

Santa Cruz County Housing Statistics

April 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 | 23 | 64 | 21 | 47 | \$1,417,452 | \$1,219,000 | \$564 | 98% | \$29,766,500 | 2,067 | 18,042 | 3.6 |
| Ben Lomond | 7 | 12 | 7 | 11 | \$724,714 | \$719,000 | \$526 | 102% | \$5,073,000 | 1,454 | 24,810 | 2.4 |
| Boulder Creek | 21 | 41 | 5 | 112 | \$357,000 | \$355,000 | \$485 | 92% | \$1,785,000 | 816 | 12,946 | 5.9 |
| Brookdale | 1 | 4 | 1 | 12 | \$1,150,000 | \$1,150,000 | \$397 | 96% | \$1,150,000 | 2,900 | 30,144 | 6 |
| Capitola | 4 | 12 | 0 | | | | | | | | | |
| Corralitos | 2 | 3 | 0 | | | | | | | | | |
| Davenport | 0 | 3 | 0 | | | | | | | | | |
| Felton | 7 | 16 | 7 | 22 | \$740,071 | \$630,000 | \$445 | 100% | \$5,180,500 | 1,657 | 22,819 | 2.7 |
| Freedom | 1 | 2 | 1 | 7 | \$525,000 | \$525,000 | \$634 | 101% | \$525,000 | 828 | 7,667 | 3 |
| La Selva Beach | 2 | 12 | 1 | 128 | \$2,050,000 | \$2,050,000 | \$906 | 93% | \$2,050,000 | 2,263 | 2,701 | 12 |
| LOS GATOS | 2 | 17 | 0 | | | | | | | | | |
| Santa Cruz | 51 | 92 | 32 | 16 | \$1,225,352 | \$1,057,000 | \$625 | 100% | \$39,211,270 | 1,879 | 20,052 | 3 |
| Scotts Valley | 6 | 21 | 9 | 13 | \$1,080,555 | \$965,000 | \$563 | 100% | \$9,725,000 | 2,187 | 12,879 | 2.9 |
| Soquel | 5 | 13 | 1 | 7 | \$805,000 | \$805,000 | \$437 | 101% | \$805,000 | 1,841 | 6,011 | 3.9 |
| Watsonville | 13 | 35 | 9 | 23 | \$760,944 | \$610,000 | \$463 | 100% | \$6,848,500 | 1,629 | 90,968 | 3.8 |
| Summary | 145 | 347 | 94 | 36 | \$ 985,099 | \$805,000 | \$526 | 98% | \$102,119,770 | 1,775 | 22,640 | 4.5 |

April 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 | 7 | 35 | 5 | 22 | \$688,800 | \$720,000 | \$528 | 100% | \$3,444,000 | 1,284 | 1,365 | 6.2 |
| Boulder Creek | 0 | 1 | 0 | | | | | | | | | |
| Capitola | 5 | 9 | 1 | 4 | \$722,000 | \$722,000 | \$613 | 103% | \$722,000 | 1,177 | 871 | 3.4 |
| Freedom | 0 | 0 | 1 | 11 | \$536,000 | \$536,000 | \$320 | 101% | \$536,000 | 1,676 | 1,176 | 0 |
| La Selva Beach | 1 | 5 | 1 | 10 | \$1,250,000 | \$1,250,000 | \$594 | 100% | \$1,250,000 | 2,105 | 1,655 | 7.5 |
| Santa Cruz | 10 | 28 | 8 | 51 | \$610,009 | \$590,000 | \$545 | 100% | \$4,880,076 | 1,193 | 1,278 | 2.6 |
| Scotts Valley | 5 | 22 | 4 | 13 | \$729,250 | \$702,000 | \$459 | 102% | \$2,917,000 | 1,581 | 1,993 | 4.1 |
| Soquel | 1 | 1 | 0 | | | | | | | | | |
| Watsonville | 4 | 12 | 4 | 8 | \$504,250 | \$448,000 | \$395 | 102% | \$2,017,000 | 1,250 | 1,350 | 9 |
| Summary | 33 | 113 | 24 | 17 | \$720,044 | \$702,000 | \$528 | 101% | \$ 15,766,076 | 1,467 | 1,384 | 4.7 |

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