Quarterly Santa Cruz County Housing Statistics

Q2 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 Inventor
Adult Village	9	5	5	32	\$471,200	\$489,000	\$372	97%	\$2,356,000	1,199	5,724	3
Aptos	21	19	20	53	\$943,350	\$874,000	\$496	98%	\$18,867,000	1,899	24,988	2.9
Ben Lomond	25	8	22	19	\$743,954	\$727,000	\$511	101%	\$16,367,000	1,463	64,024	1.1
Boulder Creek	55	32	39	47	\$580,982	\$555,000	\$447	99%	\$22,658,336	1,353	21,875	2.5
Brookdale	3	3	8	41	\$839,375	\$672,000	\$496	98%	\$6,715,000	1,759	35,725	1.1
Capitola	24	22	10	37	\$1,480,900	\$1,102,000	\$943	100%	\$14,809,000	1,533	4,794	6.6
Corralitos	13	10	3	13	\$890,166	\$850,000	\$582	95%	\$2,670,500	1,632	137,548	10
Davenport	2	3	2	73	\$942,500	\$942,500	\$626	91%	\$1,885,000	1,504	7,296	4.5
Felton	23	18	10	11	\$799,650	\$742,500	\$545	103%	\$7,996,500	1,558	25,387	5.4
La Selva Beach	14	13	7	46	\$1,118,214	\$1,099,000	\$585	96%	\$7,827,500	1,938	33,323	5.6
Scotts Valley	23	14	17	24	\$1,101,794	\$1,052,500	\$512	100%	\$18,730,500	2,059	22,139	2.5
Seacliff	13	6	11	45	\$1,464,363	\$940,000	\$724	99%	\$16,108,000	1,534	17,919	1.6
Soquel	40	28	22	25	\$1,155,500	\$1,042,500	\$536	100%	\$25,421,000	2,120	58,614	3.8
Watsonville	9	10	11	22	\$561,481	\$571,500	\$436	99%	\$6,176,300	1,314	5,809	2.7
Empire Grade Road	7	5	4	45	\$921,000	\$937,000	\$523	99%	\$3,684,000	1,801	50,726	3.8
Bonny Doon Central	4	4	2	54	\$978,500	\$978,500	\$420	95%	\$1,957,000	2,340	71,874	6
College Road	4	5	1	83	\$477,750	\$477,750	\$228	100%	\$477,750	2,096	10,977	15
Rio Del Mar/Seascape	57	46	34	39	\$1,259,161	\$1,140,000	\$583	98%	\$42,811,500	1,999	10,431	4.1
Live Oak	39	22	24	30	\$1,265,493	\$1,061,508	\$781	99%	\$30,371,854	1,600	5,862	2.8
East Santa Cruz	33	21	25	37	\$1,015,620	\$926,000	\$682	100%	\$25,390,500	1,702	6,828	2.5
Lompico-Zayante	14	10	11	32	\$683,454	\$650,000	\$409	99%	\$7,518,000	1,603	35,220	2.7
Los Gatos Mountains	32	32	11	36	\$1,249,000	\$1,255,000	\$573	98%	\$13,739,000	2,227	142,873	8.7
Larkin Valley	6	6	6	20	\$903,333	\$942,500	\$529	99%	\$5,420,000	1,575	169,812	3
Scotts Valley North	18	16	8	16	\$1,479,312	\$1,377,000	\$574	102%	\$11,834,500	2,586	200,648	6
West Santa Cruz	61	42	45	40	\$1,263,039	\$1,042,000	\$788	97%	\$56,836,770	1,635	8,701	2.8
Scotts Valley South	14	13	9	29	\$1,128,555	\$1,075,000	\$523	102%	\$10,157,000	2,485	22,917	4.3
Amesti / Green Valley Road	15	12	7	15	\$584,428	\$566,000	\$487	99%	\$4,091,000	1,284	6,640	5.1
North Coast	0	1	0									

Q2 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	12	11	9	36	\$747,208	\$715,000	\$506	100%	\$6,724,875	1,499	1,500	3.7
Boulder Creek	0	0	1	41	\$355,000	\$355,000	\$374	96%	\$355,000	950		0
Capitola	21	8	14	13	\$559,614	\$552,000	\$575	100%	\$7,834,605	974	784	1.7
La Selva Beach	14	14	6	21	\$980,595	\$963,788	\$501	98%	\$5,883,575	1,873	1,285	7
Scotts Valley	13	15	16	50	\$678,000	\$600,000	\$475	100%	\$10,848,000	1,434	2,301	2.8
Seacliff	2	2	1	20	\$649,999	\$649,999	\$527	100%	\$649,999	1,233	871	6
Soquel	3	5	2	59	\$557,000	\$557,000	\$448	100%	\$1,114,000	1,285		7.5
Watsonville	8	7	8	13	\$400,750	\$404,000	\$388	100%	\$3,206,000	1,067	1,296	2.6
Rio Del Mar/Seascape	17	26	12	53	\$767,166	\$772,500	\$551	97%	\$9,206,000	1,363	1,307	6.5
Live Oak	16	9	12	43	\$579,423	\$567,450	\$538	100%	\$6,953,076	1,098	2,683	2.3
East Santa Cruz	16	12	9	62	\$809,833	\$825,000	\$645	97%	\$7,288,500	1,318	2,997	4
West Santa Cruz	18	15	9	15	\$634,444	\$618,000	\$548	103%	\$5,709,999	1,177	741	5
Amesti / Green Valley Rd	1	0	1	11	\$536,000	\$536,000	\$320	101%	\$536,000	1,676	1,176	0

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