

Santa Cruz County Housing Statistics

October 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	26	39	32	31	\$1,459,262	\$1,131,500	\$689	103%	\$46,696,388	2,000	34,644	1.3
Ben Lomond	10	11	6	54	\$1,167,000	\$906,000	\$418	99%	\$7,002,000	2,344	808,089	1.9
Boulder Creek	13	28	13	52	\$699,535	\$665,000	\$470	101%	\$9,093,965	1,631	25,407	2.6
Brookdale	2	5	0									
Capitola	7	9	5	9	\$1,326,800	\$1,500,000	\$737	102%	\$6,634,000	1,739	4,687	1.4
Corralitos	2	6	1	154	\$1,770,000	\$1,770,000	\$479	99%	\$1,770,000	3,693	86,684	6
Davenport	1	2	1		\$750,000	\$750,000	\$783	94%	\$750,000	958	7,797	1.2
Felton	17	28	11	12	\$693,772	\$735,000	\$501	103%	\$7,631,500	1,426	13,555	2.3
Freedom	0	0	3	5	\$661,666	\$650,000	\$389	103%	\$1,985,000	1,702	4,850	0
La Selva Beach	2	5	4	35	\$1,571,250	\$1,562,500	\$774	101%	\$6,285,000	2,233	33,498	1.7
Los Gatos	10	29	6	90	\$1,182,666	\$1,137,500	\$496	99%	\$7,096,000	2,307	170,167	3.6
Mount Hermon	0	2	0									
Santa Cruz	69	103	56	28	\$1,349,706	\$1,200,000	\$708	103%	\$75,583,563	1,817	12,874	1.9
Scotts Valley	23	32	23	34	\$1,141,806	\$1,129,000	\$527	99%	\$26,261,550	2,267	35,170	2.2
Soquel	11	15	6	4	\$1,346,883	\$1,320,000	\$645	107%	\$8,081,300	2,086	59,970	2.5
Watsonville	23	38	15	42	\$910,528	\$740,000	\$478	101%	\$13,657,928	1,867	32,330	1.9
Summary	216	352	182	42	\$ 1,145,062	\$1,130,250	\$514	101%	\$218,528,194	2,005	94,980	2.2

October 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	17	28	7	62	\$659,000	\$628,000	\$537	100%	\$4,613,000	1,194	1,329	2.2
Boulder Creek	2	2	0									
Capitola	5	5	7	17	\$571,857	\$540,000	\$631	102%	\$4,003,000	915	654	0.9
Freedom	1	1	0									
La Selva Beach	2	0	1	4	\$1,249,000	\$1,249,000	\$543	100%	\$1,249,000	2,300	2,352	0
Santa Cruz	25	47	21	39	\$617,638	\$600,000	\$505	100%	\$12,970,400	1,208	3,664	2.5
Scotts Valley	7	14	11	28	\$719,871	\$710,000	\$468	101%	\$7,918,590	1,600	1,114	1.9
Watsonville	4	12	3	44	\$541,666	\$483,000	\$419	99%	\$1,625,000	1,269	1,002	2.4
Summary	63	109	50	32	\$726,505	\$614,000	\$521	100%	\$ 32,378,990	1,414	1,686	1.7

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