

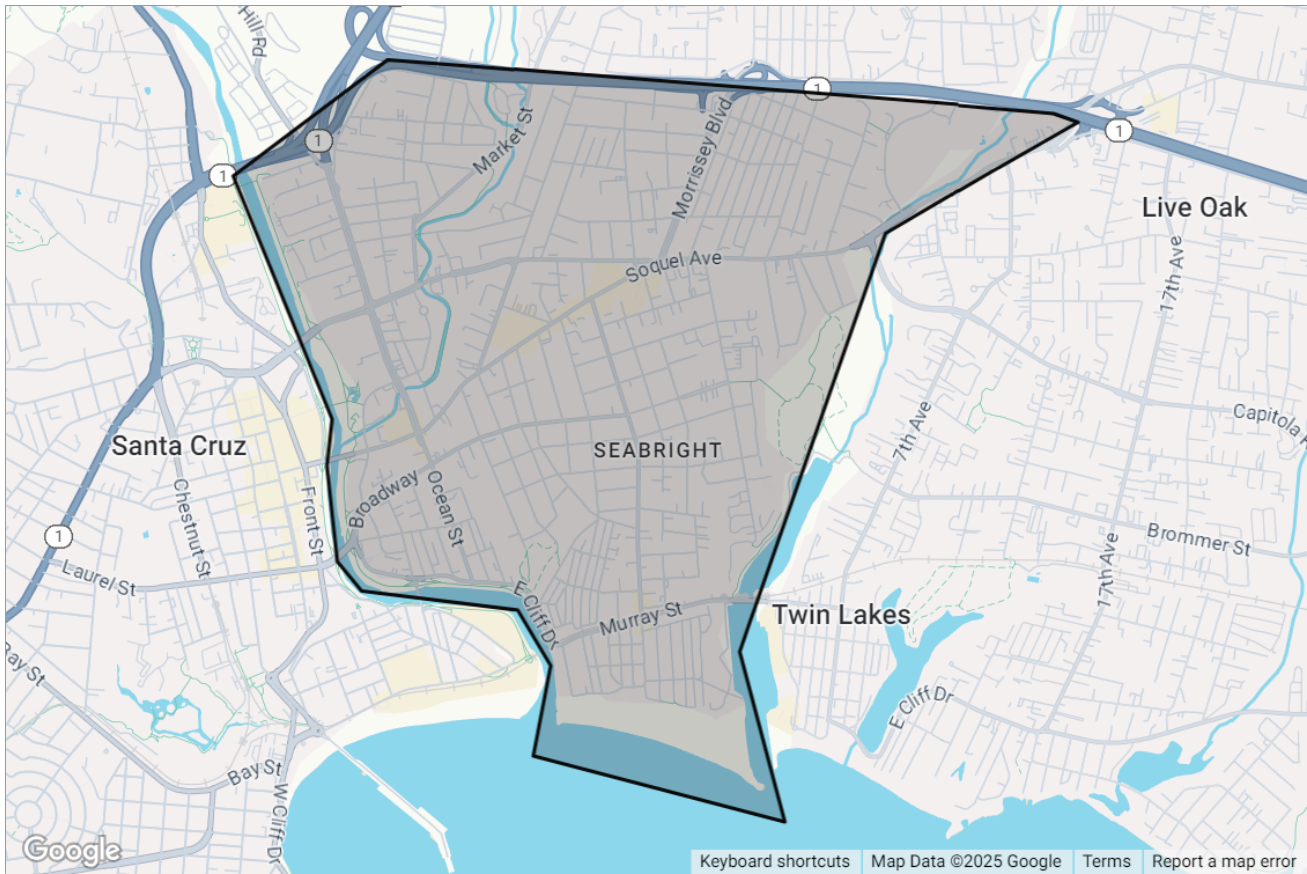


RPR

**REALTORS
PROPERTY
RESOURCE**

MARKET ACTIVITY REPORT

Map near Santa Cruz, CA 95062



Presented by

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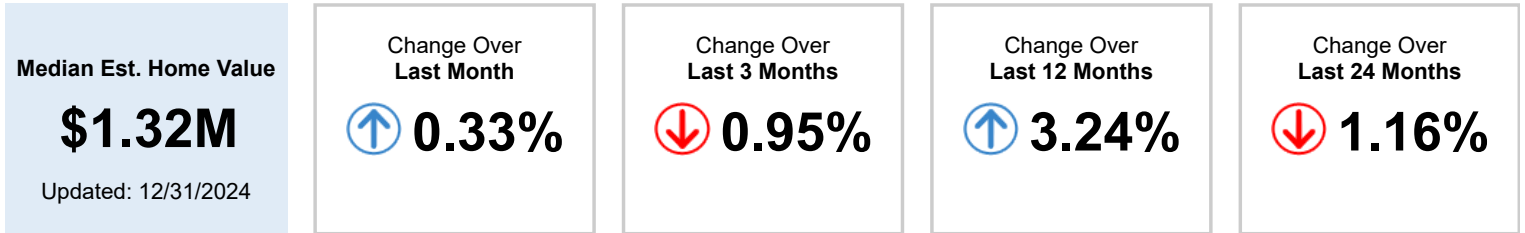
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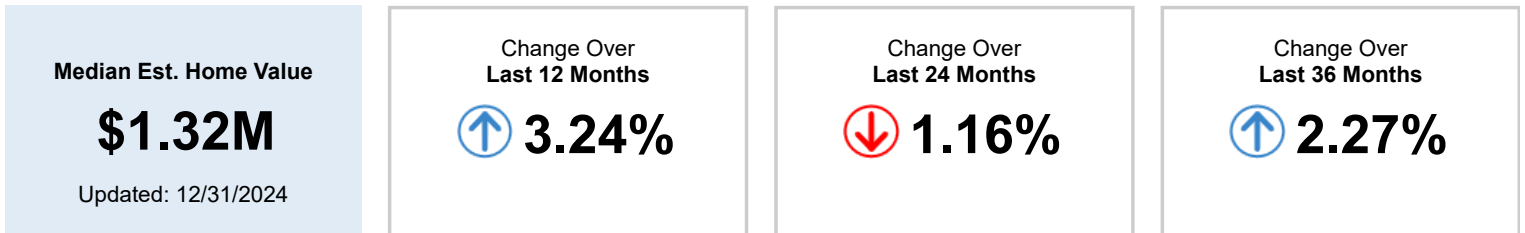
