

SANTA CRUZ COUNTY

FIRST QUARTER MARKET REPORT | 2018 VS. 2019

Q1

	2018	2019		2018	2019	
# of Sales	433	386	11%▼	Avg CDOM	46	60 ▲30%
Median Price	\$768,000	\$810,000	▲6%	MOI	2.1	2.7 ▲29%

Median sale prices rose by 6% in Santa Cruz County compared to 2018 and the number of sales dropped. Interest rates are on the rise, which has limited buyers' purchasing power; as of now, buyers need a nearly perfect credit score to get the best interest rates. Asking prices are down by 3% compared to the first quarter of 2018. Houses are lingering on the market - another indicator of diminishing buyers' purchasing power.

		2018	2019	%Change		2018	2019	%Change
APTOS	# of Sales	72	74	3%	Avg CDOM	52	55	6%
	Median Price (\$000)	840	903	7%	Months of Inventory	2.1	2.8	33%
CAPITOLA	# of Sales	22	26	18%	Avg CDOM	31	57	84%
	Median Price (\$000)	900	719	-20%	Months of Inventory	1.6	2.3	44%
SANTA CRUZ	# of Sales	137	121	-12%	Avg CDOM	37	56	51%
	Median Price (\$000)	879	890	1%	Months of Inventory	2.3	2.8	22%
SCOTTS VALLEY	# of Sales	22	42	91%	Avg CDOM	23	43	87%
	Median Price (\$000)	917	825	-10%	Months of Inventory	3.1	1.7	-45%
SEACLIFF	# of Sales	0	0	0	Avg CDOM	0	0	0
	Median Price (\$000)	0	0	0	Months of Inventory	0	0	0
SOQUEL	# of Sales	15	13	-13%	Avg CDOM	32	50	56%
	Median Price (\$000)	845	916	8%	Months of Inventory	2.0	3.5	75%

