

Quarterly Santa Cruz County Housing Statistics

Q4 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	5	2	8	38	\$585,250	\$566,500	\$579	100%	\$4,682,000	1,067	4,149	0.8
Aptos	11	10	12	33	\$1,711,250	\$1,297,500	\$768	97%	\$20,535,000	2,337	53,252	2.5
Ben Lomond	15	7	17	34	\$979,575	\$930,000	\$618	97%	\$16,652,775	1,622	140,449	1.2
Boulder Creek	38	26	25	34	\$833,060	\$775,000	\$549	100%	\$20,826,500	1,599	98,571	3.1
Brookdale	0	1	2	24	\$750,000	\$750,000	\$417	98%	\$1,500,000	1,801	6,861	1.5
Capitola	8	3	4	20	\$2,854,500	\$2,662,500	\$1,930	104%	\$11,418,000	1,425	3,992	2.3
Corralitos	3	4	2	62	\$954,750	\$954,750	\$576	99%	\$1,909,500	1,652	151,415	6
Davenport	0	1	2	41	\$3,425,000	\$3,425,000	\$1,567	104%	\$6,850,000	1,899	1,092,006	1.5
Felton	6	6	11	61	\$917,136	\$965,000	\$564	100%	\$10,088,500	1,688	17,555	1.6
La Selva Beach	6	7	5	30	\$2,892,000	\$1,850,000	\$1,850	94%	\$14,460,000	1,599	10,240	4.2
Scotts Valley	10	7	14	36	\$1,540,000	\$1,485,000	\$629	102%	\$21,560,000	2,395	10,592	1.5
Seacliff	5	2	5	39	\$1,746,300	\$1,625,000	\$1,423	99%	\$8,731,500	1,470	10,193	1.2
Soquel	9	5	12	37	\$1,788,968	\$1,512,500	\$707	102%	\$21,467,625	2,444	141,434	1.3
Watsonville	13	6	12	20	\$717,821	\$724,000	\$562	99%	\$8,613,859	1,385	6,316	1.5
Empire Grade Road	1	1	1	9	\$1,249,000	\$1,249,000	\$577	100%	\$1,249,000	2,163	153,113	3
Bonny Doon Central	1	2	1	26	\$1,320,000	\$1,320,000	\$603	98%	\$1,320,000	2,189	48,177	6
College Road	4	5	3	15	\$955,000	\$985,000	\$568	99%	\$2,865,000	1,777	19,108	5
Rio Del Mar/Seascape	22	10	24	32	\$1,889,781	\$1,532,500	\$826	98%	\$45,354,755	1,947	7,628	1.3
Live Oak	21	5	23	44	\$2,446,421	\$1,840,000	\$1,120	98%	\$56,267,700	1,881	6,346	0.7
East Santa Cruz	20	6	17	31	\$1,360,764	\$1,189,000	\$783	88%	\$23,133,000	1,598	11,766	1.1
Lompico-Zayante	7	10	7	37	\$691,714	\$715,000	\$504	97%	\$4,842,000	1,442	14,705	4.3
Los Gatos Mountains	15	11	13	50	\$1,425,500	\$1,325,000	\$598	97%	\$18,531,500	2,537	296,563	2.5
Larkin Valley	4	2	4	41	\$1,473,250	\$1,134,000	\$668	98%	\$5,893,000	1,994	119,344	1.5
Scotts Valley North	9	5	4	30	\$1,338,759	\$954,519	\$547	101%	\$5,355,038	2,082	88,373	3.8
West Santa Cruz	29	14	26	20	\$1,509,357	\$1,475,000	\$1,145	100%	\$39,243,300	1,452	5,988	1.6
Scotts Valley South	5	1	4	19	\$1,700,000	\$1,612,500	\$865	100%	\$6,800,000	2,519	15,322	0.8
Amesti/Green Valley Road	5	3	4	7	\$881,000	\$862,500	\$582	98%	\$3,524,000	1,865	9,758	2.3

Q4 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	6	4	4	26	\$1,097,500	\$1,115,000	\$669	100%	\$4,390,000	1,715	1,863	3
Boulder Creek	4	5	1	59	\$550,000	\$550,000	\$402	96%	\$550,000	1,368		15
Capitola	8	3	10	14	\$709,850	\$675,000	\$772	98%	\$7,098,500	940	915	0.9
La Selva Beach	2	5	4	79	\$1,361,250	\$1,325,000	\$837	96%	\$5,445,000	1,502	1,329	3.8
Scotts Valley	6	4	6	17	\$836,166	\$727,500	\$653	98%	\$5,017,000	1,476	1,077	2
Seacliff	2	1	2	31	\$707,500	\$707,500	\$845	99%	\$1,415,000	836	1,242	1.5
Soquel	9	6	5	17	\$766,760	\$700,000	\$607	101%	\$3,833,800	1,359	1,019	3.6
Watsonville	5	3	7	12	\$538,237	\$558,287	\$519	98%	\$3,767,665	1,200	1,214	1.3
Rio Del Mar/Seascape	16	13	10	29	\$1,149,500	\$1,157,500	\$904	97%	\$11,495,000	1,337	1,372	3.9
Live Oak	9	5	5	59	\$609,299	\$725,000	\$614	97%	\$3,046,498	939	893	3
East Santa Cruz	5	3	7	25	\$1,103,928	\$777,500	\$678	98%	\$7,727,500	1,348	1,612	1.3
West Santa Cruz	6	2	14	32	\$761,071	\$758,500	\$719	99%	\$10,655,006	1,043	1,147	0.4
Amesti/Green Valley Road	1	1	1	49	\$667,000	\$667,000	\$430	99%	\$667,000	1,550	1,133	3

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