

Santa Cruz County Housing Statistics

November 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	12	26	13	41	\$1,694,153	\$1,725,000	\$838	100%	\$22,024,000	2,107	54,738	1.6
Ben Lomond	3	9	4	33	\$986,500	\$918,000	\$564	101%	\$3,946,000	1,779	10,923	2.5
Boulder Creek	2	16	10	26	\$743,900	\$732,500	\$657	102%	\$7,439,000	1,333	14,654	1.4
Brookdale	0	1	0									
Capitola	5	9	4	27	\$2,033,472	\$1,937,500	\$1,285	102%	\$8,133,888	1,487	4,084	2.7
Corralitos	1	3	0									
Davenport	1	2	0									
Felton	4	11	5	46	\$865,800	\$900,000	\$602	100%	\$4,329,000	1,402	13,138	1.7
Freedom	0	1	0									
La Selva Beach	1	6	1	10	\$2,525,000	\$2,525,000	\$1,099	110%	\$2,525,000	2,297	42,515	6
Los Gatos	1	13	8	29	\$1,038,375	\$965,000	\$668	101%	\$8,307,000	1,643	70,905	2.8
Mount Hermon	0	2	2	16	\$699,250	\$699,250	\$535	90%	\$1,398,500	1,306	5,728	2
Santa Cruz	33	70	21	32	\$1,722,526	\$1,580,000	\$1,144	101%	\$36,173,063	1,563	9,002	2
Scotts Valley	9	21	7	65	\$1,446,857	\$1,326,000	\$634	99%	\$10,128,000	2,385	51,643	3
Soquel	7	13	3	12	\$1,051,666	\$980,000	\$729	105%	\$3,155,000	1,412	42,094	3.3
Watsonville	14	46	9	43	\$877,888	\$825,000	\$564	100%	\$7,901,000	1,664	189,070	3.9
Summary	93	249	87	32	\$ 1,307,116	\$972,500	\$663	101%	\$115,459,451	1,698	42,375	2.7

November 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	5	14	5	8	\$941,310	\$915,000	\$741	102%	\$4,706,554	1,274	1,416	2.8
Capitola	0	2	2	34	\$752,500	\$752,500	\$1,088	98%	\$1,505,000	687		0.5
La Selva Beach	1	2	0									
Santa Cruz	6	11	5	16	\$1,023,950	\$925,000	\$708	100%	\$5,119,750	1,322	1,198	1.1
Scotts Valley	1	1	4	19	\$796,965	\$802,500	\$653	96%	\$3,187,860	1,247	1,198	0.4
Soquel	1	1	0									
Watsonville	2	8	2	17	\$1,022,500	\$1,022,500	\$784	99%	\$2,045,000	1,262	1,655	1.8
Summary	16	39	18	19	\$907,445	\$915,000	\$741	99%	\$ 16,564,164	1,158	1,367	1.3

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