

Quarterly Santa Cruz County Housing Statistics

Q3 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	19	8	13	17	\$582,230	\$570,000	\$555	102%	\$7,569,000	1,056	4,302	1.8
Aptos	30	18	23	45	\$1,431,413	\$1,400,000	\$766	98%	\$32,922,500	1,931	35,556	2.3
Ben Lomond	22	17	12	18	\$989,291	\$948,500	\$727	103%	\$11,871,500	1,682	19,014	4.3
Boulder Creek	42	27	34	32	\$778,367	\$768,750	\$598	100%	\$26,464,500	1,396	63,731	2.4
Brookdale	5	4	6	35	\$744,637	\$737,000	\$537	98%	\$4,467,825	1,413	14,005	2
Capitola	13	6	10	23	\$1,920,400	\$1,629,500	\$1,185	101%	\$19,204,000	1,556	4,755	1.8
Corralitos	8	9	5	30	\$1,104,000	\$1,250,000	\$609	100%	\$5,520,000	1,700	126,594	5.4
Davenport	2	3	0									
Felton	17	9	15	42	\$903,900	\$840,000	\$664	100%	\$13,558,500	1,461	16,769	1.8
La Selva Beach	11	12	6	89	\$1,504,166	\$1,117,500	\$964	99%	\$9,025,000	1,181	221,329	6
Scotts Valley	19	15	12	55	\$1,821,717	\$1,723,000	\$666	99%	\$21,860,609	2,777	25,440	3.8
Seacliff	11	6	10	36	\$1,307,397	\$1,324,238	\$1,102	102%	\$13,073,975	1,186	4,896	1.8
Soquel	19	17	20	36	\$1,712,875	\$1,512,500	\$699	101%	\$34,257,500	2,550	98,834	2.6
Watsonville	24	10	14	16	\$818,714	\$823,000	\$559	102%	\$11,462,008	1,596	8,161	2.1
Empire Grade Road	1	2	0									
Bonny Doon Central	4	2	3	15	\$1,303,333	\$1,210,000	\$625	97%	\$3,910,000	2,179	112,022	2
College Road	5	4	2	3	\$615,317	\$615,317	\$471	101%	\$1,230,634	1,285	7,427	6
Rio Del Mar/Seascape	43	26	34	21	\$1,746,433	\$1,688,750	\$888	101%	\$59,378,725	1,942	8,912	2.3
Live Oak	23	8	17	52	\$1,974,264	\$1,688,888	\$1,250	101%	\$33,562,493	1,801	5,670	1.4
East Santa Cruz	31	13	25	21	\$1,478,559	\$1,425,000	\$885	102%	\$36,963,999	1,644	6,463	1.6
Lompico-Zayante	14	16	5	22	\$707,300	\$732,500	\$604	101%	\$3,536,500	1,435	13,216	9.6
Los Gatos Mountains	32	23	18	33	\$1,430,994	\$1,408,500	\$647	99%	\$25,757,900	2,267	150,899	3.8
Larkin Valley	5	1	6	9	\$1,138,500	\$960,000	\$785	105%	\$6,831,000	1,369	115,245	0.5
Scotts Valley North	14	9	10	64	\$1,182,300	\$1,166,500	\$520	99%	\$11,823,000	2,265	125,941	2.7
West Santa Cruz	44	20	35	23	\$1,739,889	\$1,500,000	\$1,033	103%	\$60,896,138	1,672	6,505	1.7
Scotts Valley South	15	9	7	47	\$2,212,428	\$1,800,000	\$588	98%	\$15,487,000	3,473	33,367	3.9
Amesti/Green Valley Road	9	6	15	36	\$1,013,180	\$825,000	\$611	104%	\$15,197,700	1,591	79,323	1.2

Q3 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	5	1	2	9	\$1,018,000	\$1,018,000	\$837	102%	\$2,036,000	1,229	1,590	1.5
Boulder Creek	4	4	1	19	\$589,000	\$589,000	\$436	98%	\$589,000	1,352		12
Capitola	20	9	15	18	\$786,400	\$750,000	\$762	101%	\$11,796,000	1,004	688	1.8
La Selva Beach	14	9	10	25	\$1,224,600	\$1,280,000	\$883	99%	\$12,246,000	1,336	1,459	2.7
Scotts Valley	7	2	5	39	\$794,000	\$750,000	\$677	99%	\$3,970,000	1,264	1,694	1.2
Seacliff	1	1	4	15	\$818,907	\$825,000	\$792	105%	\$3,275,629	1,040	1,597	0.8
Soquel	11	3	6	6	\$894,416	\$835,000	\$634	100%	\$5,366,500	1,362		1.5
Watsonville	20	11	10	18	\$467,450	\$437,250	\$423	99%	\$4,674,500	1,017	1,183	3.3
Rio Del Mar/Seascape	10	6	2	11	\$1,275,000	\$1,275,000	\$998	98%	\$2,550,000	1,276		9
Live Oak	10	4	12	91	\$822,083	\$815,000	\$734	101%	\$9,865,000	1,150	1,195	1
East Santa Cruz	11	6	6	7	\$802,500	\$725,000	\$748	103%	\$4,815,000	1,075	610	3
West Santa Cruz	25	10	13	11	\$878,067	\$788,000	\$742	103%	\$11,414,882	1,210	1,971	2.3
Amesti/Green Valley Road	1	1	0									

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