

Quarterly Santa Cruz County Housing Statistics

Q1 2024: Santa Cruz County - Single Family Residential

Area	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	9	3	9	27	\$560,333	\$559,000	\$513	99%	\$5,043,000	1,083	4,506	1
Aptos	9	7	10	39	\$1,333,650	\$1,360,750	\$624	101%	\$13,336,500	2,105	24,350	2.1
Ben Lomond	16	12	10	83	\$919,400	\$880,000	\$536	94%	\$9,194,000	1,739	63,876	3.6
Boulder Creek	30	18	23	35	\$712,543	\$689,000	\$539	100%	\$16,388,500	1,352	16,208	2.3
Brookdale	4	4	1	11	\$950,000	\$950,000	\$527	106%	\$950,000	1,804	121,576	12
Capitola	18	10	7	34	\$1,817,857	\$1,625,000	\$1,709	101%	\$12,725,000	1,264	4,885	4.3
Corralitos	11	10	2	69	\$1,690,000	\$1,690,000	\$532	104%	\$3,380,000	3,282	156,381	15
Davenport	0	1	0									
Felton	9	11	3	50	\$779,000	\$700,000	\$691	100%	\$2,337,000	1,154	31,407	11
La Selva Beach	11	8	7	79	\$1,682,500	\$1,580,500	\$918	97%	\$11,777,500	1,928	209,526	3.4
Scotts Valley	18	9	8	25	\$1,508,625	\$1,464,500	\$754	99%	\$12,069,000	2,114	18,170	3.4
Seacliff	6	3	4	39	\$1,125,750	\$1,089,000	\$1,033	100%	\$4,503,000	1,095	3,746	2.3
Soquel	16	12	8	56	\$1,609,593	\$1,395,000	\$736	98%	\$12,876,750	2,343	48,907	4.5
Watsonville	9	7	6	23	\$783,166	\$806,000	\$608	100%	\$4,699,000	1,536	5,721	3.5
Empire Grade Road	0	0	1	48	\$1,162,000	\$1,162,000	\$447	93%	\$1,162,000	2,600	73,399	0
Bonny Doon Central	0	1	0									
College Road	0	1	3	106	\$971,333	\$740,000	\$628	98%	\$2,914,000	1,029	356,698	1
Rio Del Mar/Seascape	35	18	17	43	\$1,672,294	\$1,595,000	\$849	102%	\$28,429,000	2,063	8,107	3.2
Live Oak	29	13	19	18	\$1,697,434	\$1,393,500	\$1,045	103%	\$32,251,252	1,482	7,089	2.1
East Santa Cruz	32	18	16	24	\$1,518,212	\$1,337,500	\$877	104%	\$24,291,400	1,733	6,891	3.4
Lompico-Zayante	11	12	4	75	\$595,875	\$625,500	\$358	95%	\$2,383,500	1,500	23,196	9
Los Gatos Mountains	24	9	18	50	\$1,633,305	\$1,637,500	\$610	98%	\$29,399,500	2,759	533,223	1.5
Larkin Valley	5	3	3	9	\$1,071,666	\$1,195,000	\$576	107%	\$3,215,000	1,820	87,076	3
Scotts Valley North	6	4	7	34	\$1,458,085	\$1,250,000	\$645	100%	\$10,206,600	2,299	72,061	1.7
West Santa Cruz	29	20	14	55	\$1,349,000	\$1,250,000	\$1,125	105%	\$18,886,000	1,307	6,298	4.3
Scotts Valley South	8	3	5	56	\$1,649,000	\$1,470,000	\$797	99%	\$8,245,000	2,122	26,911	1.8
Amesti/Green Valley Road	7	3	8	26	\$1,010,000	\$826,000	\$585	98%	\$8,080,000	1,699	85,830	1.1

Q1 2024: Santa Cruz County - Common Interest Development

Area	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	4	2	22	\$890,750	\$890,750	\$600	99%	\$1,781,500	1,512	1,307	6
Boulder Creek	4	2	5	55	\$586,600	\$630,000	\$525	99%	\$2,933,000	1,150	1,133	1.2
Capitola	12	5	11	59	\$743,390	\$675,000	\$705	100%	\$8,177,300	1,003	1,115	1.4
La Selva Beach	11	9	2	13	\$712,500	\$712,500	\$662	100%	\$1,425,000	1,163		13.5
Scotts Valley	10	3	6	38	\$877,833	\$885,000	\$616	100%	\$5,267,000	1,591	1,335	1.5
Seacliff	5	3	1	9	\$880,000	\$880,000	\$713	97%	\$880,000	1,234	2,352	9
Soquel	7	6	7	68	\$934,071	\$772,000	\$662	100%	\$6,538,500	1,403	881	2.6
Watsonville	10	5	6	21	\$541,083	\$564,250	\$501	101%	\$3,246,500	1,108	1,365	2.5
Rio Del Mar/Seascape	9	9	9	36	\$1,029,222	\$1,020,000	\$1,000	98%	\$9,263,000	1,055	1,141	3
Live Oak	9	6	8	32	\$717,875	\$725,000	\$682	99%	\$5,743,000	986	871	2.3
East Santa Cruz	6	4	4	58	\$727,500	\$617,500	\$633	97%	\$2,910,000	1,088	929	3
West Santa Cruz	5	2	4	9	\$595,000	\$575,000	\$763	101%	\$2,380,000	765	8,012	1.5
Amesti/Green Valley Road	1	0	2	10	\$527,500	\$527,500	\$578	103%	\$1,055,000	912	1,220	0

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