

Santa Cruz County Housing Statistics

August 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	28	55	26	49	\$1,813,535	\$1,207,500	\$635	101%	\$47,151,925	2,043	9,012	1.6
Ben Lomond	2	6	4	4	\$730,000	\$755,000	\$560	104%	\$2,920,000	1,346	46,239	0.8
Boulder Creek	8	19	8	62	\$643,737	\$620,000	\$481	101%	\$5,149,900	1,517	21,584	1.1
Brookdale	0	1	0									
Capitola	6	13	6	38	\$1,322,461	\$1,110,000	\$1,026	97%	\$7,934,770	1,455	5,361	2
Corralitos	1	4	2	29	\$2,215,500	\$2,215,500	\$2,276	77%	\$4,431,000	1,608	1,216,522	6
Davenport	0	1	2	154	\$627,500	\$627,500	\$437	99%	\$1,255,000	1,398	233,983	1.5
Felton	10	18	12	34	\$899,750	\$855,000	\$554	101%	\$10,797,000	1,802	137,404	1.4
Freedom	4	2	4	12	\$568,750	\$577,500	\$517	101%	\$2,275,000	1,137	4,356	1.2
La Selva Beach	2	9	1	162	\$3,791,090	\$3,791,090	\$1,358	95%	\$3,791,090	2,791	4,138	3.9
LOS GATOS	6	31	8	39	\$1,402,750	\$1,445,000	\$566	101%	\$11,222,000	2,389	142,300	3.3
Mount Hermon	0	0	1	22	\$600,000	\$600,000	\$480	100%	\$600,000	1,251	6,447	0
Santa Cruz	62	113	44	33	\$1,256,778	\$1,150,000	\$770	101%	\$55,298,265	1,618	28,769	2
Scotts Valley	9	26	8	58	\$1,242,875	\$1,237,500	\$446	98%	\$9,943,000	2,718	77,029	2.3
Soquel	5	15	6	27	\$1,146,000	\$1,099,500	\$523	99%	\$6,876,000	2,102	42,344	2
Watsonville	15	34	19	28	\$830,131	\$685,000	\$434	101%	\$15,772,500	1,904	92,480	1.8
Summary	158	347	151	50	\$ 1,272,724	\$1,099,500	\$554	98%	\$185,417,450	1,805	137,865	2.1

August 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	8	27	13	100	\$858,192	\$845,000	\$565.00	99%	\$11,156,500	1,494	1,668	2.1
Capitola	10	9	4	36	\$573,250	\$537,500	\$585.00	99%	\$2,293,000	928	958	1.4
La Selva Beach	1	0	1	209	\$811,000	\$811,000	\$771.00	100%	\$811,000	1,052		0
Santa Cruz	20	38	20	21	\$719,137	\$636,875	\$582.00	100%	\$14,382,750	1,214	2,492	2.1
Scotts Valley	5	16	5	98	\$867,400	\$869,000	\$464.00	100%	\$4,337,000	1,923	1,858	2.4
Watsonville	6	13	5	67	\$584,000	\$570,000	\$374.00	94%	\$2,920,000	1,356	1,960	2.3
Summary	50	103	48	89	\$735,497	\$723,938	\$574	99%	\$ 35,900,250	1,328	1,787	1.7

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