

Santa Cruz County Housing Statistics

June 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	31	47	22	22	\$1,533,887	\$1,422,500	\$918	101%	\$33,745,521	1,730	30,490	2.5
Ben Lomond	18	18	16	42	\$967,500	\$895,000	\$609	102%	\$15,480,000	1,644	27,854	2.6
Boulder Creek	19	31	16	18	\$797,931	\$822,500	\$532	103%	\$12,766,900	1,436	20,826	2.6
Brookdale	3	6	2	25	\$822,500	\$822,500	\$387	102%	\$1,645,000	2,151	14,201	4.5
Capitola	5	7	2	33	\$1,774,500	\$1,774,500	\$1,615	95%	\$3,549,000	1,170	2,744	2.6
Corralitos	2	5	2	11	\$1,170,000	\$1,170,000	\$849	109%	\$2,340,000	1,435	157,383	3.8
Felton	14	20	7	10	\$759,571	\$772,000	\$689	107%	\$5,317,000	1,173	11,071	3.5
Freedom	2	2	2	50	\$760,000	\$760,000	\$588	98%	\$1,520,000	1,308	13,809	3
La Selva Beach	4	6	4	117	\$1,563,500	\$1,349,500	\$803	95%	\$6,254,000	2,039	52,076	3
Los Gatos	12	21	9	43	\$1,923,333	\$1,520,000	\$610	97%	\$17,310,000	3,187	196,170	3
Mount Hermon	1	1	1	7	\$1,230,000	\$1,230,000	\$612	112%	\$1,230,000	2,011	6,621	1.5
Santa Cruz	44	79	34	14	\$1,792,492	\$1,576,500	\$1,030	105%	\$60,944,750	1,699	10,457	2.6
Scotts Valley	12	19	11	21	\$1,554,444	\$1,350,000	\$700	102%	\$17,098,888	2,275	13,250	2
Soquel	9	13	6	8	\$1,322,833	\$1,458,500	\$821	101%	\$7,937,000	1,653	8,353	2.6
Watsonville	15	26	16	21	\$1,266,943	\$925,500	\$597	101%	\$20,271,100	1,928	53,843	2.1
Summary	191	301	150	29	\$ 1,282,629	\$1,230,000	\$689	102%	\$207,409,159	1,789	41,277	2.8

June 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	4	8	5	16	\$898,160	\$925,000	\$751.00	101%	\$4,490,800	1,160	1,339	2.4
Boulder Creek	3	3	1	50	\$417,500	\$417,500	\$640.00	99%	\$417,500	652		9
Capitola	6	8	3	7	\$760,629	\$764,888	\$978.00	102%	\$2,281,888	794		2.4
Freedom	0	0	1	1	\$304,498	\$304,498	\$225.00	100%	\$304,498	1,351	2,222	0
La Selva Beach	0	2	2	66	\$1,442,000	\$1,442,000	\$834.00	100%	\$2,884,000	1,727	1,525	3
Santa Cruz	9	8	9	38	\$849,293	\$835,000	\$735.00	101%	\$7,643,640	1,122	1,231	0.9
Scotts Valley	1	4	3	5	\$952,000	\$880,000	\$638.00	105%	\$2,856,000	1,702	1,350	1.3
Soquel	2	1	1	8	\$800,000	\$800,000	\$645.00	101%	\$800,000	1,241	1,525	1.5
Watsonville	5	12	3	8	\$471,500	\$488,000	\$465.00	104%	\$1,414,500	1,171	1,917	5.1
Summary	30	46	28	22	\$766,176	\$800,000	\$645	101%	\$ 23,092,826	1,213	1,587	2.8

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