

# SANTA CRUZ COUNTY

THIRD QUARTER MARKET REPORT | 2017 VS. 2018

	2017	2018		2017	2018				
Q3	# of Sales	643	619	4%▼	YTD	# of Sales	1,684	1,713	▲2%
	Median Price	\$745,000	\$835,000	▲12%		Median Price	\$760,000	\$820,000	▲8%
	Avg CDOM	39	36	8%▼		Avg CDOM	42	35	17%▼
	MOI	2.1	2.6	▲24%		MOI	2.4	2.9	▲21%

Prices in Santa Cruz County rose 12% from the same period in 2017, with Capitola having a particularly active period. Prices there increased by 39% compared to the third quarter of last year, while months of inventory rose by 83%. Overall, inventory in the county loosened significantly, up by 24% compared to 2017, but continued to sell quickly, with days on market decreasing by 8%.

	2017	2018	%Change	2017	2018	%Change		
APTOS	# of Sales	98	97	-1%	Avg CDOM	44	42	-5%
	Median Price (\$000)	880	915	4%	Months of Inventory	3.2	3.2	0%
CAPITOLA	# of Sales	32	29	-9%	Avg CDOM	67	51	-24%
	Median Price (\$000)	635	885	39%	Months of Inventory	1.2	2.2	83%
SANTA CRUZ	# of Sales	191	210	10%	Avg CDOM	32	38	19%
	Median Price (\$000)	850	958	13%	Months of Inventory	1.9	2.5	32%
SCOTTS VALLEY	# of Sales	51	49	-4%	Avg CDOM	26	29	12%
	Median Price (\$000)	900	950	6%	Months of Inventory	1.4	1.7	21%
SEACLIFF	# of Sales	0	1	N/A	Avg CDOM	0	75	N/A
	Median Price (\$000)	0	800	N/A	Months of Inventory	0	0	N/A
SOQUEL	# of Sales	25	16	-36%	Avg CDOM	35	12	-66%
	Median Price (\$000)	830	1,051	27%	Months of Inventory	1.9	4.1	116%

