



AVERAGE APPRECIATION

SINGLE FAMILY HOMES IN SANTA CRUZ COUNTY

Year	# of Sales	Appreciation	Average Price
1979	2,496	16%	\$74,998
1980	2,407	52%	\$113,803
1981	1,711	0.6%	\$114,460
1982	1,021	3%	\$117,924
1983	1,631	0%	\$117,968
1984	1,874	8.3%	\$127,735
1985	2,108	5.5%	\$134,735
1986	2,086	13.9%	\$153,476
1987	2,153	12%	\$171,966
1988	2,266	17.6%	\$202,272
1989	1,981	26.2%	\$255,209
1990	1,492	1.5%	\$259,145
1991	1,350	1.7%	\$263,564
1992	1,186	-3.3%	\$254,781
1993	1,596	-1.5%	\$250,928
1994	1,871	-2.7%	\$244,247
1995	1,520	1.4%	\$247,659
1996	1,793	1%	\$250,148
1997	2,167	11.6%	\$279,163
1998	2,679	20%	\$335,569
1999	2,384	17.8%	\$395,178
2000	2,422	32.6%	\$523,923
2001	1,784	7.1%	\$561,201
2002	2,290	0.7%	\$565,142
2003	2,355	8%	\$612,058
2004	2,588	13.1%	\$692,341
2005	2,243	20.5%	\$834,383
2006	1,947	-0.8%	\$827,960
2007	1,517	2.9%	\$852,155
2008	1,445	-22.3%	\$662,906
2009	1,787	-17.7%	\$545,402
2010	1,598	5.3%	\$574,636
2011	1,727	-5.4%	\$543,462
2012	2,065	4.1%	\$566,066
2013	2,004	14.8%	\$649,647
2014	1,890	17.8%	\$765,029
2015	2,017	4.3%	\$798,284
2016	1,754	11.2%	\$887,882
2017	1,850	6.2%	\$943,192
2018	1,819	6.5%	\$1,005,219
2019	1,666	1.0%	\$1,013,976
2020	1,790	10.7%	\$1,123,409
2021	1,950	18.4%	\$1,324,372
2022	1,480	11%	\$1,471,162
2023	1,197	-5%	\$1,397,700
2024	1,269	3.4%	\$1,444,936
2025	1,357	2.1%	\$1,475,920

2024

- ▶ NUMBER OF SALES 1,269
- ▶ AVG SALE PRICE \$1,444,936
- ▶ APPRECIATION + 3.4%

2025

- ▶ NUMBER OF SALES 1,357
- ▶ AVG SALE PRICE \$1,475,920
- ▶ APPRECIATION + 2.1%

