

Quarterly Santa Cruz County Housing Statistics

Q2 2021: 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	17	3	17	11	\$526,815	\$490,000	\$480	105%	\$8,955,865	1,081	4,387	0.5
Aptos	37	22	24	15	\$1,364,770	\$1,285,000	\$656	109%	\$32,754,500	2,032	27,834	2.8
Ben Lomond	40	14	33	9	\$973,348	\$850,000	\$664	108%	\$32,120,500	1,524	49,653	1.3
Boulder Creek	88	30	69	15	\$824,157	\$795,000	\$565	104%	\$56,866,900	1,597	123,361	1.3
Brookdale	5	4	1	8	\$805,000	\$805,000	\$620	103%	\$805,000	1,298	8,015	12
Capitola	25	11	23	11	\$1,871,567	\$1,650,000	\$1,079	114%	\$43,046,052	1,668	5,150	1.4
Corralitos	17	12	12	26	\$1,095,000	\$1,075,000	\$736	103%	\$13,140,000	1,773	137,396	3
Davenport	0	1	0									
Felton	33	11	36	22	\$979,301	\$976,000	\$563	107%	\$35,254,850	1,711	22,379	0.9
La Selva Beach	17	10	10	25	\$2,145,780	\$1,415,250	\$945	102%	\$21,457,800	2,041	31,777	3
Scotts Valley	32	12	36	11	\$1,555,816	\$1,425,000	\$638	107%	\$56,009,400	2,439	16,214	1
Seacliff	20	8	17	12	\$1,577,205	\$1,375,000	\$1,033	112%	\$26,812,500	1,382	4,856	1.4
Soquel	34	19	31	21	\$1,519,451	\$1,350,001	\$704	111%	\$47,103,010	2,260	41,536	1.8
Watsonville	24	9	16	8	\$752,275	\$780,000	\$433	108%	\$12,036,400	1,794	5,216	1.7
Empire Grade Road	9	4	7	34	\$1,199,714	\$1,285,000	\$604	109%	\$8,398,000	1,905	77,357	1.7
Bonny Doon Central	6	3	5	8	\$1,181,000	\$1,315,000	\$600	107%	\$5,905,000	2,191	75,393	1.8
College Road	4	0	4	11	\$991,750	\$882,500	\$494	106%	\$3,967,000	1,951	18,535	0
Rio Del Mar/Seascape	56	20	46	12	\$1,629,681	\$1,431,000	\$806	109%	\$74,965,358	1,910	8,607	1.3
Live Oak	43	18	38	14	\$1,575,145	\$1,450,000	\$1,025	109%	\$59,855,523	1,485	5,350	1.4
East Santa Cruz	44	15	38	18	\$1,333,945	\$1,317,000	\$836	111%	\$50,689,912	1,699	7,034	1.2
Lompico-Zayante	23	13	15	29	\$785,390	\$715,850	\$590	103%	\$11,780,850	1,373	290,388	2.6
Los Gatos Mountains	42	28	29	26	\$1,606,127	\$1,475,000	\$605	101%	\$46,577,706	2,690	119,533	2.9
Larkin Valley	11	7	6	28	\$1,312,816	\$1,117,200	\$708	106%	\$7,876,900	1,968	145,062	3.5
Scotts Valley North	26	19	16	30	\$1,713,713	\$1,375,000	\$632	106%	\$27,419,420	2,718	217,220	3.6
West Santa Cruz	75	24	61	9	\$1,896,165	\$1,650,000	\$1,063	111%	\$115,666,099	1,769	13,666	1.2
Scotts Valley South	18	7	18	12	\$1,810,888	\$1,627,000	\$737	104%	\$32,596,000	2,529	18,549	1.2
Amesti / Green Valley Road	24	14	18	15	\$1,028,855	\$888,750	\$597	102%	\$18,519,400	1,876	69,048	2.3

Q2 2021: 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	9	4	9	15	\$898,901	\$908,000	\$607	104%	\$8,090,111	1,510	1,479	1.3
Boulder Creek	5	2	2	5	\$565,000	\$565,000	\$327	109%	\$1,130,000	1,736	1,612	3
Capitola	12	5	12	15	\$780,500	\$677,500	\$659	104%	\$9,366,000	1,039	798	1.3
La Selva Beach	17	3	16	11	\$1,041,062	\$916,500	\$804	104%	\$16,657,000	1,232	1,415	0.6
Scotts Valley	21	7	21	10	\$780,642	\$751,500	\$515	104%	\$16,393,490	1,557	1,133	1
Seacliff	2	1	1	8	\$1,155,000	\$1,155,000	\$737	100%	\$1,155,000	1,568		3
Soquel	9	1	7	11	\$709,514	\$738,600	\$525	104%	\$4,966,600	1,291	1,107	0.4
Watsonville	9	6	13	18	\$415,639	\$330,000	\$420	103%	\$5,403,317	1,009	1,118	1.4
College Road	1	1	0									
Rio Del Mar/Seascape	10	4	17	65	\$940,823	\$939,000	\$700	102%	\$15,994,000	1,339	152,568	0.7
Live Oak	19	9	15	10	\$765,300	\$810,000	\$748	106%	\$11,479,500	1,056	1,252	1.8
East Santa Cruz	17	9	8	22	\$887,125	\$873,500	\$668	106%	\$7,097,000	1,310	1,722	3.4
West Santa Cruz	21	4	19	21	\$776,315	\$660,000	\$688	107%	\$14,750,000	1,012	7,234	0.6
Amesti / Green Valley Road	2	1	1	6	\$670,000	\$670,000	\$403	104%	\$670,000	1,664	1,786	3

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