

Santa Cruz County Housing Statistics

January 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	12	20	16	55	\$1,538,886	\$1,387,500	\$764	101%	\$24,622,188	2,043	45,248	1
Ben Lomond	4	7	2	64	\$688,000	\$688,000	\$559	98%	\$1,376,000	1,262	26,202	1.5
Boulder Creek	13	16	17	52	\$768,369	\$739,500	\$478	97%	\$13,062,277	1,716	115,316	1
Brookdale	0	1	0									
Capitola	6	10	2	19	\$1,375,000	\$1,375,000	\$880	104%	\$2,750,000	1,626	4,857	1.8
Corralitos	0	3	1	6	\$779,382	\$779,382	\$592	94%	\$779,382	1,316	21,301	3
Felton	7	18	7	23	\$756,285	\$840,000	\$704	106%	\$5,294,000	1,036	11,363	1.7
Freedom	2	2	1	0	\$665,000	\$665,000	\$388	100%	\$665,000	1,713	6,011	3
La Selva Beach	3	5	4	145	\$1,239,750	\$1,304,500	\$706	96%	\$4,959,000	1,744	5,151	1.5
Los Gatos	7	15	11	48	\$1,573,909	\$1,500,000	\$606	102%	\$17,313,000	2,651	473,719	1.7
Mount Hermon	2	2	0									
Santa Cruz	46	66	35	24	\$1,456,006	\$1,275,000	\$678	105%	\$50,960,240	1,900	38,694	1.5
Scotts Valley	14	23	6	29	\$1,268,333	\$1,140,000	\$599	101%	\$7,610,000	2,115	55,118	1.8
Soquel	8	14	5	50	\$1,603,600	\$1,400,000	\$567	104%	\$8,018,000	2,647	205,602	2.6
Watsonville	12	23	17	24	\$958,281	\$710,000	\$504	102%	\$16,290,777	1,609	26,733	1.3
Summary	136	225	124	41	\$ 1,128,523	\$1,140,000	\$599	101%	\$153,699,864	1,798	79,640	1.8

January 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	6	16	6	19	\$641,443	\$579,000	\$613	99%	\$3,848,659	1,179	1,072	1.7
Boulder Creek	2	1	2	14	\$354,500	\$354,500	\$580	101%	\$709,000	614	697	0.5
Capitola	5	7	2	11	\$1,025,000	\$1,025,000	\$697	109%	\$2,050,000	1,468	1,786	1.9
Freedom	1	1	0									
La Selva Beach	0	0	1	7	\$1,100,000	\$1,100,000	\$590	96%	\$1,100,000	1,864		0
Santa Cruz	10	25	7	42	\$671,957	\$725,000	\$513	101%	\$4,703,700	1,292	1,068	1.7
Scotts Valley	6	9	6	61	\$735,798	\$743,750	\$454	101%	\$4,414,790	1,679	1,078	1.6
Soquel	2	3	0									
Watsonville	8	11	6	53	\$608,333	\$640,000	\$499	100%	\$3,650,000	1,093	1,220	1.7
Summary	40	73	30	30	\$733,862	\$725,000	\$580	101%	\$ 20,476,149	1,313	1,154	1.3

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