

Santa Cruz County Housing Statistics

May 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	49	28	10	\$2,158,779	\$1,925,000	\$992	112%	\$60,445,816	1,956	9,949	1.9
Ben Lomond	12	12	7	8	\$1,420,214	\$1,300,000	\$735	117%	\$9,941,500	1,936	82,111	2
Boulder Creek	17	24	10	11	\$912,000	\$877,500	\$623	109%	\$9,120,000	1,571	126,237	1.8
Brookdale	4	4	0									
Capitola	3	5	2	47	\$1,722,500	\$1,722,500	\$1,878	104%	\$3,445,000	908	3,616	1.4
Corralitos	1	6	1	134	\$680,000	\$680,000	\$631	99%	\$680,000	1,078	7,797	9
Felton	15	22	12	17	\$842,000	\$866,000	\$691	115%	\$10,104,000	1,204	20,919	2.4
Freedom	1	1	3	6	\$720,333	\$700,000	\$593	109%	\$2,161,000	1,214	5,634	0.6
La Selva Beach	2	1	0									
Los Gatos	8	18	10	14	\$1,385,500	\$1,392,500	\$645	104%	\$13,855,000	1,986	185,618	1.9
Mount Hermon	1	1	1	11	\$808,000	\$808,000	\$1,080	116%	\$808,000	748	7,449	3
Santa Cruz	68	72	39	10	\$1,624,413	\$1,400,000	\$1,019	106%	\$63,352,108	1,599	17,700	1.5
Scotts Valley	24	24	14	16	\$1,590,062	\$1,575,000	\$699	112%	\$22,260,880	2,139	22,456	2.1
Soquel	11	14	4	9	\$1,503,750	\$1,507,500	\$776	109%	\$6,015,000	1,933	21,116	3
Watsonville	22	38	25	12	\$952,528	\$855,500	\$559	103%	\$23,813,200	1,613	39,830	1.7
Summary	226	291	156	23	\$ 1,255,391	\$1,300,000	\$699	109%	\$226,001,504	1,530	42,341	2.5

May 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	11	11	4	5	\$1,087,500	\$907,500	\$692	105%	\$4,350,000	1,535	1,771	1.4
Capitola	7	11	4	6	\$1,048,750	\$930,000	\$914	107%	\$4,195,000	1,009	675	2.8
Freedom	0	1	1	14	\$723,000	\$723,000	\$435	103%	\$723,000	1,664	2,222	0.8
Santa Cruz	18	18	9	6	\$940,000	\$860,000	\$787	109%	\$8,460,000	1,204	1,939	1.6
Scotts Valley	2	3	5	8	\$1,103,000	\$1,130,000	\$701	124%	\$5,515,000	1,543	1,911	0.8
Soquel	1	0	0	0	\$0	\$0	\$0	0%	\$0	0	0	0
Watsonville	12	13	5	7	\$628,863	\$650,000	\$491	107%	\$3,144,317	1,230	1,577	2.6
Summary	51	57	28	7	\$790,159	\$860,000	\$692	94%	\$ 26,387,317	1,169	1,442	1.4

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