Map near Santa Cruz, CA 95062

Market Snapshot: Estimated Home Values



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



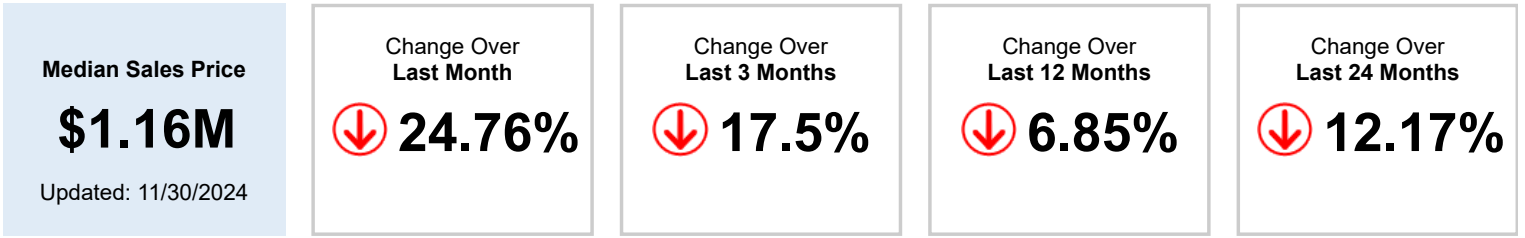
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



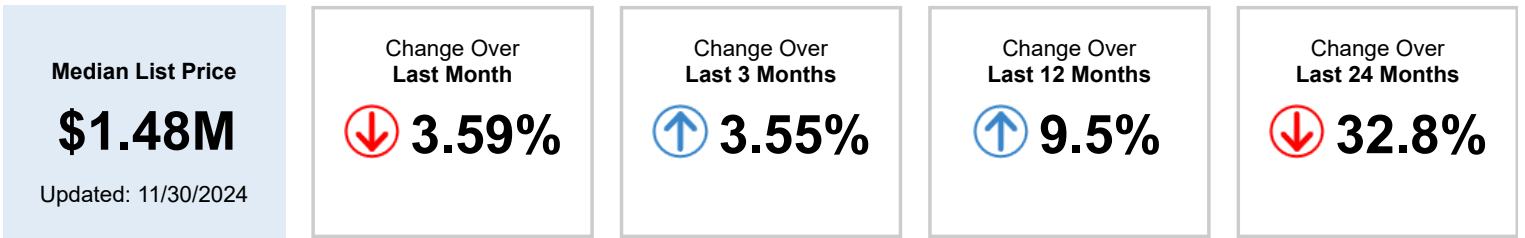
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/7/2025.

