

Santa Cruz County Housing Statistics

July 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	33	63	44	40	\$1,385,088	\$1,152,500	\$611.00	99%	\$60,943,900	1,961	26,324	2.1
Ben Lomond	7	10	8	24	\$788,875	\$780,000	\$519.00	102%	\$6,311,000	1,688	36,444	1.3
Boulder Creek	16	27	21	35	\$670,476	\$688,000	\$455.00	100%	\$14,080,000	1,471	32,494	1.4
Brookdale	0	1	1	130	\$250,000	\$250,000	\$379.00	84%	\$250,000	660	3,615	0.5
Capitola	6	15	11	24	\$1,096,727	\$1,110,000	\$709.00	100%	\$12,064,000	1,386	4,186	2.4
Corralitos	2	5	0									
Davenport	1	2	0									
Felton	13	18	16	20	\$691,187	\$679,000	\$532.00	100%	\$11,059,000	1,396	36,256	1.8
Freedom	2	3	0									
La Selva Beach	3	9	4	27	\$1,105,250	\$1,055,500	\$539.00	95%	\$4,421,000	2,056	13,036	3.4
Los Gatos	16	36	11	40	\$1,393,000	\$1,387,000	\$555.00	101%	\$15,323,000	2,498	193,038	4.9
Mount Hermon	0	1	0									
Santa Cruz	72	113	62	28	\$1,548,727	\$1,140,750	\$712.00	101%	\$96,021,119	1,977	47,857	2.3
Scotts Valley	20	29	16	40	\$1,102,268	\$1,124,750	\$511.00	100%	\$17,636,300	2,203	22,586	2.8
Soquel	6	16	12	45	\$1,332,041	\$1,230,500	\$519.00	101%	\$15,984,500	2,497	36,486	1.9
Watsonville	22	42	17	45	\$813,605	\$695,000	\$430.00	100%	\$13,831,300	1,958	50,509	3.2
Summary	219	390	223	42	\$ 1,014,770	\$1,082,750	\$526	99%	\$267,925,119	1,813	41,903	2.3

July 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	36	14	60	\$648,180	\$627,500	\$558	98%	\$9,074,531	1,167	1,639	3.5
Capitola	2	0	1	0	\$545,000	\$545,000	\$267	100%	\$545,000	2,042		0
Freedom	6	8	9	18	\$699,111	\$655,000	\$526	99%	\$6,292,000	1,125	1,285	1.1
La Selva Beach	0	0	1	1	\$347,700	\$347,700	\$257	100%	\$347,700	1,351	2,222	0
Santa Cruz	0	3	2	35	\$795,000	\$795,000	\$583	98%	\$1,590,000	1,377	1,176	3
Scotts Valley	26	44	17	20	\$713,229	\$689,000	\$586	99%	\$12,124,902	1,164	4,340	3.3
Soquel	8	20	5	63	\$808,400	\$859,000	\$485	100%	\$4,042,000	1,699	1,708	3.5
Watsonville	8	17	9	35	\$462,277	\$424,500	\$394	101%	\$4,160,500	1,128	1,147	3
Summary	61	128	58	29	\$627,362	\$641,250	\$506	99%	\$ 38,176,633	1,382	1,931	2.2

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