

Santa Cruz County Housing Statistics

September 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
Aptos	24	37	31	36	\$1,522,951	\$1,490,000	\$704.00	103%	\$47,211,500	2,148	56,391	1.3
Ben Lomond	13	20	6	16	\$979,333	\$1,080,000	\$521.00	100%	\$5,876,000	1,831	42,050	2
Boulder Creek	22	42	20	13	\$703,644	\$689,500	\$617.00	104%	\$14,072,888	1,285	42,547	2.3
Brookdale	2	2	1	14	\$850,000	\$850,000	\$678.00	106%	\$850,000	1,254	7,928	1.5
Capitola	4	5	4	10	\$1,878,625	\$1,401,000	\$1,163.00	115%	\$7,514,500	1,635	6,098	0.8
Corralitos	3	7	2	44	\$1,527,500	\$1,527,500	\$1,244.00	93%	\$3,055,000	1,421	206,997	3
Davenport	1	0	1	0	\$700,000	\$700,000	\$528.00	100%	\$700,000	1,326	4,966	0
Felton	10	20	11	14	\$986,030	\$775,000	\$648.00	106%	\$10,846,333	1,681	57,626	1.5
Freedom	3	3	4	10	\$758,750	\$775,000	\$578.00	101%	\$3,035,000	1,311	7,068	1.5
La Selva Beach	1	1	2	340	\$3,606,250	\$3,606,250	\$772.00	93%	\$7,212,500	4,346	119,115	0.5
Los Gatos	3	19	9	46	\$1,295,066	\$1,350,000	\$607.00	102%	\$11,655,600	2,204	115,148	2.2
Mount Hermon	1	1	1	14	\$855,000	\$855,000	\$852.00	114%	\$855,000	1,004	12,632	0.8
Santa Cruz	46	75	47	25	\$1,623,826	\$1,300,000	\$904.00	103%	\$76,319,844	1,713	10,525	1.4
Scotts Valley	13	14	15	28	\$1,314,066	\$1,218,000	\$608.00	102%	\$19,710,999	2,290	25,070	0.9
Soquel	2	7	12	12	\$1,513,916	\$1,407,500	\$696.00	110%	\$18,167,000	2,254	104,359	0.7
Watsonville	23	41	20	11	\$933,100	\$782,500	\$563.00	104%	\$18,662,000	1,581	111,361	1.9
Summary	171	294	186	40	\$ 1,315,504	\$1,149,000	\$663	104%	\$245,744,164	1,830	58,118	1.4

September 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	9	9	14	24	\$793,000	\$757,500	\$665	104%	\$11,102,000	1,208	1,282	0.9
Boulder Creek	1	2	3	33	\$552,833	\$546,000	\$410	99%	\$1,658,500	1,270	1,263	1.5
Capitola	8	8	4	5	\$820,250	\$726,000	\$913	101%	\$3,281,000	971	1,002	2.2
Freedom	1	1	0									
La Selva Beach	0	0	1	7	\$1,360,000	\$1,360,000	\$1,308	91%	\$1,360,000	1,040		0
Santa Cruz	17	21	28	19	\$720,120	\$690,000	\$645	102%	\$20,163,382	1,097	1,801	1
Scotts Valley	2	5	3	17	\$789,333	\$810,000	\$580	101%	\$2,368,000	1,365	1,310	1.4
Soquel	1	2	2	15	\$755,000	\$755,000	\$639	101%	\$1,510,000	1,180	937	1.5
Watsonville	6	5	5	21	\$726,300	\$799,000	\$890	102%	\$3,631,500	1,001		0.7
Summary	45	53	60	18	\$814,605	\$756,250	\$655	100%	\$ 45,074,382	1,142	1,266	1.2

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