



Santa Cruz Association
of REALTORS® Inc.

2006-08 Single Family Residence Statistics

2008	CRNT. INV.*	NEW	SOLD	AVERAGE	MEDIAN
JANUARY	965	235	66	\$ 729,145	\$ 612,500
FEBRUARY	1,022	265	72	\$ 864,634	\$ 682,500
MARCH	1,093	299	74	\$ 710,742	\$ 645,600
APRIL	1,189	318	107	\$ 746,403	\$ 682,000
MAY	1,252	321	124	\$ 731,311	\$ 625,000
JUNE	1,275	327	153	\$ 684,996	\$ 610,000
JULY	1,311	328	153	\$ 655,659	\$ 612,000
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
	8,107	2,093	749	\$ 719,146	\$ 633,884

2007	CRNT. INV.*	NEW	SOLD	AVERAGE	MEDIAN
JANUARY	813	239	113	\$ 795,108	\$ 715,000
FEBRUARY	817	254	130	\$ 872,820	\$ 720,000
MARCH	988	338	148	\$ 823,336	\$ 751,000
APRIL	1,130	354	136	\$ 949,652	\$ 777,500
MAY	1,214	393	153	\$ 832,842	\$ 784,500
JUNE	1,286	343	166	\$ 889,656	\$ 761,000
JULY	1,306	371	142	\$ 850,689	\$ 780,000
AUGUST	1,301	316	137	\$ 890,040	\$ 790,000
SEPTEMBER	1,263	266	78	\$ 789,830	\$ 750,000
OCTOBER	1,198	255	108	\$ 872,083	\$ 755,000
NOVEMBER	1,086	160	84	\$ 804,958	\$ 740,000
DECEMBER	953	128	77	\$ 828,206	\$ 732,000
	13,355	3,417	1,472	\$ 855,531	\$ 757,603

2006	CRNT. INV.*	NEW	SOLD	AVERAGE	MEDIAN
JANUARY	758	318	106	\$ 814,467	\$ 729,500
FEBRUARY	828	287	107	\$ 777,641	\$ 712,000
MARCH	907	393	164	\$ 857,034	\$ 740,000
APRIL	970	343	181	\$ 841,507	\$ 744,000
MAY	1,121	505	193	\$ 846,921	\$ 755,000
JUNE	1,220	489	210	\$ 838,208	\$ 760,000
JULY	1,356	489	147	\$ 882,173	\$ 775,000
AUGUST	1,355	468	185	\$ 852,949	\$ 765,000
SEPTEMBER	1,300	294	134	\$ 825,998	\$ 750,000
OCTOBER	1,188	262	145	\$ 798,333	\$ 754,000
NOVEMBER	996	172	171	\$ 787,468	\$ 719,000
DECEMBER	795	101	162	\$ 809,936	\$ 710,000
	12,794	4,121	1,905	\$ 830,273	\$ 744,409

*The number in the Inventory column is the total Active, Pending-Release, and Pending-Show listings.



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Housing Market Statistics

2008 Year-to-Date

Single-Family Residential

2008	CRNT. INV.*	NEW	SOLD	AVERAGE	MEDIAN
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FEBRUARY	1,022	265	72	\$ 864,634	\$ 682,500
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AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
	8,107	2,093	749	\$ 719,146	\$ 633,884

Condominiums/Townhomes

2008	CRNT. INV.*	NEW	SOLD	AVERAGE	MEDIAN
JANUARY	229	60	11	\$ 489,000	\$ 510,000
FEBRUARY	251	66	12	\$ 396,291	\$ 390,250
MARCH	287	85	23	\$ 473,885	\$ 443,000
APRIL	284	57	20	\$ 396,750	\$ 369,500
MAY	284	62	27	\$ 450,638	\$ 430,000
JUNE	290	77	34	\$ 429,446	\$ 381,950
JULY	286	71	31	\$ 436,154	\$ 406,000
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
	1,911	478	158	\$ 438,342	\$ 411,736

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NOVEMBER	1,086	160	84	\$ 804,958	\$ 740,000
DECEMBER	953	128	77	\$ 828,206	\$ 732,000
	13,355	3,417	1,472	\$ 855,531	\$ 757,603

Condominiums/Townhomes

2007	CRNT. INV.*	NEW	SOLD	AVERAGE	MEDIAN
JANUARY	208	69	24	\$ 505,454	\$ 490,000
FEBRUARY	214	56	32	\$ 550,234	\$ 520,000
MARCH	243	85	44	\$ 538,313	\$ 499,000
APRIL	263	91	43	\$ 514,959	\$ 503,000
MAY	269	78	38	\$ 499,812	\$ 457,000
JUNE	271	94	36	\$ 544,199	\$ 545,000
JULY	286	79	29	\$ 525,844	\$ 500,000
AUGUST	273	61	44	\$ 571,777	\$ 509,000
SEPTEMBER	257	60	23	\$ 515,891	\$ 470,000
OCTOBER	252	70	25	\$ 587,922	\$ 517,500
NOVEMBER	247	45	24	\$ 624,952	\$ 517,750
DECEMBER	209	31	15	\$ 644,900	\$ 500,000
	2,992	819	377	\$ 545,875	\$ 502,760

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DECEMBER	795	101	162	\$ 809,936	\$ 710,000
	12,794	4,121	1,905	\$ 830,273	\$ 744,409

Condominiums/Townhomes

2006	CRNT. INV.*	NEW	SOLD	AVERAGE	MEDIAN
JANUARY	177	76	37	\$ 648,414	\$ 572,500
FEBRUARY	198	88	35	\$ 522,534	\$ 525,000
MARCH	219	84	37	\$ 539,502	\$ 528,000
APRIL	236	87	43	\$ 515,486	\$ 519,000
MAY	281	144	42	\$ 574,801	\$ 550,000
JUNE	292	101	41	\$ 579,170	\$ 510,000
JULY	327	116	44	\$ 496,065	\$ 467,025
AUGUST	312	93	43	\$ 582,305	\$ 550,000
SEPTEMBER	298	69	36	\$ 508,866	\$ 499,950
OCTOBER	266	54	38	\$ 516,957	\$ 497,000
NOVEMBER	241	45	24	\$ 490,358	\$ 472,000
DECEMBER	189	33	46	\$ 523,294	\$ 510,000
	3,036	990	466	\$ 542,843	\$ 517,794

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