

Santa Cruz County Housing Statistics

March 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	23	29	17	49	\$1,619,401	\$1,495,000	\$866	102%	\$27,529,831	1,821	13,768	2.7
Ben Lomond	2	3	6	37	\$1,028,708	\$941,125	\$653	100%	\$6,172,250	1,756	19,312	1.5
Boulder Creek	7	16	7	33	\$696,714	\$725,000	\$537	103%	\$4,877,000	1,259	27,922	2.3
Brookdale	4	3	0									
Capitola	4	4	3	113	\$1,186,666	\$1,315,000	\$809	99%	\$3,560,000	1,765	3,034	2
Corralitos	2	3	0									
Davenport	0	0	1	12	\$1,700,000	\$1,700,000	\$487	100%	\$1,700,000	3,488	5,097	0
Felton	5	10	6	39	\$848,891	\$779,175	\$754	101%	\$5,093,350	1,385	19,956	4.3
Freedom	1	1	3	7	\$742,333	\$735,000	\$632	103%	\$2,227,000	1,077	7,028	0.6
La Selva Beach	1	3	1	146	\$5,650,000	\$5,650,000	\$3,318	97%	\$5,650,000	1,703	75,446	1.8
Los Gatos	6	15	1	62	\$1,555,000	\$1,555,000	\$586	97%	\$1,555,000	2,655	21,214	15
Mount Hermon	1	1	1	1	\$950,000	\$950,000	\$695	103%	\$950,000	1,367	8,799	3
Santa Cruz	40	61	27	27	\$1,445,181	\$1,260,000	\$890	101%	\$39,019,888	1,511	14,641	2.9
Scotts Valley	13	13	6	94	\$1,403,083	\$1,382,750	\$596	97%	\$8,418,500	2,152	129,112	2.4
Soquel	4	7	3	64	\$1,475,333	\$1,250,000	\$578	107%	\$4,426,000	2,209	121,213	2.6
Watsonville	14	27	14	55	\$1,067,257	\$782,500	\$605	103%	\$14,941,600	1,877	85,530	2.3
Summary	127	196	96	53	\$ 1,526,326	\$1,255,000	\$643	101%	\$126,120,419	1,859	39,434	3.1

March 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	2	5	3	58	\$990,041	\$1,035,000	\$767	100%	\$2,970,125	1,377	1,942	1.9
Boulder Creek	0	1	0									
Capitola	3	7	2	8	\$862,500	\$862,500	\$754	101%	\$1,725,000	1,153	1,307	5.3
Freedom	0	1	0									
La Selva Beach	0	3	1	20	\$1,195,000	\$1,195,000	\$677	92%	\$1,195,000	1,765	1,220	9
Santa Cruz	6	14	10	33	\$842,250	\$832,500	\$720	101%	\$8,422,500	1,130	1,516	1.9
Scotts Valley	4	3	2	19	\$1,090,000	\$1,090,000	\$645	103%	\$2,180,000	1,821	1,351	2.3
Watsonville	4	7	2	118	\$395,000	\$395,000	\$497	101%	\$790,000	983		5.3
Summary	19	41	20	43	\$895,799	\$948,750	\$699	100%	\$ 17,282,625	1,372	1,467	4.3

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