

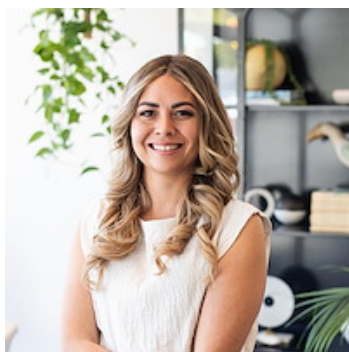
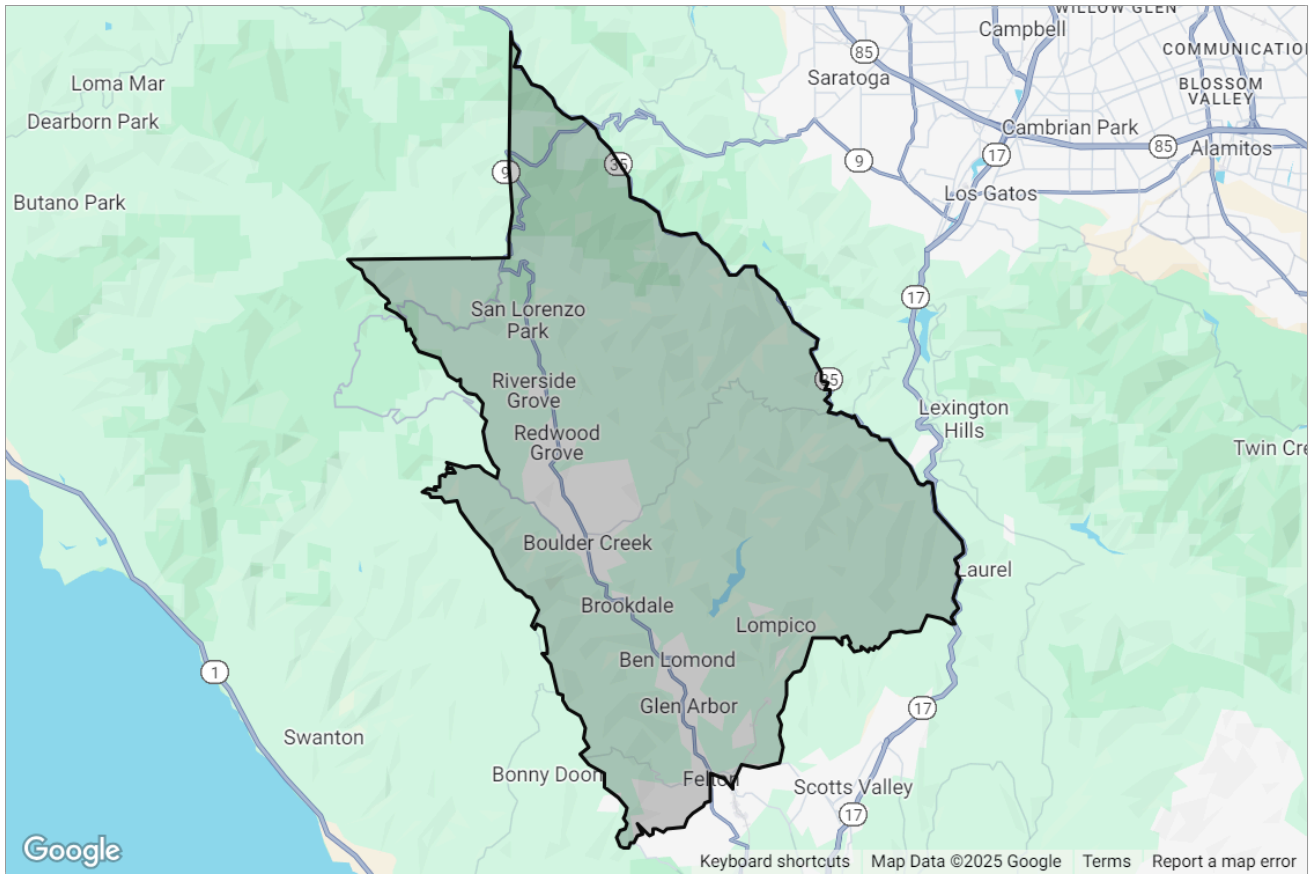


