

Santa Cruz County Housing Statistics

October 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	13	33	19	45	\$1,642,815	\$1,450,000	\$708.00	98%	\$31,213,500	2,167	25,130	1.5
Ben Lomond	8	10	3	55	\$837,666	\$764,000	\$698.00	104%	\$2,513,000	1,264	45,012	2.3
Boulder Creek	11	24	7	12	\$792,142	\$800,000	\$470.00	103%	\$5,545,000	1,673	33,964	2
Brookdale	0	2	1	10	\$985,000	\$985,000	\$759.00	100%	\$985,000	1,297	14,767	2
Capitola	6	14	3	44	\$1,891,666	\$1,675,000	\$1,305.00	102%	\$5,675,000	1,510	3,834	4.2
Corralitos	2	7	0									
Davenport	1	1	0									
Felton	6	10	6	21	\$795,500	\$827,500	\$623.00	101%	\$4,773,000	1,299	15,689	1.2
Freedom	1	1	0									
La Selva Beach	1	7	1	26	\$1,730,000	\$1,730,000	\$876.00	99%	\$1,730,000	1,976	11,064	10.5
LOS GATOS	6	17	3	53	\$1,203,333	\$1,450,000	\$853.00	94%	\$3,610,000	1,453	251,936	3.6
Mount Hermon	1	3	0									
Santa Cruz	34	76	39	33	\$1,708,095	\$1,450,000	\$877.00	100%	\$66,615,733	1,790	18,124	1.9
Scotts Valley	11	22	6	22	\$1,433,666	\$1,587,500	\$713.00	99%	\$8,602,000	2,055	26,804	2.4
Soquel	8	14	3	49	\$2,534,333	\$1,425,000	\$826.00	97%	\$7,603,000	2,837	88,804	3
Watsonville	15	42	10	25	\$763,000	\$695,000	\$509.00	101%	\$7,630,000	1,689	12,528	3
Summary	109	241	91	34	\$ 1,414,020	\$1,450,000	\$759	100%	\$138,865,233	1,756	48,648	3.1

October 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	4	14	3	22	\$1,122,500	\$1,100,000	\$717	99%	\$3,367,500	1,643	1,290	2.3
Capitola	4	6	6	64	\$743,166	\$690,000	\$774	99%	\$4,459,000	932		1.1
La Selva Beach	1	2	1	28	\$1,600,000	\$1,600,000	\$696	96%	\$1,600,000	2,300	2,222	3
Santa Cruz	4	14	7	24	\$1,030,714	\$726,000	\$702	99%	\$7,215,000	1,336	1,296	1.1
Scotts Valley	3	3	0									
Soquel	0	0	1	13	\$945,000	\$945,000	\$742	105%	\$945,000	1,274	784	0
Watsonville	9	11	4	58	\$1,039,750	\$967,500	\$895	100%	\$4,159,000	1,098	3,297	1.9
Summary	25	50	22	35	\$1,080,188	\$956,250	\$730	100%	\$ 21,745,500	1,431	1,778	1.6

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