Market Snapshot: Sales Price



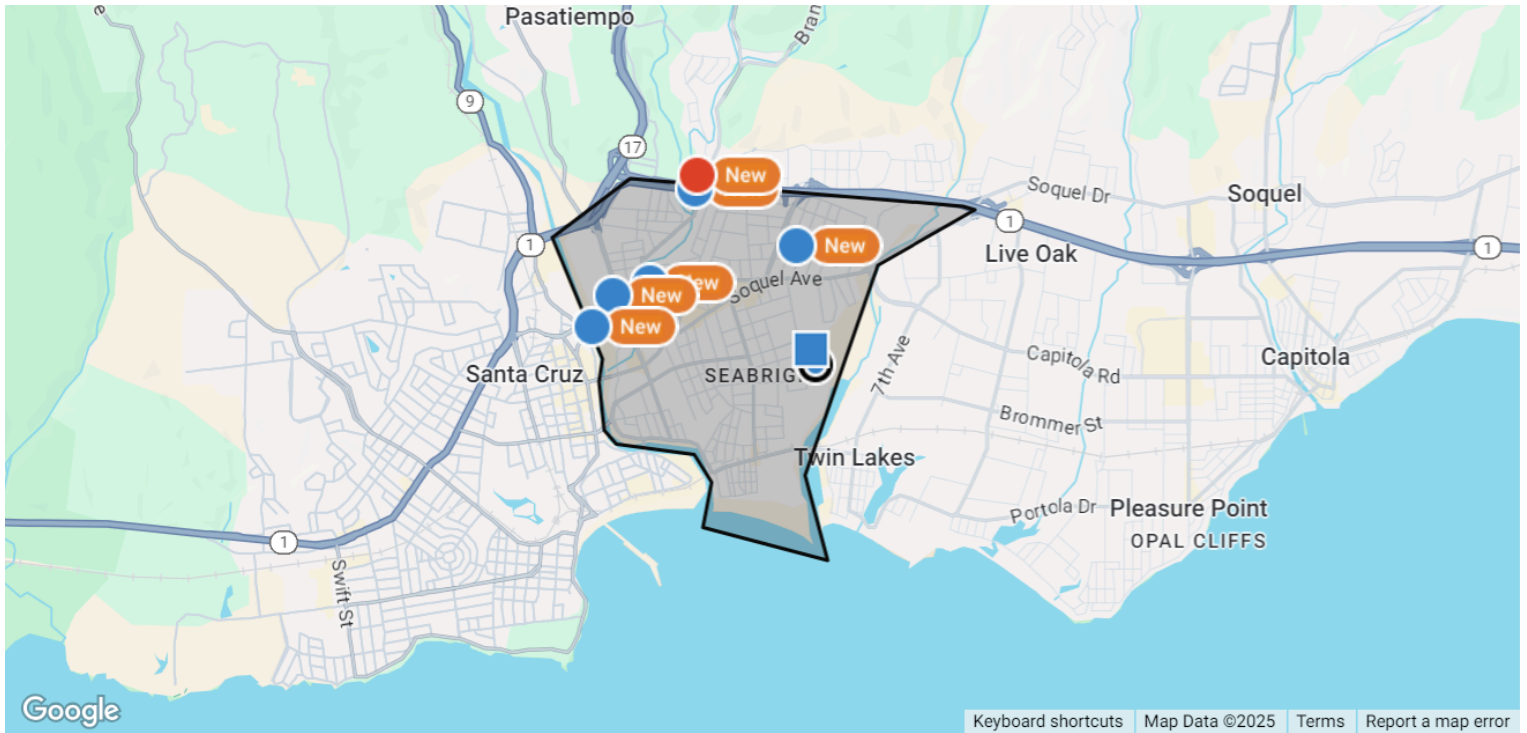
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

