

## Quarterly Santa Cruz County Housing Statistics

### Q1 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
Adult Village	10	7	8	46	\$523,325.00	\$510,350	\$605.00	99%	\$4,186,600	923	3,932	2.6
Aptos	18	13	10	50	\$1,616,088.00	\$1,507,944	\$689.00	99%	\$16,160,888	2,215	87,673	3.9
Ben Lomond	6	3	6	37	\$1,028,708.00	\$941,125	\$653.00	100%	\$6,172,250	1,756	19,312	1.5
Boulder Creek	20	16	20	45	\$728,900.00	\$728,000	\$546.00	101%	\$14,578,000	1,310	28,232	2.4
Brookdale	6	3	2	78	\$590,000.00	\$590,000	\$486.00	84%	\$1,180,000	1,627	17,490	4.5
Capitola	7	4	7	61	\$2,032,857.00	\$1,510,000	\$1,139.00	98%	\$14,230,000	1,638	5,016	1.7
Corralitos	4	4	3	61	\$1,520,333.00	\$1,261,000	\$635.00	100%	\$4,561,000	2,928	36,140	4
Davenport	2	1	3	9	\$1,256,666.00	\$1,250,000	\$684.00	100%	\$3,770,000	2,116	6,665	1
Felton	11	5	6	34	\$887,225.00	\$819,175	\$691.00	100%	\$5,323,350	1,566	31,138	2.5
La Selva Beach	5	6	4	80	\$2,673,500.00	\$1,927,500	\$911.00	95%	\$10,694,000	1,841	28,205	4.5
Scotts Valley	15	10	10	30	\$1,332,695.00	\$1,273,975	\$677.00	96%	\$13,326,950	2,081	11,393	3
Seacliff	9	3	6	9	\$1,808,471.00	\$1,765,000	\$1,091.00	102%	\$10,850,831	1,392	3,913	1.5
Soquel	14	10	10	50	\$1,313,150.00	\$1,255,000	\$584.00	101%	\$13,131,500	2,225	57,643	3
Watsonville	8	9	13	75	\$756,923.00	\$725,000	\$521.00	100%	\$9,840,000	1,408	69,609	2.1
Empire Grade Road	2	2	2	55	\$1,862,500.00	\$1,862,500	\$564.00	98%	\$3,725,000	3,543	126,760	3
Bonny Doon Central	5	2	0									
Rio Del Mar/Seascape	21	13	15	71	\$1,613,600.00	\$1,540,000	\$866.00	99%	\$24,204,000	1,844	8,689	2.6
Live Oak	24	17	20	45	\$1,726,396.00	\$1,715,000	\$964.00	98%	\$34,527,936	1,776	6,253	2.6
East Santa Cruz	27	12	20	42	\$1,369,450.00	\$1,208,000	\$907.00	102%	\$27,389,000	1,574	5,652	1.8
Lompico-Zayante	5	6	2	26	\$775,000.00	\$775,000	\$797.00	100%	\$1,550,000	973	19,617	9
Los Gatos Mountains	12	16	4	68	\$920,000.00	\$837,500	\$509.00	96%	\$3,680,000	1,838	205,614	12
Larkin Valley	4	2	8	55	\$1,327,625.00	\$1,301,000	\$535.00	102%	\$10,621,000	2,560	45,847	0.8
Scotts Valley North	5	4	9	71	\$1,367,544.00	\$1,325,000	\$564.00	100%	\$12,307,900	2,441	246,796	1.3
West Santa Cruz	21	16	10	22	\$1,393,500.00	\$1,225,000	\$973.00	97%	\$13,935,000	1,604	7,288	4.8
Scotts Valley South	8	6	7	74	\$1,342,857.00	\$1,265,000	\$733.00	101%	\$9,400,000	1,734	30,355	2.6
Amesti/Green Valley Road	9	6	11	30	\$871,454.00	\$827,000	\$601.00	97%	\$9,586,000	1,617	87,216	1.6

**Q1 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	2	0	4	81	\$1,039,500.00	\$1,036,500	\$694.00	100%	\$4,158,000	1,505	1,590	0
Boulder Creek	1	1	0									
Capitola	7	7	4	29	\$816,250.00	\$770,000	\$796.00	100%	\$3,265,000	977	1,307	5.3
La Selva Beach	7	7	3	120	\$896,666.00	\$1,030,000	\$677.00	93%	\$2,690,000	1,351	1,220	7
Scotts Valley	9	3	4	15	\$936,750.00	\$948,500	\$583.00	102%	\$3,747,000	1,582	1,438	2.3
Seacliff	2	0	1	15	\$782,125.00	\$782,125	\$813.00	100%	\$782,125	962		0
Soquel	5	1	6	17	\$796,666.00	\$812,500	\$654.00	101%	\$4,780,000	1,238	987	0.5
Watsonville	3	3	2	5	\$427,000.00	\$427,000	\$525.00	104%	\$854,000	955		4.5
Rio Del Mar/Seascape	5	4	2	80	\$1,094,000.00	\$1,094,000	\$694.00	99%	\$2,188,000	1,584	1,942	6
Live Oak	5	4	7	118	\$636,285.00	\$715,000	\$691.00	98%	\$4,454,000	921	1,118	1.7
East Santa Cruz	6	3	6	11	\$801,638.00	\$776,250	\$655.00	102%	\$4,809,831	1,143	1,427	1.5
West Santa Cruz	8	7	5	19	\$1,087,600.00	\$1,095,000	\$726.00	100%	\$5,438,000	1,287	1,365	4.2
Amesti/Green Valley Road	1	1	0									

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