

Quarterly Santa Cruz County Housing Statistics

Q4 2021: 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	8	2	9	10	\$505,333	\$520,000	\$453.00	102%	\$4,548,003	1,167	5,034	0.7
Aptos	15	3	25	21	\$1,544,505	\$1,418,625	\$768.00	105%	\$38,612,625	2,054	75,837	0.4
Ben Lomond	12	5	18	14	\$935,080	\$942,500	\$568.00	107%	\$16,831,454	1,691	79,548	0.8
Boulder Creek	25	12	52	25	\$821,751	\$807,500	\$557.00	102%	\$42,731,055	1,532	100,309	0.7
Brookdale	4	1	3	11	\$689,333	\$652,000	\$647.00	105%	\$2,068,000	1,186	30,492	1
Capitola	8	1	6	31	\$1,699,063	\$1,765,000	\$1,303.00	104%	\$10,194,380	1,308	6,411	0.5
Corralitos	7	3	11	24	\$1,043,011	\$960,000	\$682.00	104%	\$11,473,125	1,573	119,513	0.8
Davenport	1	0	0									
Felton	11	3	17	17	\$904,000	\$920,000	\$660.00	104%	\$15,368,000	1,418	16,945	0.5
La Selva Beach	6	3	7	18	\$1,323,571	\$1,250,000	\$721.00	102%	\$9,265,000	1,910	102,913	1.3
Scotts Valley	16	2	25	11	\$1,482,198	\$1,265,000	\$692.00	105%	\$37,054,950	2,263	15,781	0.2
Seacliff	8	2	9	14	\$1,487,777	\$1,250,000	\$1,050.00	103%	\$13,390,000	1,376	4,477	0.7
Soquel	7	2	14	31	\$1,871,071	\$1,577,500	\$644.00	109%	\$26,195,000	2,994	84,392	0.4
Watsonville	22	8	27	19	\$806,140	\$850,000	\$487.00	105%	\$21,765,787	1,777	7,229	0.9
Empire Grade Road	5	2	3	15	\$1,150,000	\$1,125,000	\$510.00	104%	\$3,450,000	2,374	57,107	2
Bonny Doon Central	1	1	3	268	\$1,941,666	\$1,550,000	\$662.00	97%	\$5,825,000	3,180	183,213	1
College Road	3	1	3	13	\$814,990	\$770,070	\$518.00	101%	\$2,444,970	1,554	7,943	1
Rio Del Mar/Seascape	28	3	41	38	\$1,948,021	\$1,495,000	\$882.00	104%	\$79,868,890	1,941	6,950	0.2
Live Oak	20	3	23	14	\$1,788,217	\$1,500,000	\$1,170.00	107%	\$41,129,000	1,487	6,866	0.4
East Santa Cruz	20	3	29	16	\$1,333,784	\$1,315,000	\$966.00	107%	\$38,679,758	1,438	8,762	0.3
Lompico-Zayante	6	4	17	23	\$678,764	\$635,000	\$613.00	103%	\$11,539,000	1,187	19,096	0.7
Los Gatos Mountains	17	12	21	43	\$1,489,619	\$1,575,000	\$598.00	99%	\$31,282,000	2,521	248,578	1.7
Larkin Valley	4	0	10	31	\$1,032,500	\$885,000	\$673.00	99%	\$10,325,000	1,589	36,464	0
Scotts Valley North	7	4	12	45	\$1,389,533	\$1,299,000	\$646.00	100%	\$16,674,400	2,347	105,368	1
West Santa Cruz	40	8	48	18	\$1,796,932	\$1,625,000	\$1,064.00	106%	\$86,252,750	1,780	7,707	0.5
Scotts Valley South	10	3	14	28	\$1,899,357	\$1,752,500	\$701.00	100%	\$26,591,000	2,927	27,707	0.6
Amesti / Green Valley Road	9	4	13	39	\$988,346	\$862,000	\$607.00	101%	\$12,848,500	1,667	65,973	0.9

Q4 2021: 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	3	0	4	7	\$927,500	\$927,500	\$572.00	104%	\$3,710,000	1,621	1,413	0
Boulder Creek	2	1	1	4	\$570,000	\$570,000	\$414.00	104%	\$570,000	1,378	1,306	3
Capitola	12	3	15	12	\$689,633	\$660,000	\$727.00	104%	\$10,344,500	932	871	0.6
La Selva Beach	10	1	10	7	\$1,122,450	\$1,200,000	\$1,008.00	104%	\$11,224,500	1,240	1,808	0.3
Scotts Valley	6	1	13	20	\$812,461	\$845,000	\$570.00	103%	\$10,562,000	1,462	2,467	0.2
Seacliff	3	0	4	15	\$871,000	\$867,500	\$600.00	105%	\$3,484,000	1,440	2,817	0
Soquel	2	1	3	23	\$768,333	\$740,000	\$567.00	98%	\$2,305,000	1,379	1,496	1
Watsonville	5	1	10	12	\$532,438	\$545,500	\$468.00	105%	\$5,324,388	1,098	2,062	0.3
College Road	1	0	2	7	\$705,000	\$705,000	\$395.00	104%	\$1,410,000	1,812	2,592	0
Rio Del Mar/Seascape	4	2	9	39	\$813,666	\$840,000	\$927.00	105%	\$7,323,000	1,030	523	0.7
Live Oak	13	4	19	26	\$801,526	\$815,000	\$740.00	104%	\$15,229,000	1,121	1,827	0.6
East Santa Cruz	8	1	14	13	\$857,821	\$732,500	\$627.00	103%	\$12,009,500	1,096	987	0.2
West Santa Cruz	11	5	12	57	\$756,416	\$793,500	\$660.00	106%	\$9,077,000	1,104	1,242	1.3
Amesti / Green Valley Road	3	1	3	5	\$517,804	\$460,000	\$303.00	100%	\$1,553,413	1,428	1,568	1

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