

Santa Cruz County Housing Statistics

October 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	20	43	20	26	\$1,638,087	\$1,435,000	\$766	98%	\$32,761,755	2,113	30,547	2.1
Ben Lomond	6	19	6	22	\$981,666	\$940,000	\$545	98%	\$5,890,000	1,756	51,372	4.8
Boulder Creek	22	33	10	35	\$832,150	\$790,000	\$549	100%	\$8,321,500	1,537	190,069	2.8
Brookdale	0	2	1	5	\$825,000	\$825,000	\$413	100%	\$825,000	2,000	8,015	1
Capitola	2	6	4	20	\$2,854,500	\$2,662,500	\$1,930	104%	\$11,418,000	1,425	3,992	1.6
Corralitos	1	3	0									
Davenport	0	1	0									
Felton	5	20	13	49	\$932,269	\$900,000	\$531	100%	\$12,119,500	1,815	30,144	2.1
La Selva Beach	1	3	1	37	\$1,850,000	\$1,850,000	\$1,850	96%	\$1,850,000	1,000	1,089	2.3
Los Gatos	10	26	2	38	\$1,280,000	\$1,280,000	\$448	99%	\$2,560,000	2,858	368,583	6
Santa Cruz	47	71	29	37	\$1,752,883	\$1,510,000	\$1,069	94%	\$50,833,625	1,716	90,570	2.4
Scotts Valley	5	19	6	9	\$1,396,666	\$1,432,500	\$625	103%	\$8,380,000	2,147	10,885	3
Soquel	3	11	6	11	\$1,396,500	\$1,460,000	\$707	101%	\$8,379,000	2,027	61,695	2.5
Watsonville	17	35	14	24	\$881,321	\$744,000	\$584	101%	\$12,338,500	1,422	40,022	2.1
Summary	139	292	112	26	\$ 1,385,087	\$1,356,250	\$605	100%	\$155,676,880	1,818	73,915	2.7

October 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	11	14	7	34	\$1,140,714	\$1,215,000	\$849.00	97%	\$7,985,000	1,298	1,111	3.2
Boulder Creek	1	5	0									
Capitola	3	9	4	14	\$655,750	\$662,500	\$759.00	100%	\$2,623,000	855		1.8
Freedom	1	2	0									
La Selva Beach	0	1	1	73	\$2,600,000	\$2,600,000	\$1,477.00	96%	\$2,600,000	1,760	1,045	1.5
Santa Cruz	8	12	10	28	\$779,450	\$775,750	\$707.00	100%	\$7,794,500	1,122	1,537	1
Scotts Valley	2	4	2	22	\$673,500	\$673,500	\$669.00	96%	\$1,347,000	1,008	479	2
Soquel	1	5	1	49	\$1,375,000	\$1,375,000	\$812.00	100%	\$1,375,000	1,694		7.5
Watsonville	3	11	4	11	\$548,125	\$563,750	\$554.00	98%	\$2,192,500	1,030	932	1.7
Summary	30	63	29	33	\$1,110,363	\$775,750	\$759	98%	\$ 25,917,000	1,252	1,021	2.7

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