32,107,860	1,986	54,739	1.8
Ben Lomond	7	8	6	15	\$812,833	\$755,000	\$739	103%	\$4,877,000	1,259	9,621	1.2
Boulder Creek	11	21	12	23	\$929,875	\$871,500	\$540	105%	\$11,158,500	2,001	34,096	1.8
Brookdale	2	5	1	19	\$905,000	\$905,000	\$250	52%	\$905,000	3,620	62,204	7.5
Capitola	9	8	4	16	\$1,489,750	\$1,504,500	\$1,237	103%	\$5,959,000	1,284	5,075	2.4
Corralitos	1	5	1	100	\$1,305,000	\$1,305,000	\$811	97%	\$1,305,000	1,610	45,041	7.5
Davenport	0	1	0									
Felton	9	13	4	10	\$920,000	\$1,027,500	\$741	109%	\$3,680,000	1,263	19,951	1.2
Freedom	1	2	2	14	\$848,000	\$848,000	\$506	102%	\$1,696,000	1,687	7,406	1.2
La Selva Beach	0	4	1	16	\$1,875,000	\$1,875,000	\$688	117%	\$1,875,000	2,727	217,147	6
Los Gatos	9	19	5	24	\$1,070,000	\$1,100,000	\$553	105%	\$5,350,000	1,857	285,527	2.4
Mount Hermon	3	2	0									
Santa Cruz	55	93	37	20	\$1,614,691	\$1,435,000	\$937	102%	\$59,743,572	1,744	32,030	2.4
Scotts Valley	9	24	6	17	\$1,324,166	\$1,330,000	\$785	104%	\$7,945,000	1,876	11,313	2.1
Soquel	4	13	6	9	\$1,711,666	\$1,605,000	\$784	104%	\$10,270,000	2,214	17,511	2.8
Watsonville	25	41	15	21	\$1,149,174	\$995,000	\$621	101%	\$17,237,618	1,553	185,769	2.3
Summary	163	302	119	23	\$ 1,260,360	\$1,202,500	\$740	100%	\$164,109,550	1,906	70,531	3.0

July 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	13	18	3	6	\$760,000	\$750,000	\$718	107%	\$2,280,000	989	1,307	3.2
Boulder Creek	1	1	0									
Capitola	7	14	4	17	\$695,750	\$700,000	\$928	101%	\$2,783,000	778		3.2
Freedom	1	2	0									
La Selva Beach	2	1	1	5	\$2,925,000	\$2,925,000	\$1,498	117%	\$2,925,000	1,953	1,655	3
Santa Cruz	17	19	16	22	\$816,481	\$763,500	\$645	104%	\$13,063,699	1,209	1,354	1.5
Scotts Valley	3	3	3	18	\$876,666	\$980,000	\$632	107%	\$2,630,000	1,412	1,089	0.9
Soquel	1	1	1	4	\$935,000	\$935,000	\$650	118%	\$935,000	1,438	1,176	3
Watsonville	4	14	3	14	\$579,333	\$709,500	\$608	100%	\$1,738,000	1,058	5,200	3.2
Summary	49	73	31	12	\$1,084,033	\$763,500	\$650	108%	\$ 26,354,699	1,262	1,964	2.6

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