

Santa Cruz County Housing Statistics

February 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	22	27	14	64	\$1,295,151	\$1,157,500	\$777	103%	\$18,132,125	1,664	81,068	1.6
Ben Lomond	5	9	2	30	\$962,500	\$962,500	\$610	101%	\$1,925,000	1,559	11,849	3.4
Boulder Creek	26	28	14	15	\$870,500	\$867,500	\$466	102%	\$12,187,000	1,961	42,556	1.6
Brookdale	0	1	1	107	\$626,000	\$626,000	\$422	100%	\$626,000	1,484	5,489	0.8
Capitola	3	7	4	11	\$1,470,000	\$1,440,000	\$1,132	101%	\$5,880,000	1,198	3,997	1.8
Corralitos	3	5	1	62	\$2,345,000	\$2,345,000	\$714	100%	\$2,345,000	3,286	166,094	7.5
Davenport	2	2	0									
Felton	6	16	6	44	\$555,500	\$585,000	\$455	96%	\$3,333,000	1,161	9,002	2
Freedom	2	2	3	19	\$590,000	\$595,000	\$446	105%	\$1,770,000	1,403	6,868	1.5
La Selva Beach	1	5	2	15	\$1,700,000	\$1,700,000	\$661	120%	\$3,400,000	2,563	14,453	1.4
Los Gatos	10	20	8	136	\$1,370,500	\$1,284,500	\$550	98%	\$10,964,000	2,448	217,283	2.2
Mount Hermon	0	1	0									
Santa Cruz	43	64	37	29	\$1,296,120	\$1,200,000	\$693	103%	\$47,956,450	2,057	35,712	1.6
Scotts Valley	22	27	7	40	\$1,783,571	\$1,284,000	\$530	99%	\$12,485,000	3,222	76,815	3
Soquel	3	13	3	5	\$1,133,666	\$1,150,000	\$579	112%	\$3,401,000	1,898	14,375	2.6
Watsonville	10	23	12	79	\$645,375	\$520,000	\$397	100%	\$7,744,500	1,768	30,615	1.4
Summary	158	250	114	47	\$ 1,188,849	\$1,153,750	\$565	103%	\$132,149,075	1,977	51,155	2.3

February 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	5	7	6	100	\$761,750	\$710,000	\$665	99%	\$4,570,500	1,140	1,015	0.9
Boulder Creek	0	1	1	65	\$409,900	\$409,900	\$415	100%	\$409,900	988	1,002	0.6
Capitola	7	9	5	46	\$728,000	\$660,000	\$652	103%	\$3,640,000	1,046	806	2.5
Freedom	0	1	0									
La Selva Beach	0	0	1	88	\$715,000	\$715,000	\$849	103%	\$715,000	842		0
Santa Cruz	18	25	17	71	\$698,127	\$679,000	\$562	101%	\$11,868,173	1,167	4,673	1.7
Scotts Valley	6	8	3	7	\$632,333	\$580,000	\$543	102%	\$1,897,000	1,171	1,075	1.6
Soquel	0	0	1	10	\$560,000	\$560,000	\$516	100%	\$560,000	1,086	523	0
Watsonville	7	8	5	8	\$516,600	\$525,000	\$398	103%	\$2,583,000	1,314	1,786	1.2
Summary	43	59	39	49	\$627,714	\$620,000	\$553	101%	\$ 26,243,573	1,094	1,554	1.1

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