

# Santa Cruz County Housing Statistics

## November 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	16	28	25	20	\$1,271,219	\$1,195,000	\$648	106%	\$31,780,475	1,878	23,829	0.9
Ben Lomond	5	10	8	7	\$710,500	\$750,500	\$486	102%	\$5,684,000	1,445	12,567	1.4
Boulder Creek	19	34	8	17	\$809,250	\$722,500	\$485	103%	\$6,474,000	1,882	74,627	3.2
Brookdale	0	3	1	151	\$499,000	\$499,000	\$260	100%	\$499,000	1,920	19,036	9
Capitola	7	8	9	22	\$1,306,679	\$1,175,000	\$1,131	102%	\$11,760,111	1,180	4,385	1.1
Corralitos	1	5	2	10	\$1,125,000	\$1,125,000	\$457	100%	\$2,250,000	2,818	81,044	5
Davenport	0	1	0									
Felton	4	18	13	15	\$902,864	\$780,000	\$521	104%	\$11,737,233	1,696	33,035	1.5
Freedom	0	0	1	6	\$615,000	\$615,000	\$406	103%	\$615,000	1,516	3,006	0
La Selva Beach	5	6	1	10	\$972,500	\$972,500	\$539	102%	\$972,500	1,805	14,418	2
Los Gatos	7	25	8	30	\$1,189,734	\$1,275,000	\$646	100%	\$9,517,875	2,055	285,525	3.1
Mount Hermon	0	1	1	11	\$793,000	\$793,000	\$453	106%	\$793,000	1,752	17,250	1.5
Santa Cruz	34	68	47	29	\$1,289,702	\$1,140,000	\$733	105%	\$60,616,002	1,653	29,628	1.2
Scotts Valley	15	28	20	29	\$1,244,265	\$1,192,500	\$561	102%	\$24,885,300	2,224	114,579	1.5
Soquel	3	10	4	4	\$1,486,250	\$1,465,000	\$704	106%	\$5,945,000	2,457	45,423	1.9
Watsonville	20	38	17	51	\$849,974	\$720,000	\$445	99%	\$14,449,569	1,861	124,041	2
<b>Summary</b>	<b>136</b>	<b>283</b>	<b>165</b>	<b>27</b>	<b>\$ 1,004,329</b>	<b>\$972,500</b>	<b>\$521</b>	<b>103%</b>	<b>\$187,979,065</b>	<b>1,876</b>	<b>58,826</b>	<b>2.4</b>

## November 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	5	21	12	77	\$786,666	\$783,500	\$645	101%	\$9,440,000	1,273	1,442	1.7
Boulder Creek	2	2	2	9	\$384,000	\$384,000	\$476	104%	\$768,000	826	850	3
Capitola	3	5	5	19	\$611,400	\$600,000	\$646	103%	\$3,057,000	935	958	0.8
Freedom	0	1	0									
La Selva Beach	5	2	2	2	\$1,080,000	\$1,080,000	\$594	101%	\$2,160,000	1,818	1,612	1.2
Santa Cruz	9	38	17	20	\$663,880	\$725,000	\$578	101%	\$11,285,965	1,206	4,753	2.2
Scotts Valley	6	9	5	20	\$713,600	\$739,000	\$496	99%	\$3,568,000	1,428	1,612	1.2
Watsonville	9	16	5	71	\$365,980	\$375,000	\$373	98%	\$1,829,900	976	566	3.2
<b>Summary</b>	<b>39</b>	<b>94</b>	<b>48</b>	<b>31</b>	<b>\$657,932</b>	<b>\$725,000</b>	<b>\$578</b>	<b>101%</b>	<b>\$ 32,108,865</b>	<b>1,209</b>	<b>1,685</b>	<b>1.9</b>

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