Market Activity Summary Stats





Search Criteria | **Location:** Map near Santa Cruz, CA 95062; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Closed
Number of Properties	7	1
Low Price / Value	\$768,000	\$1,535,000
Median Price / Value	\$1,349,999	\$1,535,000
High Price / Value	\$2,875,000	\$1,535,000
Average Price / Sq. Ft.	\$958	\$1,063
Median Price / Sq. Ft.	\$879	\$1,063
Average Days in RPR	60	—
Median Days in RPR	71	—
Total Volume	\$10,534,999	\$1,535,000




Map near Santa Cruz, CA 95062





New Listings: 7

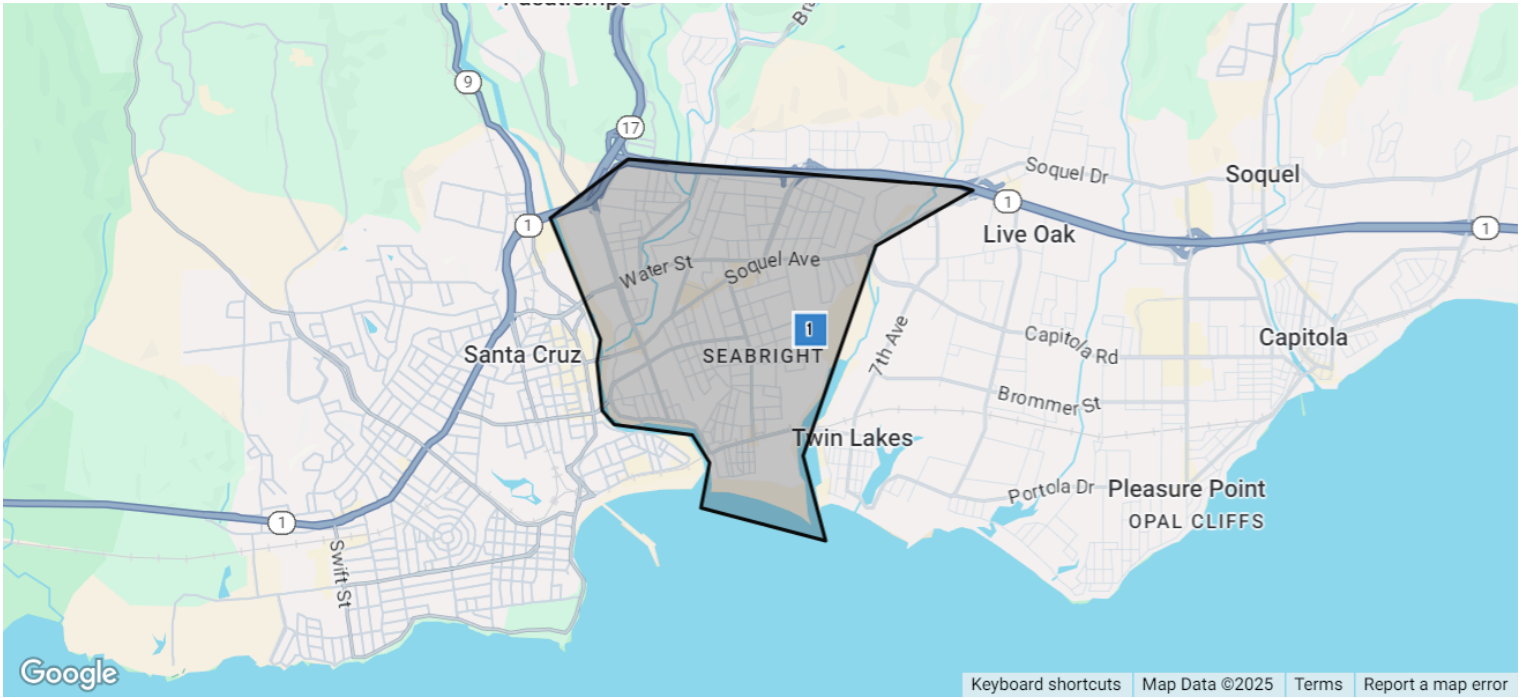
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active • New, Active: 1/2/2025 <i>MLS ID: 81989240</i></p> <p>121 Chilverton St</p> <p>We all love to hear we look good for our age! This home has a build date of 1918, yet it has had gorgeous updates and remodels and looks amazing for it's age. Newer kitchen with warm wood cabinets, long spacious countertops, storage galore, newer stainless appliances, blended with a large family room and fireplace. Easy care flooring through out. Elegant bathroom updates, with gorgeous tile and finishes. The bedrooms are spaced apart great for working from home or studies. Recessed lighting, Large garage work space could be a tinkers delight or maybe an ADU? Large backyard great for pets and swing sets. The location is the best, situated in the Banana belt right in the middle between Downtown and Capitola shopping, entertainment and dining are just minutes away. Meet me in the middle, of town, and enjoy this sweet home. this is a must see!!</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	3/2	1,648 sq ft	7,187	1918	1/2/2025	\$1,449,000	\$879
 <p>2 ● Active • Notice Of Default, New, Active: 10/22/2024 <i>MLS ID: 81984516</i></p> <p>117 Fairmount Ave</p> <p>Charming 50's single level home in great Eastside SC location. Home has been a family home lovingly maintained and improved over the years. Newer windows, floors, appliances, & much, much more. Recent upgrades include, new sewer & water lines, driveway & off-street parking, electrical upgrades, refinished hardwood floors, newer hot H2O heater & FA furnace, Detached garage w/den room included in the sq. ft. Landscaped front yard w/drip system. 3rd Bedroom addition and 320 sq. ft. multi-purpose den added in 1966 per assessor's records. Large detached 2 car garage. Large sunny backyard with sound wall privacy. Walk to stores, restaurants & schools in this neighborhood. Buyer to verify sq. ft. Seller/Agent do not warranty the sq. ft.</p> <p><i>Listing Courtesy of Century 21 Showcase Realtors</i></p>	Single Family	3/2	2,035 sq ft	6,273	1950	10/22/2024	\$1,100,000	\$541

