

Santa Cruz County Housing Statistics

July 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	28	50	24	30	\$1,692,478	\$1,550,500	\$925	102%	\$40,619,475	1,790	12,716	2.2
Ben Lomond	6	16	6	14	\$983,250	\$1,025,000	\$766	107%	\$5,899,500	1,408	13,518	1.8
Boulder Creek	13	31	9	24	\$830,111	\$750,000	\$649	101%	\$7,471,000	1,566	128,492	2.7
Brookdale	1	6	1	31	\$675,000	\$675,000	\$750	98%	\$675,000	900	6,490	3.6
Capitola	5	6	3	40	\$2,550,000	\$3,100,000	\$1,165	97%	\$7,650,000	1,947	6,456	2.3
Corralitos	0	4	1	10	\$1,125,000	\$1,125,000	\$748	118%	\$1,125,000	1,504	30,318	2.4
Felton	12	24	2	13	\$737,000	\$737,000	\$686	99%	\$1,474,000	1,070	11,064	4.8
Freedom	0	0	2	9	\$730,000	\$730,000	\$673	100%	\$1,460,000	1,120	7,885	0
La Selva Beach	2	5	2	158	\$2,320,000	\$2,320,000	\$1,843	99%	\$4,640,000	1,125	656,254	1.9
Los Gatos	7	20	8	30	\$1,329,500	\$1,370,500	\$635	100%	\$10,636,000	2,207	42,493	2.4
Mount Hermon	1	1	2	58	\$815,000	\$815,000	\$518	102%	\$1,630,000	1,557	6,665	1
Santa Cruz	37	74	37	31	\$1,753,685	\$1,500,000	\$906	103%	\$64,886,380	1,890	40,261	2
Scotts Valley	11	18	8	59	\$1,570,000	\$1,525,000	\$690	101%	\$12,560,000	2,353	68,455	1.7
Soquel	4	10	6	7	\$1,774,333	\$1,750,000	\$777	100%	\$10,646,000	2,434	64,855	1.6
Watsonville	20	30	14	38	\$1,064,636	\$840,450	\$556	103%	\$14,904,908	1,557	110,808	2.3
Summary	147	295	125	37	\$ 1,330,000	\$1,125,000	\$748	102%	\$186,277,263	1,629	80,449	2.2

July 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	6	10	5	9	\$815,825	\$806,000	\$689.00	105%	\$4,079,129	1,189	2,178	2.5
Boulder Creek	0	1	0									
Capitola	6	8	5	37	\$841,200	\$767,000	\$936.00	98%	\$4,206,000	965	479	2
La Selva Beach	2	3	0									
Santa Cruz	16	16	7	140	\$887,142	\$835,000	\$680.00	101%	\$6,210,000	1,333	1,068	1.8
Scotts Valley	1	2	1	52	\$695,000	\$695,000	\$748.00	99%	\$695,000	929		0.9
Soquel	5	6	0									
Watsonville	15	18	4	15	\$562,500	\$455,000	\$488.00	98%	\$2,250,000	1,029	871	6
Summary	51	64	22	51	\$760,333	\$767,000	\$689	100%	\$ 17,440,129	1,089	1,149	2.6

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