

Santa Cruz County Housing Statistics

February 2020: 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	35	63	12	19	\$1,257,074	\$1,135,000	\$648	101%	\$15,084,888	1,695	7,794	3.2
Ben Lomond	7	8	4	114	\$672,250	\$655,000	\$529	98%	\$2,689,000	1,390	9,921	1.8
Boulder Creek	15	29	11	118	\$597,954	\$550,000	\$460	97%	\$6,577,500	1,481	116,254	2.9
Brookdale	3	5	0									
Capitola	8	10	3	32	\$1,093,666	\$925,000	\$841	98%	\$3,281,000	1,466	4,338	2.7
Corralitos	0	1	1	181	\$1,630,000	\$1,630,000	\$439	102%	\$1,630,000	3,714	448,014	0.6
Davenport	0	3	0									
Felton	8	16	5	99	\$488,300	\$490,000	\$466	97%	\$2,441,500	1,009	9,357	3.4
Freedom	0	0	1	8	\$475,000	\$475,000	\$617	106%	\$475,000	770	7,187	0
La Selva Beach	2	8	2	107	\$1,105,000	\$1,105,000	\$699	96%	\$2,210,000	1,516	8,770	3.4
Los Gatos	10	12	2	29	\$1,625,000	\$1,625,000	\$727	99%	\$3,250,000	2,523	76,470	2.4
Santa Cruz	48	70	28	70	\$1,144,246	\$990,000	\$706	99%	\$32,038,893	1,743	17,966	2.2
Scotts Valley	13	16	2	40	\$835,000	\$835,000	\$597	98%	\$1,670,000	1,404	4,792	3.2
Soquel	9	13	4	176	\$1,147,500	\$1,075,000	\$508	100%	\$4,590,000	2,364	51,433	2
Watsonville	18	29	12	50	\$600,500	\$554,300	\$399	98%	\$7,206,000	1,506	18,030	2.1
Summary	176	283	87	80	\$ 974,730	\$925,000	\$597	99%	\$83,143,781	1,737	60,025	2.3

February 2020: 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	17	34	6	70	\$686,500	\$610,000	\$505	97%	\$4,119,000	1,352	1,349	4.9
Boulder Creek	0	1	0									
Capitola	5	7	2	15	\$437,689	\$437,689	\$619	100%	\$875,378	822	392	3
Freedom	1	1	0									
La Selva Beach	1	4	1	21	\$840,000	\$840,000	\$693	99%	\$840,000	1,212	1,263	12
Santa Cruz	15	32	11	51	\$551,908	\$534,000	\$586	99%	\$6,070,992	993	920	3.2
Scotts Valley	11	20	9	17	\$788,777	\$850,000	\$439	101%	\$7,099,000	1,717	2,360	3.3
Soquel	0	1	0									
Watsonville	5	7	0									
Summary	55	107	29	35	\$660,975	\$610,000	\$586	99%	\$ 19,004,370	1,219	1,257	5.3

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