

Quarterly Santa Cruz County Housing Statistics

Q4 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	9	4	9	9	\$597,666.00	\$630,000	\$547	102%	\$5,379,000	1,075	4,666	1.3
Aptos	16	9	18	37	\$1,518,444.00	\$1,335,000	\$738	99%	\$27,332,000	2,249	61,686	1.5
Ben Lomond	12	6	10	31	\$851,310.00	\$850,000	\$664	103%	\$8,513,100	1,364	24,581	1.8
Boulder Creek	21	16	20	22	\$823,950.00	\$752,500	\$575	102%	\$16,479,000	1,537	117,913	2.4
Brookdale	0	0	3	42	\$794,333.00	\$748,000	\$522	97%	\$2,383,000	1,550	13,983	0
Capitola	13	5	14	26	\$1,825,992.00	\$1,667,500	\$1,154	104%	\$25,563,888	1,475	4,877	1.1
Corralitos	4	3	5	70	\$1,099,400.00	\$1,065,000	\$595	98%	\$5,497,000	1,933	347,679	1.8
Davenport	2	2	0									
Felton	12	8	11	27	\$871,500.00	\$905,000	\$575	100%	\$9,586,500	1,459	14,201	2.2
La Selva Beach	3	5	3	79	\$1,976,666.00	\$1,730,000	\$876	95%	\$5,930,000	2,468	23,668	5
Scotts Valley	13	10	12	33	\$1,439,416.00	\$1,512,500	\$645	99%	\$17,273,000	2,257	18,141	2.5
Seacliff	4	2	5	33	\$4,220,147.00	\$1,725,000	\$1,066	97%	\$21,100,735	1,923	9,461	1.2
Soquel	21	12	13	23	\$1,637,461.00	\$1,295,000	\$778	100%	\$21,287,000	2,264	56,424	2.8
Watsonville	15	14	9	15	\$670,555.00	\$700,000	\$528	98%	\$6,035,000	1,347	6,853	4.7
Empire Grade Road	4	3	2	65	\$872,500.00	\$872,500	\$522	97%	\$1,745,000	1,670	60,222	4.5
Bonny Doon Central	1	1	1	20	\$1,062,500.00	\$1,062,500	\$575	97%	\$1,062,500	1,848	49,441	3
College Road	3	1	3	53	\$738,333.00	\$700,000	\$394	105%	\$2,215,000	2,347	19,762	1
Rio Del Mar/Seascape	12	13	18	53	\$1,542,722.00	\$1,499,500	\$838	98%	\$27,769,000	1,801	6,640	2.2
Live Oak	20	19	19	35	\$1,910,526.00	\$1,465,000	\$1,559	98%	\$36,300,000	1,468	4,388	3
East Santa Cruz	17	9	22	34	\$1,385,639.00	\$1,315,032	\$827	99%	\$30,484,063	1,587	6,866	1.2
Lompico-Zayante	4	4	4	51	\$617,250.00	\$584,500	\$718	95%	\$2,469,000	894	10,770	3
Los Gatos Mountains	10	12	13	40	\$1,078,230.00	\$1,045,000	\$673	99%	\$14,017,000	1,607	172,457	2.8
Larkin Valley	4	8	4	67	\$1,509,263.00	\$1,317,000	\$556	99%	\$6,037,054	2,424	150,566	6
Scotts Valley North	13	11	13	55	\$1,546,120.00	\$1,500,000	\$753	95%	\$20,099,570	2,156	178,978	2.5
West Santa Cruz	22	10	32	29	\$1,734,726.00	\$1,675,000	\$986	102%	\$55,511,233	1,772	8,268	0.9
Scotts Valley South	9	7	4	39	\$2,287,500.00	\$2,175,000	\$853	97%	\$9,150,000	2,503	38,017	5.3
Amesti/Green Valley Road	10	6	6	34	\$876,666.00	\$887,500	\$580	95%	\$5,260,000	1,737	45,491	3

Q4 2022: Santa Cruz County - Condo/Townhouses

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	2	5	11	\$1,074,610.00	\$1,175,000	\$731	101%	\$5,373,054	1,504	1,644	1.2
Capitola	6	4	8	57	\$745,500.00	\$690,000	\$795	99%	\$5,964,000	871		1.5
La Selva Beach	7	5	5	26	\$1,496,900.00	\$1,595,500	\$1,132	99%	\$7,484,500	1,442	1,765	3
Scotts Valley	6	1	5	18	\$747,572.00	\$800,000	\$667	96%	\$3,737,860	1,148	1,031	0.6
Seacliff	1	0	2	32	\$791,250.00	\$791,250	\$730	100%	\$1,582,500	1,079	4,138	0
Soquel	4	1	4	15	\$810,500.00	\$823,500	\$616	102%	\$3,242,000	1,296	944	0.8
Watsonville	9	2	7	34	\$577,714.00	\$625,000	\$552	100%	\$4,044,000	1,124	2,112	0.9
College Road	1	0	0									
Rio Del Mar/Seascape	4	2	10	46	\$941,700.00	\$955,000	\$709	100%	\$9,417,000	1,348	1,448	0.6
Live Oak	7	7	6	12	\$761,666.00	\$785,500	\$780	104%	\$4,570,000	967	915	3.5
East Santa Cruz	3	3	5	20	\$936,000.00	\$726,000	\$647	98%	\$4,680,000	1,236	1,019	1.8
West Santa Cruz	4	3	5	25	\$1,181,750.00	\$965,000	\$702	97%	\$5,908,750	1,526	3,223	1.8

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