

## Quarterly Santa Cruz County Housing Statistics

### Q4 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
Adult Village	8	1	6	17	\$511,916	\$512,000	\$422.00	103%	\$3,071,500	1,190	4,060	0.5
Aptos	20	8	25	45	\$1,215,400	\$1,150,000	\$517.00	99%	\$30,385,000	2,256	86,540	1
Ben Lomond	16	6	19	27	\$876,105	\$800,000	\$427.00	102%	\$16,646,000	1,744	272,388	0.9
Boulder Creek	48	22	43	35	\$770,551	\$712,000	\$508.00	101%	\$33,133,722	1,656	111,777	1.5
Brookdale	4	2	5	38	\$671,200	\$675,000	\$396.00	103%	\$3,356,000	1,701	14,985	1.2
Capitola	16	5	21	29	\$1,359,660	\$1,225,000	\$979.00	101%	\$28,552,861	1,481	4,621	0.7
Corralitos	6	8	10	46	\$1,252,550	\$1,037,500	\$470.00	100%	\$12,525,500	2,538	180,539	2.4
Davenport	1	0	2	76	\$897,500	\$897,500	\$760.00	94%	\$1,795,000	1,187	8,015	0
Felton	22	9	25	17	\$882,325	\$841,500	\$521.00	103%	\$22,058,148	1,656	27,283	1.1
La Selva Beach	14	8	12	25	\$1,723,958	\$1,482,500	\$699.00	100%	\$20,687,500	2,488	23,711	2
Scotts Valley	28	10	35	29	\$1,191,914	\$1,150,000	\$532.00	101%	\$41,717,000	2,281	18,842	0.9
Seacliff	6	2	8	34	\$2,751,981	\$1,807,500	\$1,112.00	106%	\$22,015,850	1,666	6,338	0.8
Soquel	32	13	31	23	\$1,298,590	\$1,100,000	\$633.00	104%	\$40,256,300	2,058	47,955	1.3
Watsonville	20	9	16	33	\$679,437	\$687,500	\$383.00	100%	\$10,871,000	1,783	6,836	1.7
Empire Grade Road	10	8	3	22	\$1,156,333	\$800,000	\$629.00	109%	\$3,469,000	2,334	311,265	8
Bonny Doon Central	2	1	3	92	\$1,126,333	\$1,050,000	\$458.00	102%	\$3,379,000	2,219	118,570	1
College Road	2	3	1	125	\$1,050,000	\$1,050,000	\$483.00	96%	\$1,050,000	2,173	48,569	9
Rio Del Mar/Seascape	34	16	43	22	\$1,348,243	\$1,227,000	\$777.00	106%	\$57,974,489	1,812	7,649	1.1
Live Oak	32	13	32	37	\$1,532,000	\$1,407,500	\$1,015.00	104%	\$49,024,009	1,619	6,079	1.2
East Santa Cruz	41	16	41	18	\$1,113,936	\$1,005,000	\$706.00	105%	\$45,671,400	1,544	10,232	1.2
Lompico-Zayante	10	9	10	13	\$613,000	\$597,500	\$518.00	103%	\$6,130,000	1,236	10,855	2.7
Los Gatos Mountains	26	18	23	55	\$1,268,516	\$1,199,000	\$530.00	99%	\$29,175,875	2,437	278,972	2.3
Larkin Valley	11	8	6	12	\$1,275,988	\$1,327,964	\$534.00	108%	\$7,655,928	2,365	98,170	4
Scotts Valley North	15	12	18	31	\$1,023,186	\$995,000	\$632.00	98%	\$18,417,350	1,730	246,003	2
West Santa Cruz	36	15	40	29	\$1,595,419	\$1,317,500	\$830.00	104%	\$63,816,763	1,802	6,450	1.1
Scotts Valley South	15	6	20	34	\$1,433,571	\$1,272,838	\$581.00	102%	\$28,671,425	2,563	16,590	0.9
Amesti / Green Valley Road	14	7	19	25	\$808,161	\$650,000	\$516.00	101%	\$15,355,069	1,741	69,630	1.1

**Q4 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	1	11	77	\$795,909	\$774,500	\$526	101%	\$8,755,000	1,530	1,571	0.3
Boulder Creek	7	3	4	8	\$441,875	\$437,750	\$379	102%	\$1,767,500	1,261	850	2.3
Capitola	11	5	15	19	\$569,000	\$550,000	\$631	101%	\$8,535,000	910	755	1
La Selva Beach	11	4	8	29	\$1,053,875	\$952,500	\$624	101%	\$8,431,000	1,498	1,873	1.5
Scotts Valley	16	6	22	36	\$705,072	\$695,500	\$482	100%	\$15,511,590	1,487	1,527	0.8
Seacliff	2	1	1	38	\$777,000	\$777,000	\$598	100%	\$777,000	1,299	1,307	3
Soquel	5	2	6	20	\$640,666	\$639,000	\$500	102%	\$3,844,000	1,305	828	1
Watsonville	17	6	15	30	\$445,526	\$468,000	\$385	100%	\$6,682,900	1,174	1,317	1.2
Rio Del Mar/Seascape	13	14	15	47	\$721,400	\$765,000	\$687	100%	\$10,821,000	1,131	1,237	2.8
Live Oak	17	7	18	17	\$649,275	\$687,000	\$546	101%	\$11,686,953	1,181	1,063	1.2
East Santa Cruz	12	4	19	53	\$770,652	\$706,000	\$516	100%	\$14,642,400	1,410	1,377	0.6
West Santa Cruz	15	13	18	41	\$641,414	\$672,250	\$575	100%	\$11,545,465	1,168	7,829	2.2
Amesti / Green Valley Road	1	1	0									

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