

Santa Cruz County Housing Statistics

September 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 |
|----------------|------------|------------|------------|-----------|---------------------|--------------------|----------------|-------------|----------------------|-------------------|------------------|---------------------|
| Aptos | 27 | 52 | 17 | 43 | \$1,607,624 | \$1,700,000 | \$759 | 99% | \$27,329,611 | 2,104 | 22,349 | 2.4 |
| Ben Lomond | 7 | 18 | 2 | 39 | \$868,500 | \$868,500 | \$621 | 88% | \$1,737,000 | 1,513 | 47,219 | 4.5 |
| Boulder Creek | 16 | 28 | 9 | 48 | \$668,555 | \$625,000 | \$643 | 102% | \$6,017,000 | 1,055 | 23,532 | 2.5 |
| Brookdale | 1 | 3 | 3 | 39 | \$817,941 | \$880,000 | \$411 | 98% | \$2,453,825 | 1,807 | 8,973 | 1.5 |
| Capitola | 3 | 5 | 3 | 10 | \$1,810,000 | \$1,625,000 | \$1,325 | 108% | \$5,430,000 | 1,231 | 3,703 | 1.5 |
| Corralitos | 2 | 4 | 1 | 0 | \$1,350,000 | \$1,350,000 | \$1,146 | 100% | \$1,350,000 | 1,178 | 304,920 | 4 |
| Davenport | 1 | 1 | 0 | | | | | | | | | |
| Felton | 8 | 26 | 9 | 47 | \$833,166 | \$758,000 | \$665 | 99% | \$7,498,500 | 1,467 | 17,982 | 4.6 |
| Freedom | 0 | 0 | 1 | 2 | \$935,000 | \$935,000 | \$678 | 104% | \$935,000 | 1,380 | 28,314 | 0 |
| La Selva Beach | 5 | 6 | 0 | | | | | | | | | |
| Los Gatos | 9 | 21 | 6 | 40 | \$1,545,833 | \$1,487,500 | \$622 | 100% | \$9,275,000 | 2,468 | 289,463 | 3.5 |
| Mount Hermon | 0 | 0 | 1 | 33 | \$765,000 | \$765,000 | \$664 | 98% | \$765,000 | 1,152 | 14,070 | 0 |
| Santa Cruz | 43 | 62 | 27 | 46 | \$1,734,101 | \$1,500,000 | \$1,015 | 100% | \$46,820,750 | 1,804 | 30,209 | 2 |
| Scotts Valley | 13 | 23 | 5 | 44 | \$1,515,800 | \$1,764,000 | \$588 | 99% | \$7,579,000 | 2,758 | 20,099 | 3.3 |
| Soquel | 6 | 12 | 3 | 29 | \$1,438,333 | \$1,500,000 | \$591 | 99% | \$4,315,000 | 2,930 | 25,323 | 2.8 |
| Watsonville | 26 | 39 | 20 | 16 | \$751,950 | \$727,500 | \$565 | 102% | \$15,039,000 | 1,338 | 17,975 | 2.3 |
| Summary | 167 | 300 | 107 | 31 | \$ 1,188,700 | \$1,142,500 | \$654 | 100% | \$136,544,686 | 1,728 | 61,009 | 2.5 |

September 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 | 8 | 5 | 10 | \$1,084,800 | \$1,021,000 | \$831.00 | 100% | \$5,424,000 | 1,287 | 1,590 | 2.2 |
| Boulder Creek | 3 | 4 | 0 | | | | | | | | | |
| Capitola | 7 | 9 | 5 | 10 | \$698,600 | \$690,000 | \$708.00 | 101% | \$3,493,000 | 915 | 697 | 1.7 |
| Freedom | 1 | 1 | 0 | | | | | | | | | |
| La Selva Beach | 0 | 2 | 0 | | | | | | | | | |
| Santa Cruz | 10 | 20 | 14 | 12 | \$798,063 | \$745,000 | \$670.00 | 102% | \$11,172,882 | 1,181 | 1,016 | 1.9 |
| Scotts Valley | 4 | 2 | 2 | 4 | \$750,000 | \$750,000 | \$652.00 | 100% | \$1,500,000 | 1,152 | | 1.2 |
| Soquel | 0 | 3 | 1 | 0 | \$1,250,000 | \$1,250,000 | \$826.00 | 100% | \$1,250,000 | 1,514 | | 9 |
| Watsonville | 7 | 18 | 7 | 23 | \$981,071 | \$990,000 | \$836.00 | 99% | \$6,867,500 | 1,230 | 610 | 2.8 |
| Summary | 37 | 67 | 34 | 10 | \$927,089 | \$870,000 | \$767 | 100% | \$ 29,707,382 | 1,213 | 978 | 3.1 |

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