

Santa Cruz County Housing Statistics

March 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	36	70	21	22	\$1,160,362	\$1,175,000	\$577	102%	\$24,367,611	2,001	16,762	4
Ben Lomond	10	9	4	33	\$578,125	\$531,250	\$558	100%	\$2,312,500	1,068	33,802	3
Boulder Creek	13	33	5	39	\$653,600	\$730,000	\$402	103%	\$3,268,000	1,509	32,653	3.8
Brookdale	2	6	1	12	\$700,000	\$700,000	\$304	100%	\$700,000	2,301	18,992	4.5
Capitola	6	10	6	36	\$1,021,166	\$1,000,000	\$681	104%	\$6,127,000	1,421	5,176	2.5
Corralitos	0	1	0									
Davenport	1	4	0									
Felton	7	15	6	88	\$642,500	\$655,000	\$552	98%	\$3,855,000	1,270	15,508	3.2
Freedom	2	1	0									
La Selva Beach	4	10	0									
Los Gatos	11	17	6	79	\$1,237,333	\$1,228,500	\$515	98%	\$7,424,000	2,654	174,683	3.4
Santa Cruz	44	71	31	46	\$1,035,426	\$998,000	\$706	102%	\$32,098,217	1,657	16,235	2.5
Scotts Valley	19	22	11	90	\$931,354	\$925,000	\$557	99%	\$10,244,900	1,780	21,627	4.4
Soquel	8	10	5	51	\$1,042,995	\$930,000	\$500	99%	\$5,214,975	1,962	40,119	2.1
Watsonville	16	31	7	35	\$639,285	\$665,000	\$431	99.0%	\$4,475,000	1,705	7,704	3.2
Summary	179	310	103	48	\$ 876,559	\$925,000	\$552	100%	\$100,087,203	1,757	34,842	3.3

March 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	10	35	6	35	\$569,100	\$612,500	\$574	99%	\$3,414,601	1,091	1,274	6.2
Boulder Creek	1	1	2	231	\$336,500	\$336,500	\$372	100%	\$673,000	1,116	1,045	1.5
Capitola	4	5	5	8	\$695,600	\$830,000	\$588	101%	\$3,478,000	1,186	1,742	1.7
Freedom	0	1	0									
La Selva Beach	1	5	0									
Santa Cruz	9	27	13	41	\$583,726	\$591,500	\$514	101%	\$7,588,441	1,083	942	2.5
Scotts Valley	3	20	3	32	\$787,666	\$879,000	\$476	100%	\$2,363,000	1,745	1,767	3.3
Soquel	0	0	1	59	\$525,000	\$525,000	\$521	99%	\$525,000	1,008		0
Watsonville	7	12	0									
Summary	35	106	30	68	\$582,932	\$602,000	\$518	100%	\$ 18,042,042	1,205	1,354	2.5

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