

Quarterly Santa Cruz County Housing Statistics

Q2 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	6	4	7	31	\$583,857	\$565,500	\$542	100%	\$4,087,000	1,066	4,088	1.7
Aptos	30	21	19	28	\$1,541,210	\$1,300,000	\$744	102%	\$29,283,000	1,940	84,277	3.3
Ben Lomond	38	17	20	35	\$993,850	\$987,500	\$583	103%	\$19,877,000	1,723	29,745	2.6
Boulder Creek	56	31	36	42	\$819,461	\$769,350	\$547	102%	\$29,500,600	1,622	57,712	2.6
Brookdale	8	7	4	30	\$755,000	\$817,500	\$465	102%	\$3,020,000	1,719	13,449	5.3
Capitola	10	7	8	37	\$1,820,187	\$1,773,750	\$1,515	98%	\$14,561,500	1,295	4,182	2.6
Corralitos	8	9	4	50	\$957,500	\$970,000	\$401	95%	\$3,830,000	1,958	178,847	6.8
Davenport	3	1	3	9	\$1,146,666	\$1,025,000	\$530	104%	\$3,440,000	1,830	7,681	1
Felton	19	11	14	14	\$930,214	\$997,500	\$645	106%	\$13,023,000	1,462	47,652	2.4
La Selva Beach	15	10	10	34	\$2,476,000	\$1,549,500	\$1,074	97%	\$24,760,000	2,438	12,637	3
Scotts Valley	27	12	23	16	\$1,440,382	\$1,350,000	\$700	102%	\$33,128,788	2,078	7,765	1.6
Seacliff	13	4	9	14	\$1,594,374	\$1,373,000	\$1,241	100%	\$14,349,371	1,355	4,767	1.3
Soquel	34	20	16	10	\$1,377,500	\$1,458,500	\$799	100%	\$22,040,000	1,832	41,607	3.8
Watsonville	11	1	18	33	\$754,386	\$755,000	\$481	101%	\$13,578,950	1,624	6,478	0.2
Empire Grade Road	4	3	2	10	\$1,227,500	\$1,227,500	\$664	105%	\$2,455,000	1,852	54,233	4.5
Bonny Doon Central	4	2	3	12	\$1,035,000	\$995,000	\$584	100%	\$3,105,000	1,783	127,123	2
College Road	2	0	1	27	\$699,000	\$699,000	\$620	100%	\$699,000	1,128	6,882	0
Rio Del Mar/Seascape	44	22	29	25	\$1,709,241	\$1,635,000	\$898	100%	\$49,568,000	1,875	7,512	2.3
Live Oak	23	17	16	43	\$2,390,968	\$2,237,500	\$1,165	101%	\$38,255,500	1,939	8,698	3.2
East Santa Cruz	31	14	24	11	\$1,604,052	\$1,374,000	\$913	105%	\$38,497,250	1,656	8,128	1.8
Lompico-Zayante	15	9	6	44	\$772,166	\$749,000	\$609	97%	\$4,633,000	1,373	396,534	4.5
Los Gatos Mountains	38	22	23	66	\$1,834,434	\$1,605,000	\$652	98%	\$42,192,000	3,064	237,868	2.9
Larkin Valley	8	4	6	75	\$1,754,525	\$1,600,500	\$723	100%	\$10,527,150	2,461	161,339	2
Scotts Valley North	14	12	4	29	\$2,077,000	\$1,575,000	\$670	100%	\$8,308,000	2,695	62,051	9
West Santa Cruz	45	21	34	31	\$1,722,882	\$1,510,000	\$1,001	101%	\$58,578,000	1,799	7,082	1.9
Scotts Valley South	14	9	9	25	\$2,293,416	\$1,700,000	\$813	99%	\$20,640,750	2,803	26,601	3
Amesti/Green Valley Road	16	11	3	45	\$1,074,166	\$1,120,000	\$508	100%	\$3,222,500	2,013	80,281	11

Q2 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	1	1	0									
Boulder Creek	6	3	1	50	\$417,500	\$417,500	\$640	99%	\$417,500	652		9
Capitola	14	8	10	39	\$765,118	\$737,500	\$790	101%	\$7,651,188	920	653	2.4
La Selva Beach	8	10	4	39	\$1,012,000	\$1,137,000	\$834	100%	\$4,048,000	1,324	1,525	7.5
Scotts Valley	7	4	9	12	\$913,000	\$880,000	\$634	103%	\$8,217,000	1,546	1,246	1.3
Seacliff	5	2	1	3	\$770,800	\$770,800	\$751	103%	\$770,800	1,026	2,178	6
Soquel	10	2	6	7	\$762,210	\$817,500	\$651	101%	\$4,573,263	1,151	1,379	1
Watsonville	9	4	5	44	\$558,800	\$488,000	\$550	103%	\$2,794,000	1,053	1,351	2.4
Rio Del Mar/Seascape	10	4	7	24	\$1,006,428	\$1,010,000	\$835	101%	\$7,045,000	1,239	882	1.7
Live Oak	10	6	7	58	\$623,059	\$760,000	\$749	102%	\$4,361,419	980	1,385	2.6
East Santa Cruz	4	1	5	15	\$894,000	\$725,000	\$631	103%	\$4,470,000	1,407		0.6
West Santa Cruz	8	1	12	20	\$931,053	\$950,000	\$749	102%	\$11,172,640	1,276	1,176	0.3
Amesti/Green Valley Road	1	0	2	14	\$499,749	\$499,749	\$278	101%	\$999,498	1,727	1,699	0

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