

Santa Cruz County Housing Statistics - Annual

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	335	27	298	42	\$1,388,226	\$1,152,500	\$613	101%	\$413,691,630	1,987	24,265	1
Ben Lomond	76	7	69	33	\$798,351	\$750,000	\$496	101%	\$55,086,250	1,618	137,510	1.2
Boulder Creek	169	22	150	48	\$675,372	\$638,000	\$470	100%	\$101,305,846	1,546	60,347	1.5
Brookdale	14	2	15	48	\$672,333	\$645,000	\$402	98%	\$10,085,000	1,564	18,191	1.5
Capitola	73	5	65	36	\$1,238,794	\$1,125,000	\$876	100%	\$80,521,631	1,425	4,472	0.8
Corralitos	11	5	7	60	\$1,588,428	\$1,300,000	\$489	94%	\$11,119,000	2,577	461,898	5
Davenport	8	0	8	110	\$823,125	\$855,000	\$614	92%	\$6,585,000	1,363	92,652	0
Felton	130	16	111	34	\$772,001	\$710,000	\$521	101%	\$85,692,148	1,545	52,013	1.4
Freedom	18	1	13	16	\$586,230	\$580,000	\$406	102%	\$7,621,000	1,303	5,314	0.8
La Selva Beach	30	6	31	66	\$1,382,470	\$1,140,000	\$694	98%	\$42,856,590	1,958	22,937	1.8
LOS GATOS	109	18	77	52	\$1,383,323	\$1,300,000	\$546	99%	\$106,515,875	2,546	265,946	2.5
Mount Hermon	4	1	4	22	\$697,500	\$698,500	\$474	103%	\$2,790,000	1,412	11,696	3
Santa Cruz	640	69	526	36	\$1,275,889	\$1,091,500	\$717	101%	\$671,118,096	1,750	24,516	1.4
Scotts Valley	165	17	132	48	\$1,136,869	\$1,090,000	\$527	100%	\$150,066,725	2,202	111,317	0.9
Soquel	84	8	69	42	\$1,280,018	\$1,220,000	\$526	100%	\$88,321,275	2,302	65,033	1.4
Watsonville	213	31	179	41	\$783,021	\$679,000	\$447	99%	\$140,160,847	1,760	63,577	1.8
Summary	2079	235	1754	46	\$ 1,030,122	\$972,500	\$524	99.3%	\$1,973,536,913	1,804	88,855	1.6

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	128	16	116	61	\$742,591	\$732,000	\$552	99%	\$86,140,614	1,324	1,472	1.6
Boulder Creek	11	3	8	67	\$417,562	\$400,500	\$353	100%	\$3,340,500	1,284	947	2.3
Capitola	67	6	58	18	\$597,241	\$544,000	\$585	100%	\$34,639,983	982	1,029	1.1
Freedom	3	0	3	7	\$487,233	\$536,000	\$320	101%	\$1,461,700	1,564	2,033	0
La Selva Beach	15	1	14	62	\$1,109,285	\$975,000	\$651	101%	\$15,530,000	1,544	1,498	0.6
Santa Cruz	201	24	173	34	\$664,955	\$619,000	\$562	100%	\$115,037,320	1,197	2,395	1.3
Scotts Valley	78	6	72	47	\$752,267	\$822,500	\$475	100%	\$54,163,257	1,617	2,047	0.8
Soquel	4	1	2	47	\$522,000	\$522,000	\$518	100%	\$1,044,000	1,008		
Watsonville	72	10	53	36	\$534,876	\$483,000	\$394	99%	\$28,348,475	1,215	1,204	1.8
Summary	579	67	499	42	\$ 647,557	\$544,000	\$518	100.0%	\$339,705,849	1,304	1,578	1.2

Data provided by MLS Listings, Inc.