

Q4 2019: 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	13	11	14	44	\$546,069.00	\$632,000	\$440.00	99%	\$7,644,974	1,240	1,479	2.4
Boulder Creek	1	2	4	36	\$416,750.00	\$435,000	\$386.00	100%	\$1,667,000	1,086	1,002	1.5
Capitola	8	6	16	36	\$606,054.00	\$591,250	\$612.00	100%	\$9,696,879	942	787	1.1
La Selva Beach	5	6	4	30	\$478,750.00	\$457,500	\$543.00	99%	\$1,915,000	944	860	4.5
Scotts Valley	15	10	11	36	\$638,808.00	\$545,000	\$462.00	100%	\$7,026,890	1,399	1,437	2.7
Soquel	6	2	8	48	\$577,875.00	\$562,500	\$475.00	100%	\$4,623,000	1,214	899	0.8
Watsonville	6	0	8	28	\$376,744.00	\$348,268	\$340.00	100%	\$3,013,954	1,113	1,214	0
Rio Del Mar/Seascape	16	13	13	27	\$741,389.00	\$781,560	\$585.00	98%	\$9,638,060	1,183	1,079	3
Live Oak	17	9	9	40	\$648,625.00	\$690,000	\$523.00	99%	\$5,837,626	1,157	1,123	3
East Santa Cruz	8	6	10	59	\$781,000.00	\$602,500	\$516.00	98%	\$7,810,000	1,272	1,118	1.8
West Santa Cruz	12	10	17	44	\$706,117.00	\$575,000	\$555.00	100%	\$12,004,000	1,231	3,069	1.8
Amesti / Green Valley Road	1	0	2	7	\$393,034.00	\$393,035	\$357.00	100%	\$786,069	1,193	1,939	0

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