

Santa Cruz County Housing Statistics

March 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	37	29	18	10	\$2,027,950.00	\$2,025,000	\$1,027	113%	\$36,503,100	1,854	9,370	1.9
Ben Lomond	5	2	6	7	\$1,555,833.00	\$1,480,000	\$702	106%	\$9,335,000	2,361	1,529,425	0.4
Boulder Creek	15	19	15	9	\$971,250.00	\$950,000	\$567	111%	\$14,568,750	1,756	80,923	2
Brookdale	3	1	1	101	\$1,050,000.00	\$1,050,000	\$493	96%	\$1,050,000	2,130	26,136	1
Capitola	4	3	6	8	\$2,275,916.00	\$1,802,750	\$1,439	117%	\$13,655,500	1,612	3,306	0.8
Corralitos	2	4	0									
Felton	10	16	5	35	\$884,000.00	\$888,000	\$854	107%	\$4,420,000	1,255	21,911	4
Freedom	2	2	1	13	\$920,000.00	\$920,000	\$729	117%	\$920,000	1,262	10,846	3
La Selva Beach	0	0	2	15	\$2,500,000.00	\$2,500,000	\$948	102%	\$5,000,000	2,600	275,909	0
LOS GATOS	15	16	5	25	\$1,866,245.00	\$1,870,000	\$614	105%	\$9,331,227	2,743	389,958	3
Santa Cruz	57	38	46	17	\$1,981,594.00	\$1,800,000	\$970	111%	\$91,153,352	2,106	32,076	1.2
Scotts Valley	15	15	7	9	\$1,661,428.00	\$1,625,000	\$876	115%	\$11,630,000	2,040	14,568	2.8
Seacliff	1	0	0									
Soquel	4	5	7	24	\$1,788,571.00	\$1,680,000	\$822	112%	\$12,520,000	2,340	76,784	1.2
Watsonville	28	39	19	19	\$1,008,052.00	\$850,000	\$621	102%	\$19,153,000	1,686	66,702	2.5
Summary	198	189	138	22	\$ 1,576,218	\$1,625,000	\$822	109%	\$229,239,929	1,980	195,224	1.8

March 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	6	5	6	\$1,167,386	\$1,001,000	\$813	108%	\$5,836,933	1,421	1,205	1.4
Boulder Creek	1	0	2	7	\$574,500	\$574,500	\$533	106%	\$1,149,000	1,154	1,307	0
Capitola	7	5	5	10	\$785,300	\$800,000	\$747	109%	\$3,926,500	1,007	1,830	1.2
Freedom	0	2	2	10	\$657,500	\$657,500	\$634	101%	\$1,315,000	1,037	1,373	2
La Selva Beach	1	0	1	0	\$1,550,000	\$1,550,000	\$880	115%	\$1,550,000	1,761	1,830	0
Santa Cruz	14	13	13	15	\$900,000	\$950,000	\$720	105%	\$11,700,000	1,244	1,493	1.7
Scotts Valley	1	2	3	4	\$936,666	\$795,000	\$683	117%	\$2,810,000	1,376	2,217	0.8
Watsonville	5	5	2	11	\$363,750	\$363,750	\$315	99%	\$727,500	1,238		2.1
Summary	42	33	33	8	\$866,888	\$797,500	\$702	108%	\$ 29,014,933	1,280	1,608	1.2

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