

## Quarterly Santa Cruz County Housing Statistics

### Q1 2021: 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	10	4	8	7	\$528,562	\$488,500	\$445.00	104%	\$4,228,500	1,185	4,917	1.5
Aptos	20	13	14	57	\$1,170,357	\$1,195,000	\$653.00	103%	\$16,385,000	1,789	133,365	2.8
Ben Lomond	16	11	9	42	\$771,777	\$745,000	\$566.00	101%	\$6,946,000	1,368	13,039	3.7
Boulder Creek	55	20	49	33	\$768,066	\$775,000	\$500.00	102%	\$37,635,277	1,619	82,632	1.2
Brookdale	0	0	2	75	\$697,500	\$697,500	\$568.00	100%	\$1,395,000	1,280	7,754	0
Capitola	20	8	10	40	\$1,439,200	\$1,487,500	\$1,027.00	101%	\$14,392,000	1,440	3,764	2.4
Corralitos	10	9	6	99	\$949,605	\$872,191	\$602.00	99%	\$5,697,632	1,629	181,783	4.5
Davenport	2	1	0									
Felton	20	12	11	31	\$854,818	\$850,000	\$689.00	106%	\$9,403,000	1,337	18,865	3.3
La Selva Beach	10	9	10	70	\$1,474,100	\$1,377,000	\$638.00	98%	\$14,741,000	1,915	13,711	2.7
Scotts Valley	41	13	30	31	\$1,348,800	\$1,200,000	\$577.00	103%	\$40,464,000	2,385	21,982	1.3
Seacliff	15	4	7	12	\$1,228,875	\$1,025,000	\$869.00	115%	\$8,602,125	1,264	4,207	1.7
Soquel	32	18	27	41	\$1,358,296	\$1,151,000	\$577.00	105%	\$36,674,000	2,279	105,044	2
Watsonville	12	6	14	36	\$657,698	\$682,500	\$397.00	102%	\$9,207,777	1,859	5,946	1.3
Empire Grade Road	8	4	12	28	\$1,196,041	\$1,160,000	\$510.00	104%	\$14,352,500	2,416	125,250	1
Bonny Doon Central	3	2	1	3	\$1,200,000	\$1,200,000	\$355.00	120%	\$1,200,000	3,383	51,488	6
College Road	0	0	3	226	\$1,073,333	\$970,000	\$456.00	95%	\$3,220,000	3,130	142,456	0
Rio Del Mar/Seascape	31	14	26	56	\$1,946,391	\$1,657,500	\$764.00	104%	\$50,606,188	2,188	7,881	1.6
Live Oak	27	11	17	26	\$1,293,026	\$1,152,450	\$757.00	104%	\$21,981,450	1,613	7,677	1.9
East Santa Cruz	33	18	24	21	\$1,192,437	\$1,062,500	\$784.00	107%	\$28,618,500	1,527	6,913	2.3
Lompico-Zayante	13	6	12	32	\$573,741	\$602,500	\$548.00	100%	\$6,884,900	1,097	7,783	1.5
Los Gatos Mountains	25	17	25	101	\$1,437,120	\$1,375,000	\$564.00	101%	\$35,928,000	2,530	323,004	2
Larkin Valley	5	5	7	38	\$1,307,142	\$1,450,000	\$515.00	104%	\$9,150,000	2,313	90,560	2.1
Scotts Valley North	17	11	8	49	\$2,088,250	\$1,660,000	\$468.00	96%	\$16,706,000	3,425	221,437	4.1
West Santa Cruz	47	20	35	39	\$1,597,983	\$1,455,000	\$831.00	105%	\$55,929,410	1,947	10,690	1.7
Scotts Valley South	21	11	12	23	\$1,562,500	\$1,465,000	\$724.00	103%	\$18,750,000	2,226	21,847	2.8
Amesti / Green Valley Road	17	12	10	21	\$699,000	\$589,500	\$436.00	98%	\$6,990,000	1,475	52,930	3.6

**Q1 2021: 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	4	1	11	\$875,000	\$875,000	\$490	100%	\$875,000	1,785	1,481	12
Boulder Creek	2	0	4	37	\$407,225	\$384,450	\$476	100%	\$1,628,900	902	850	0
Capitola	17	5	13	24	\$755,692	\$670,000	\$673	103%	\$9,824,000	975	1,057	1.2
La Selva Beach	10	4	7	43	\$893,571	\$975,000	\$756	101%	\$6,255,000	1,278		1.7
Scotts Valley	12	4	13	34	\$716,137	\$720,000	\$494	102%	\$9,309,790	1,485	1,303	0.9
Seacliff	0	0	1	3	\$378,159	\$378,159	\$279	100%	\$378,159	1,354	1,350	0
Soquel	7	1	7	16	\$546,175	\$601,700	\$496	101%	\$3,823,228	1,179	879	0.4
Watsonville	18	8	13	42	\$452,846	\$410,000	\$398	101%	\$5,887,000	1,180	1,812	1.8
College Road	0	0	0									
Rio Del Mar/Seascape	19	14	18	70	\$730,180	\$732,000	\$699	100%	\$13,143,250	1,043	983	2.3
Live Oak	17	8	14	17	\$713,062	\$712,500	\$562	104%	\$9,982,873	1,230	1,109	1.7
East Santa Cruz	11	2	10	45	\$874,750	\$740,000	\$489	100%	\$8,747,500	1,416	1,253	0.6
West Santa Cruz	14	7	17	95	\$628,735	\$600,000	\$575	99%	\$10,688,500	1,000	6,627	1.2
Amesti / Green Valley Road	1	0	2	8	\$607,500	\$607,500	\$399	108%	\$1,215,000	1,525	1,765	0

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