

Santa Cruz County Housing Statistics

May 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	37	77	12	39	\$1,375,416	\$1,164,500	\$704.00	98%	\$16,505,000	1,980	8,901	4.3
Ben Lomond	8	13	5	6	\$742,900	\$764,500	\$473.00	100%	\$3,714,500	1,440	44,832	2.4
Boulder Creek	17	41	12	35	\$647,204	\$597,500	\$400.00	100%	\$7,766,448	1,589	21,529	5.6
Brookdale	1	5	2	47	\$625,000	\$625,000	\$516.00	96%	\$1,250,000	1,265	13,242	3.8
Capitola	11	17	5	21	\$1,099,800	\$1,079,000	\$850.00	98%	\$5,499,000	1,256	4,543	4.6
Corralitos	1	3	1	7	\$1,038,000	\$1,038,000	\$582.00	100%	\$1,038,000	1,785	103,455	9
Davenport	2	4	1	98	\$850,000	\$850,000	\$610.00	85%	\$850,000	1,394	8,668	12
Felton	15	23	4	35	\$626,750	\$642,500	\$539.00	96%	\$2,507,000	1,311	54,091	4.1
Freedom	2	1	1	33	\$566,000	\$566,000	\$553.00	103%	\$566,000	1,024	7,275	1.5
La Selva Beach	2	12	2	24	\$987,500	\$987,500	\$420.00	95%	\$1,975,000	2,401	12,502	12
LOS GATOS	17	31	2	20	\$927,500	\$927,500	\$721.00	98%	\$1,855,000	1,325	204,972	11.6
Santa Cruz	64	115	26	44	\$1,046,076	\$932,500	\$756.00	99%	\$27,198,000	1,397	8,927	3.9
Scotts Valley	15	25	5	22	\$966,800	\$830,000	\$472.00	100%	\$4,834,000	2,118	216,763	3
Soquel	14	21	8	33	\$1,221,500	\$1,197,500	\$476.00	100%	\$9,772,000	2,349	48,027	4.5
Watsonville	19	50	4	28	\$510,562	\$524,625	\$401.00	101%	\$2,042,250	1,405	7,079	7.5
Summary	225	438	90	33	\$ 882,067	\$850,000	\$539	98%	\$87,372,198	1,603	50,987	6.0

May 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	11	40	6	47	\$712,666	\$692,500	\$601.00	98%	\$4,276,000	1,222	1,143	7.1
Boulder Creek	0	0	1	41	\$355,000	\$355,000	\$374.00	96%	\$355,000	950		0
Capitola	9	9	6	12	\$565,666	\$587,000	\$577.00	99%	\$3,394,000	915	479	2.3
Freedom	1	0	0									
La Selva Beach	3	8	0									
Santa Cruz	18	37	6	82	\$660,666	\$616,500	\$518.00	97%	\$3,963,999	1,264	2,307	4.1
Scotts Valley	5	22	2	123	\$849,500	\$849,500	\$462.00	98%	\$1,699,000	1,838	1,701	7.3
Soquel	0	1	0									
Watsonville	6	13	5	22	\$492,715	\$449,000	\$394.00	97%	\$2,463,575	1,196	1,104	4.3
Summary	53	130	26	55	\$606,036	\$601,750	\$490	98%	\$ 16,151,574	1,231	1,347	4.2

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