

Santa Cruz County Housing Statistics

March 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	33	32	17	37	\$1,895,073	\$1,405,000	\$781	109%	\$32,216,250	1,989	23,497	2
Ben Lomond	9	13	5	38	\$729,000	\$825,000	\$566	102%	\$3,645,000	1,333	8,250	4.3
Boulder Creek	18	21	18	28	\$688,111	\$670,000	\$590	106%	\$12,386,000	1,261	82,933	1.3
Brookdale	0	0	1	43	\$769,000	\$769,000	\$715	100%	\$769,000	1,076	10,019	0
Capitola	10	8	4	81	\$1,440,500	\$1,487,500	\$938	100%	\$5,762,000	1,590	2,984	2.4
Corralitos	2	5	2	61	\$1,100,000	\$1,100,000	\$563	106%	\$2,200,000	2,031	212,551	3.8
Davenport	0	1	0									
Felton	13	15	9	32	\$777,322	\$689,900	\$560	105%	\$6,995,900	1,389	18,073	2
Freedom	2	3	1	7	\$575,000	\$575,000	\$639	105%	\$575,000	900	5,968	1.8
La Selva Beach	2	6	1	6	\$980,000	\$980,000	\$638	103%	\$980,000	1,536	15,420	2.6
LOS GATOS	9	16	6	151	\$1,275,166	\$1,482,500	\$534	105%	\$7,651,000	2,419	187,656	1.9
Mount Hermon	2	1	1	8	\$665,000	\$665,000	\$584	102%	\$665,000	1,138	4,704	3
Santa Cruz	66	69	41	34	\$1,499,172	\$1,342,000	\$754	106%	\$61,466,070	2,103	48,344	1.8
Scotts Valley	23	26	20	25	\$1,326,900	\$1,237,500	\$617	106%	\$26,538,000	2,195	13,041	2.3
Soquel	9	13	10	66	\$1,280,100	\$1,037,500	\$593	102%	\$12,801,000	1,971	87,913	2.2
Watsonville	25	30	13	54	\$934,538	\$770,000	\$453	99%	\$12,149,000	2,159	96,324	2.1
Summary	223	259	149	45	\$ 1,062,325	\$980,000	\$593	104%	\$186,799,220	1,673	54,512	2.2

March 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	15	18	10	60	\$728,025	\$732,000	\$673	101%	\$7,280,250	1,061	1,082	2.5
Boulder Creek	0	0	1	57	\$510,000	\$510,000	\$367	99%	\$510,000	1,391		0
Capitola	6	6	7	12	\$750,857	\$670,000	\$695	102%	\$5,256,000	865	828	1.3
Freedom	0	0	1	6	\$635,000	\$635,000	\$386	107%	\$635,000	1,644	2,309	0
La Selva Beach	2	1	0									
Santa Cruz	16	17	18	46	\$718,427	\$643,750	\$571	101%	\$12,931,700	1,129	1,084	1.2
Scotts Valley	0	4	4	15	\$749,500	\$750,000	\$517	105%	\$2,998,000	1,429	1,644	0.9
Soquel	0	0	2	14	\$376,764	\$376,764	\$347	100%	\$753,528	1,087	958	0
Watsonville	11	11	8	50	\$584,250	\$441,000	\$406	102%	\$4,674,000	1,232	1,917	1.7
Summary	50	57	51	33	\$631,603	\$639,375	\$462	102%	\$ 35,038,478	1,230	1,403	1.0

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