New Listings: 7 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 3 ● Active • <i>New, Active: 10/15/2024</i> <i>MLS ID: 81983782</i> 779 N Branciforte Ave	Single Family	4/2	2,077 sq ft	5,750	1903	10/15/2024	\$1,298,000	\$625
<p>Nestled in the heart of Santa Cruz, this enchanting residence is a testament to timeless elegance and rich history. Built in 1903, this captivating home exudes charm and character, seamlessly blending vintage appeal with modern comforts. As you approach, the picturesque facade and inviting front porch beckon you inside. Step into a sun-drenched living space adorned with original architectural details, including original trim around windows, doorways and hardwood floors that whisper stories of the past. The spacious layout features generous rooms, perfect for both intimate gatherings and grand entertaining. Each bedroom provides a serene retreat, while the vintage-inspired bathrooms evoke a sense of nostalgia. Situated in a highly desirable neighborhood, this home is mere moments away from the vibrant midtown and downtown areas, renowned beaches, and scenic parks. Enjoy leisurely strolls through tree-lined streets, with local shops, cafes, and cultural landmarks at your fingertips. This property is not just a home; it's a cherished piece of Santa Cruz history, waiting for its next chapter. Embrace the opportunity to own a slice of the past in a location that promises a vibrant and fulfilling lifestyle.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 4 ● Active • <i>New, Active: 10/28/2024</i> <i>MLS ID: 81985133</i> 219 Leonard St	Single Family	5/4	1,369 sq ft	6,229	1933	10/28/2024	\$1,695,000	\$1,238
<p>2 Houses on 1 Lot. Discover a unique opportunity with this charming property offering two houses for the price of one! The front bungalow, a delightful vintage gem from the 1930s, features 3 bedrooms and 2 baths within approximately 1,369 square feet. With its classic charm and cozy details, this home exudes character and warmth. In the back, you'll find a modern 2-bedroom, 2-bath home spanning about 875 square feet, perfectly situated above a spacious 2-car garage and a convenient 1-car carport. Recent repairs add to the appeal, including sewer lateral replacement, fresh paint, new flooring, concrete walkways, and beautifully landscaped outdoor spaces. Inspections and reports are available for prospective buyers, ensuring peace of mind. Access this centrally located retreat from Leonard Street or via the alleyway for added privacy and convenience. Enjoy the perfect blend of old-world charm and contemporary living, all within a short drive to the beach. Plus, with shopping, services, and restaurants just around the corner, this property offers an unbeatable lifestyle. Don't miss your chance to own this versatile home ideal for multigenerational living, rental income, or your personal sanctuary!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 5 ● Active • <i>New, Active: 10/22/2024</i> <i>MLS ID: 224118083</i> 104 Eastgate Ave	Single Family	3/2	1,355 sq ft	6,403	1959	10/22/2024	\$1,349,999	\$996
<p>Motivated owner, all reasonable offers considered, willing to contribute to rate buy down. Charming Home in Prime Mid Town! Located in a desirable Santa Cruz neighborhood, this home is close to parks, beaches, and amenities just 1/4 mile from Arana Gulch Park and a mile from the beach. Set on a spacious, fully fenced lot with room for an RV or boat, this home features a private backyard and a rare detached two-car garage. Inside, hardwood floors and remodeled bathrooms add charm, with updated finishes and modern fixtures throughout. The detached garage, equipped with a full-width roll-up door, high-amp power, and a sink, is ideal for projects or hobbies. A car lift is negotiable, and it's ready for ADU conversion. Highlights include: New tankless water heater with hot water recirculation Extensive plumbing updates Recently poured 20x24 concrete pad for ADU or new garage Spacious two-level storage shed This move-in-ready home offers comfort, flexibility, ideal Santa Cruz location.</p> <p><i>Listing Courtesy of Dombroski Realty</i></p>								

