

Quarterly Santa Cruz County Housing Statistics

Q2 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 |
|---------------------------|-----|-----------|------|----------|-----------------|-------------------|----------------|------------|--------------|-------------------|------------------|---------------------|
| Adult Village | 11 | 4 | 5 | 10 | \$577,540 | \$580,000 | \$580 | 111% | \$2,887,700 | 997 | 3,781 | 2.4 |
| Aptos | 38 | 24 | 20 | 12 | \$1,647,165 | \$1,430,000 | \$734 | 108% | \$32,943,300 | 2,162 | 70,863 | 3.6 |
| Ben Lomond | 28 | 11 | 19 | 13 | \$1,152,894 | \$1,200,000 | \$684 | 109% | \$21,905,000 | 1,748 | 43,418 | 1.7 |
| Boulder Creek | 45 | 22 | 37 | 15 | \$833,358 | \$765,000 | \$614 | 107% | \$30,834,250 | 1,472 | 82,511 | 1.8 |
| Brookdale | 7 | 4 | 4 | 7 | \$718,500 | \$714,500 | \$605 | 109% | \$2,874,000 | 1,045 | 11,990 | 3 |
| Capitola | 14 | 4 | 10 | 36 | \$2,047,500 | \$1,760,000 | \$1,794 | 105% | \$20,475,000 | 1,247 | 5,042 | 1.2 |
| Corralitos | 11 | 14 | 7 | 20 | \$1,487,285 | \$1,204,000 | \$728 | 102% | \$10,411,000 | 2,086 | 32,023 | 6 |
| Felton | 25 | 11 | 23 | 18 | \$1,044,043 | \$1,050,000 | \$725 | 114% | \$24,013,000 | 1,447 | 21,312 | 1.4 |
| La Selva Beach | 8 | 4 | 4 | 11 | \$1,177,500 | \$1,175,000 | \$928 | 104% | \$4,710,000 | 1,505 | 24,655 | 3 |
| Scotts Valley | 34 | 15 | 28 | 11 | \$1,702,385 | \$1,628,000 | \$788 | 110% | \$47,666,800 | 2,219 | 31,424 | 1.6 |
| Seacliff | 17 | 3 | 18 | 16 | \$2,136,963 | \$1,517,658 | \$1,244 | 107% | \$38,465,343 | 1,486 | 4,719 | 0.5 |
| Soquel | 32 | 18 | 18 | 12 | \$1,591,833 | \$1,537,500 | \$797 | 109% | \$28,653,000 | 2,041 | 272,604 | 3 |
| Watsonville | 21 | 11 | 26 | 13 | \$802,596 | \$842,500 | \$528 | 101% | \$20,867,500 | 1,635 | 6,246 | 1.3 |
| Empire Grade Road | 6 | 2 | 6 | 12 | \$1,583,833 | \$1,526,500 | \$581 | 103% | \$9,503,000 | 2,669 | 87,287 | 1 |
| Bonny Doon Central | 3 | 3 | 2 | 79 | \$1,817,500 | \$1,817,500 | \$714 | 98% | \$3,635,000 | 2,541 | 360,067 | 4.5 |
| College Road | 6 | 2 | 6 | 19 | \$1,066,750 | \$860,250 | \$441 | 101% | \$6,400,500 | 2,209 | 39,356 | 1 |
| Rio Del Mar/Seascape | 46 | 25 | 41 | 15 | \$2,144,114 | \$1,975,000 | \$940 | 112% | \$87,908,704 | 2,096 | 8,845 | 1.8 |
| Live Oak | 53 | 21 | 34 | 11 | \$1,920,738 | \$1,541,000 | \$996 | 111% | \$65,305,108 | 1,645 | 5,665 | 1.9 |
| East Santa Cruz | 38 | 14 | 33 | 11 | \$1,639,337 | \$1,500,000 | \$1,155 | 111% | \$54,098,133 | 1,585 | 5,973 | 1.3 |
| Lompico-Zayante | 14 | 7 | 14 | 13 | \$605,714 | \$647,500 | \$755 | 105% | \$8,479,999 | 934 | 15,881 | 1.5 |
| Los Gatos Mountains | 30 | 17 | 34 | 23 | \$1,579,985 | \$1,555,000 | \$674 | 103% | \$53,719,500 | 2,277 | 219,066 | 1.5 |
| Larkin Valley | 13 | 9 | 6 | 5 | \$1,296,000 | \$1,162,500 | \$910 | 108% | \$7,776,000 | 1,477 | 135,697 | 4.5 |
| Scotts Valley North | 29 | 19 | 18 | 17 | \$1,720,548 | \$1,617,500 | \$703 | 103% | \$30,969,880 | 2,578 | 90,410 | 3.2 |
| West Santa Cruz | 54 | 25 | 47 | 12 | \$1,764,661 | \$1,600,000 | \$1,087 | 110% | \$82,939,076 | 1,766 | 6,346 | 1.6 |
| Scotts Valley South | 14 | 9 | 6 | 19 | \$1,893,807 | \$1,543,922 | \$613 | 99% | \$11,362,843 | 3,326 | 18,034 | 4.5 |
| Amesti / Green Valley Rd. | 16 | 7 | 16 | 20 | \$941,875 | \$831,500 | \$579 | 102% | \$15,070,000 | 1,658 | 64,774 | 1.3 |

Q2 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 | 0 | 6 | 10 | \$943,333 | \$880,000 | \$689 | 101% | \$5,660,000 | 1,379 | 1,437 | 0 |
| Boulder Creek | 0 | 0 | 1 | 5 | \$760,000 | \$760,000 | \$461 | 109% | \$760,000 | 1,650 | 1,400 | 0 |
| Capitola | 21 | 15 | 12 | 10 | \$869,000 | \$799,500 | \$890 | 104% | \$10,428,000 | 919 | 643 | 3.8 |
| La Selva Beach | 3 | 2 | 5 | 8 | \$1,743,820 | \$1,520,000 | \$1,378 | 112% | \$8,719,100 | 1,298 | 1,111 | 1.2 |
| Scotts Valley | 10 | 4 | 10 | 7 | \$1,014,000 | \$959,000 | \$673 | 119% | \$10,140,000 | 1,486 | 1,770 | 1.2 |
| Seacliff | 1 | 1 | 0 | | | | | | | | | |
| Soquel | 5 | 3 | 4 | 5 | \$854,500 | \$846,500 | \$712 | 109% | \$3,418,000 | 1,148 | 1,107 | 2.3 |
| Watsonville | 19 | 10 | 14 | 8 | \$588,035 | \$587,500 | \$493 | 104% | \$8,232,495 | 1,235 | 1,220 | 2.1 |
| Rio Del Mar/Seascape | 20 | 11 | 20 | 11 | \$1,163,595 | \$1,177,500 | \$949 | 108% | \$23,271,916 | 1,291 | 1,897 | 1.7 |
| Live Oak | 15 | 8 | 12 | 7 | \$821,362 | \$862,500 | \$659 | 107% | \$9,856,346 | 1,205 | 1,140 | 2 |
| East Santa Cruz | 12 | 6 | 7 | 12 | \$1,198,571 | \$960,000 | \$697 | 106% | \$8,390,000 | 1,640 | 1,902 | 2.6 |
| West Santa Cruz | 16 | 6 | 11 | 24 | \$806,592 | \$850,000 | \$849 | 109% | \$8,872,514 | 960 | 1,542 | 1.6 |
| Amesti / Green Valley Rd. | 1 | 1 | 3 | 31 | \$671,000 | \$650,000 | \$617 | 101% | \$2,013,000 | 1,246 | 1,757 | 1 |

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