

Santa Cruz County Housing Statistics

May 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	33	42	20	30	\$1,658,442	\$1,524,000	\$876	98%	\$33,168,850	1,877	13,804	2.4
Ben Lomond	17	13	4	5	\$1,086,750	\$1,125,000	\$506	105%	\$4,347,000	2,172	39,095	3.5
Boulder Creek	22	29	10	80	\$775,000	\$697,500	\$564	100%	\$7,750,000	1,529	101,395	3.2
Brookdale	3	5	2	34	\$687,500	\$687,500	\$554	102%	\$1,375,000	1,286	12,698	7.5
Capitola	2	6	3	71	\$1,704,166	\$1,647,500	\$1,609	97%	\$5,112,500	1,329	6,011	2
Corralitos	3	3	2	40	\$1,291,250	\$1,291,250	\$430	96%	\$2,582,500	3,008	301,893	4.5
Davenport	1	0	3	9	\$1,146,666	\$1,025,000	\$530	104%	\$3,440,000	1,830	7,681	0
Felton	13	15	6	40	\$863,166	\$866,500	\$639	101%	\$5,179,000	1,367	19,892	2.8
Freedom	0	2	0									
La Selva Beach	1	5	2	52	\$4,459,000	\$4,459,000	\$1,207	95%	\$8,918,000	3,594	27,857	5
Los Gatos	11	21	8	57	\$2,039,250	\$1,875,000	\$720	101%	\$16,314,000	3,273	187,221	4.8
Mount Hermon	1	2	0									
Santa Cruz	58	80	37	31	\$1,954,945	\$1,485,000	\$930	100%	\$72,333,000	1,984	21,364	2.9
Scotts Valley	7	18	10	20	\$1,432,540	\$1,434,500	\$733	101%	\$14,325,400	2,038	37,161	2.5
Soquel	9	8	7	8	\$1,417,571	\$1,495,000	\$858	99%	\$9,923,000	1,895	31,027	2
Watsonville	14	32	9	22	\$690,166	\$705,000	\$493	102%	\$6,211,500	1,374	6,578	2.6
Summary	195	281	123	36	\$ 1,514,744	\$1,362,875	\$680	100%	\$190,979,750	2,040	58,120	3.3

May 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	10	13	2	43	\$1,037,500	\$1,037,500	\$804	97%	\$2,075,000	1,284	1,306	4.9
Boulder Creek	0	3	0									
Capitola	5	6	4	63	\$668,125	\$655,000	\$777	99%	\$2,672,500	888	915	2
Freedom	1	0	1	26	\$695,000	\$695,000	\$331	103%	\$695,000	2,102	1,176	0
La Selva Beach	1	3	0									
Santa Cruz	8	7	11	24	\$690,038	\$795,000	\$656	102%	\$7,590,419	1,080	1,405	0.8
Scotts Valley	4	5	3	19	\$778,666	\$770,000	\$653	102%	\$2,336,000	1,183	1,002	1.9
Soquel	1	0	1	9	\$545,000	\$545,000	\$541	75%	\$545,000	1,008		0
Watsonville	7	8	2	101	\$581,500	\$581,500	\$530	101%	\$1,163,000	1,104	784	4
Summary	37	45	24	41	\$713,690	\$695,000	\$653	97%	\$ 17,076,919	1,236	1,098	1.9

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