New Listings: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	6 ● Active Under Contract • <i>Contingent as of 12/27/2024</i> <i>MLS ID: 81986697</i> 207 Harbor Dr	Single Family	3/3	1,696 sq ft	9,975	1987	11/15/2024 \$2,875,000	\$1,695
<p>Serenity NOW is what you'll get with this private beautiful property on one of the largest lots in the neighborhood and 3 mins to the Santa Cruz Harbor! This lovingly maintained home is in an exceptionally sunny area & offers an outdoor lover boating, trails at Arana Gulch, a dog park, children's playground, and the BEACH all moments from your doorstep. This inviting residence features a spacious front porch, cozy gas fireplace, hardwood flooring, custom cabinetry, high-end appliances & soaring ceilings that create a sophisticated living environment. Step outside to find a coastal inspired covered dining area with built-in space heater and ambient lighting. The meticulous grounds, and an edible garden, showcase plum & lemon trees, aromatic lavender & vibrant succulents. For those who work from home, a separate structure provides an ideal office space, ensuring privacy & productivity before unwinding in the hot tub. This superb location is close to local spots like Aldo's, Lillian's and Sante Adairius. All the care & detail in this home create a timeless retreat, offering a blend of comfort & elegance in a coveted Santa Cruz location.</p> <p><i>Listing Courtesy of Bailey Properties</i></p>								
	7 ● Active • <i>New, Active: 11/15/2024</i> <i>MLS ID: 81984925</i> 180 Dakota Ave, Unit C	Condo/Townhouse/Apt.	3/2	1,045 sq ft	479	1964	11/15/2024 \$768,000	\$735
<p>Discover your dream home in this beautifully updated 3-bedroom, 2-bathroom condo, perfectly situated in the vibrant heart of Santa Cruz. Just a short stroll from the bustling shops of Pacific Avenue, Trader Joe's, the Farmers Market, movie theaters, and a variety of restaurants and bars, this location offers the ultimate convenience for an active lifestyle. With easy access to Santa Cruz beaches, the iconic Beach Boardwalk, and top-rated schools, you'll enjoy everything this coastal paradise has to offer. The condo features a spacious 1,045 sq. ft. layout that has been tastefully painted throughout, complemented by new landscaping and two assigned parking spots right at your doorstep. Step outside to your large, fenced patio areas ideal for relaxation or entertaining. The community offers fantastic amenities, including a heated pool and a panoramic rooftop deck, perfect for soaking up the sun and enjoying breathtaking views. Inside, large windows flood the home with natural light, creating a warm and inviting atmosphere. The updated kitchen boasts stunning Quartz counters, a 32" workstation sink, and a 42 bottle wine refrigerator, making it a delight for any home chef. You'll also find hardwood floors upstairs, open beamed ceilings downstairs, dual-pane windows & indoor laundry!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								



Closed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 1 Closed • Sold Date: 10/18/2024, Public Record <i>MLS ID: -</i></p> <p>319 Harbor Dr</p> <p>-</p>	Single Family	3/2	1,444 sq ft	5,619	1977	10/18/2024	\$1,535,000	\$1,057

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

