

## Quarterly Santa Cruz County Housing Statistics

Q3 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	11	2	11	7	\$531,300	\$538,500	\$466	104%	\$5,844,300	1,117	4,356	0.5
Aptos	34	13	39	28	\$1,486,607	\$1,350,000	\$661	105%	\$57,977,700	2,360	83,758	1
Ben Lomond	34	19	30	13	\$1,006,833	\$1,050,000	\$609	106%	\$30,205,000	1,718	25,115	1.9
Boulder Creek	73	41	55	16	\$810,934	\$801,000	\$599	104%	\$44,601,388	1,453	56,985	2.2
Brookdale	5	3	5	11	\$841,000	\$850,000	\$635	105%	\$4,205,000	1,287	13,774	1.8
Capitola	13	5	18	14	\$1,820,499	\$1,650,000	\$1,231	108%	\$32,768,993	1,541	5,486	0.8
Corralitos	17	13	14	29	\$1,369,968	\$1,296,281	\$605	99%	\$19,179,562	2,138	213,049	2.8
Davenport	1	0	2	70	\$1,000,000	\$1,000,000	\$639	93%	\$2,000,000	1,529	4,683	0
Felton	28	10	23	17	\$985,275	\$862,000	\$658	107%	\$22,661,333	1,666	54,742	1.3
La Selva Beach	7	5	9	25	\$1,717,000	\$1,650,000	\$774	100%	\$15,453,000	2,161	10,832	1.7
Scotts Valley	34	6	31	16	\$1,317,766	\$1,230,000	\$628	103%	\$40,850,776	2,175	18,965	0.6
Seacliff	10	3	13	22	\$1,482,692	\$1,235,000	\$1,025	103%	\$19,275,000	1,434	4,296	0.7
Soquel	35	14	36	15	\$1,568,086	\$1,370,000	\$661	108%	\$56,451,103	2,348	45,906	1.2
Watsonville	31	13	24	23	\$814,479	\$840,000	\$491	105%	\$19,547,500	1,702	18,420	1.6
Empire Grade Road	5	2	4	40	\$1,277,500	\$1,355,000	\$597	100%	\$5,110,000	2,112	131,279	1.5
Bonny Doon Central	5	4	1	4	\$1,200,000	\$1,200,000	\$832	101%	\$1,200,000	1,443	43,560	12
College Road	4	0	3	10	\$906,666	\$900,000	\$536	97%	\$2,720,000	1,781	131,159	0
Rio Del Mar/Seascape	40	21	32	20	\$1,717,062	\$1,400,000	\$919	102%	\$54,946,000	1,808	6,825	2
Live Oak	40	10	45	23	\$1,765,922	\$1,612,000	\$1,095	106%	\$79,466,500	1,592	8,209	0.7
East Santa Cruz	45	17	39	13	\$1,326,011	\$1,289,000	\$799	106%	\$51,714,443	1,607	6,709	1.3
Lompico-Zayante	27	12	20	14	\$698,175	\$712,500	\$606	104%	\$13,963,500	1,231	13,454	1.8
Los Gatos Mountains	31	20	29	28	\$1,528,244	\$1,400,000	\$628	100%	\$44,319,100	2,512	242,015	2.1
Larkin Valley	14	8	12	67	\$1,912,250	\$1,612,500	\$673	104%	\$22,947,000	2,717	187,141	2
Scotts Valley North	11	7	16	16	\$1,743,062	\$1,680,000	\$668	104%	\$27,889,000	2,558	339,640	1.3
West Santa Cruz	58	21	54	16	\$1,602,011	\$1,404,000	\$894	106%	\$86,508,625	1,762	7,916	1.2
Scotts Valley South	18	14	10	18	\$1,465,250	\$1,450,000	\$722	103%	\$14,652,500	2,074	14,201	4.2
Amesti / Green Valley Road	16	11	17	18	\$986,737	\$867,000	\$524	101%	\$16,774,535	1,829	59,562	1.9

**Q3 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	1	12	16	\$830,416	\$801,000	\$643	104%	\$9,965,000	1,358	1,220	0.3
Boulder Creek	4	2	4	26	\$570,875	\$561,750	\$398	101%	\$2,283,500	1,362	1,263	1.5
Capitola	13	6	10	14	\$721,400	\$625,500	\$689	104%	\$7,214,000	985	882	1.8
La Selva Beach	10	2	13	12	\$1,319,038	\$1,101,000	\$1,077	106%	\$17,147,500	1,227	1,318	0.5
Scotts Valley	14	5	11	47	\$750,677	\$775,000	\$545	102%	\$8,257,452	1,400	1,475	1.4
Seacliff	4	1	3	33	\$761,750	\$750,000	\$731	101%	\$2,285,250	1,234	1,379	1
Soquel	12	4	10	12	\$644,000	\$660,500	\$620	105%	\$6,440,000	1,040	1,035	1.2
Watsonville	11	3	10	9	\$533,550	\$547,250	\$471	103%	\$5,335,500	1,165	1,481	0.9
College Road	0	0	1	32	\$705,000	\$705,000	\$337	101%	\$705,000	2,092	1,873	0
Rio Del Mar/Seascape	12	6	10	21	\$863,500	\$907,500	\$708	106%	\$8,635,000	1,197	1,125	1.8
Live Oak	23	11	19	22	\$718,467	\$725,000	\$636	104%	\$13,650,882	1,065	2,265	1.7
East Santa Cruz	15	5	15	21	\$805,966	\$650,000	\$622	104%	\$12,089,500	1,151	1,225	1
West Santa Cruz	34	6	28	11	\$808,500	\$707,500	\$660	103%	\$22,638,000	1,158	2,039	0.6
Amesti / Green Valley Road	3	1	3	15	\$629,333	\$673,000	\$443	102%	\$1,888,000	1,378	1,162	1

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