

Santa Cruz County Housing Statistics

November 2021: 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	18	24	26	21	\$1,895,072	\$1,460,000	\$838	104%	\$49,271,875	2,155	40,310	0.8
Ben Lomond	4	11	7	14	\$732,000	\$820,000	\$464	110%	\$5,124,000	1,457	24,991	1.7
Boulder Creek	11	24	15	30	\$835,366	\$694,500	\$485	102%	\$12,530,500	1,584	69,016	1.3
Brookdale	1	2	1	10	\$652,000	\$652,000	\$685	109%	\$652,000	952	6,708	2
Capitola	7	4	1	0	\$1,750,000	\$1,750,000	\$1,389	117%	\$1,750,000	1,260	3,964	1.7
Corralitos	1	4	2	46	\$1,150,000	\$1,150,000	\$659	96%	\$2,300,000	1,752	130,637	2
Felton	4	13	11	11	\$699,727	\$635,000	\$653	105%	\$7,697,000	1,129	26,382	1.1
Freedom	2	1	2	4	\$865,000	\$865,000	\$619	96%	\$1,730,000	1,467	10,324	0.3
La Selva Beach	1	2	0									
LOS GATOS	4	12	5	22	\$1,599,000	\$1,525,000	\$551	106%	\$7,995,000	2,561	262,004	1.6
Santa Cruz	29	42	53	22	\$1,754,002	\$1,550,000	\$872	105%	\$92,962,150	2,047	32,790	0.9
Scotts Valley	12	11	11	17	\$1,578,409	\$1,630,000	\$722	102%	\$17,362,500	2,245	174,256	0.8
Soquel	3	6	4	7	\$1,733,750	\$1,612,500	\$703	116%	\$6,935,000	2,461	66,103	0.9
Watsonville	16	31	24	12	\$850,311	\$854,750	\$535	102%	\$20,407,470	1,570	48,818	1.6
Summary	113	187	162	17	\$ 1,238,049	\$1,150,000	\$659	105%	\$226,717,495	1,742	68,946	1.3

November 2021: 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	5	6	7	18	\$818,428	\$779,000	\$730	102%	\$5,729,000	1,189	1,925	0.7
Boulder Creek	0	2	0									
Capitola	4	4	4	8	\$818,750	\$750,000	\$737	108%	\$3,275,000	1,007	2,701	0.7
Freedom	1	2	0									
La Selva Beach	1	0	1	8	\$1,183,000	\$1,183,000	\$845	99%	\$1,183,000	1,400	1,742	0
Santa Cruz	14	19	12	7	\$752,541	\$782,500	\$627	104%	\$9,030,500	1,160	1,100	1
Scotts Valley	3	1	9	23	\$813,777	\$845,000	\$594	103%	\$7,324,000	1,418	2,884	0.2
Soquel	0	1	0									
Watsonville	6	5	7	7	\$1,093,198	\$750,000	\$584	105%	\$7,652,388	1,483	1,655	0.8
Summary	34	40	40	12	\$913,282	\$780,750	\$679	104%	\$ 34,193,888	1,276	2,001	0.6

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