

Santa Cruz County Housing Statistics

May 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	44	56	28	12	\$1,387,011.00	\$1,387,500	\$721	109%	\$38,836,333	1,820	11,665	2.3
Ben Lomond	15	17	10	7	\$945,900.00	\$920,000	\$658	107%	\$9,459,000	1,489	17,633	2
Boulder Creek	39	46	21	13	\$861,852.00	\$699,000	\$586	105%	\$18,098,900	1,669	247,589	2.5
Brookdale	1	0	0									
Capitola	8	9	6	20	\$1,831,666.00	\$1,715,000	\$1,079	109%	\$10,990,000	1,670	4,864	1.4
Corralitos	4	9	0									
Davenport	0	1	0									
Felton	13	16	12	37	\$925,166.00	\$837,500	\$545	107%	\$11,102,000	1,559	345,627	1.3
Freedom	1	2	0									
La Selva Beach	4	5	0									
Los Gatos	15	17	14	38	\$1,636,693.00	\$1,489,853	\$621	100%	\$22,913,706	2,718	127,416	1.8
Mount Hermon	2	1	3	7	\$1,020,000.00	\$1,050,000	\$471	103%	\$3,060,000	2,259	10,817	0.6
Santa Cruz	87	95	51	16	\$1,619,937.00	\$1,500,000	\$1,022	112%	\$82,616,808	1,714	31,963	1.7
Scotts Valley	15	14	18	29	\$1,461,388.00	\$1,337,500	\$609	105%	\$26,305,000	2,354	31,961	0.7
Soquel	8	15	4	10	\$1,647,502.00	\$1,545,005	\$646	107%	\$6,590,009	2,568	31,864	2
Watsonville	33	40	27	19	\$1,194,396.00	\$851,900	\$527	105%	\$32,248,700	1,880	78,469	2.4
Summary	289	343	194	19	\$ 1,321,046	\$1,337,500	\$621	106%	\$262,220,456	1,973	85,443	1.7

May 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	7	12	9	91	\$852,222	\$920,000	\$679	103%	\$7,670,000	1,208	1,526	1.2
Boulder Creek	1	2	0									
Capitola	2	6	6	8	\$738,000	\$680,000	\$692	106%	\$4,428,000	1,006	392	0.9
Freedom	2	2	0									
La Selva Beach	0	0	1	2	\$1,035,000	\$1,035,000	\$755	100%	\$1,035,000	1,370	1,307	0
Santa Cruz	16	22	15	19	\$886,573	\$800,000	\$725	109%	\$13,298,600	1,136	5,811	1.3
Scotts Valley	9	11	5	20	\$792,700	\$751,500	\$515	104%	\$3,963,500	1,488	1,089	2.8
Soquel	1	0	0									
Watsonville	5	2	8	11	\$1,055,625	\$780,000	\$668	102%	\$8,445,000	1,329	1,568	0.2
Summary	43	57	44	25	\$893,353	\$790,000	\$686	104%	\$ 38,840,100	1,256	1,949	1.1

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