RPR

**REALTORS
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MARKET ACTIVITY REPORT

San Lorenzo Valley, California



Presented by

Ace Woods | ABR

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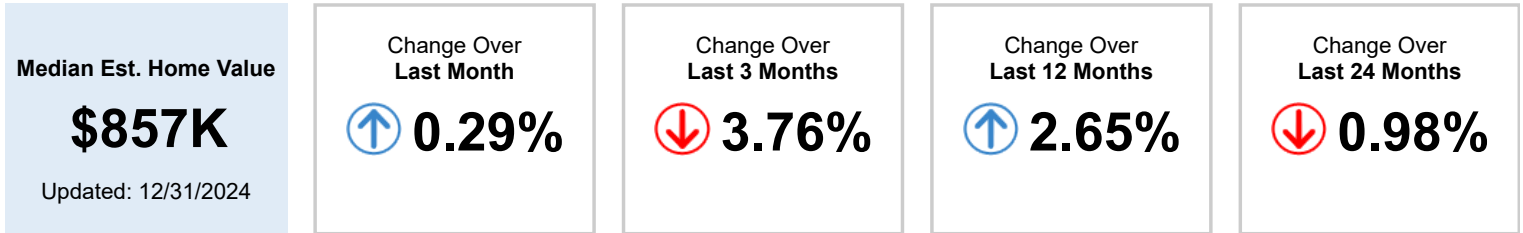
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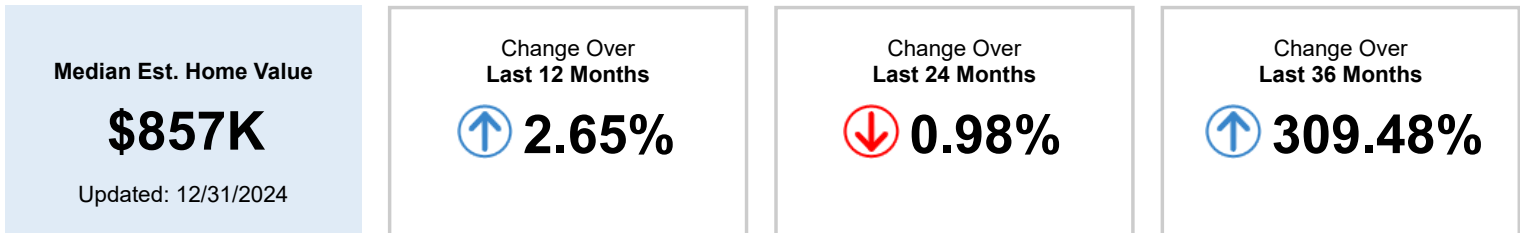
San Lorenzo Valley, California

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



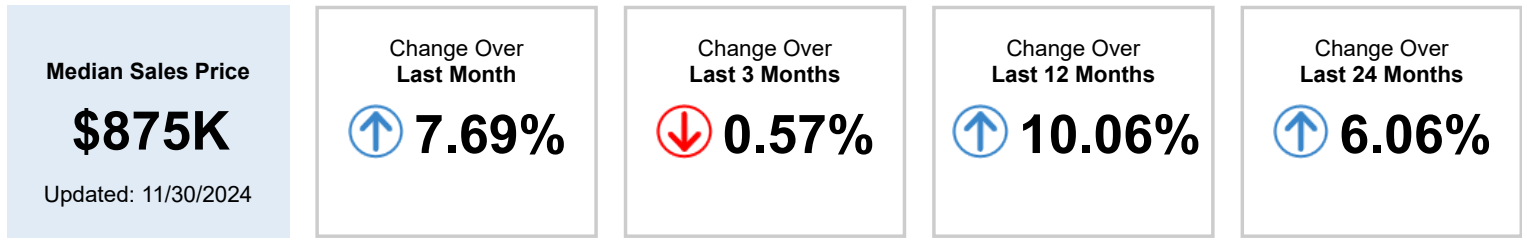
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



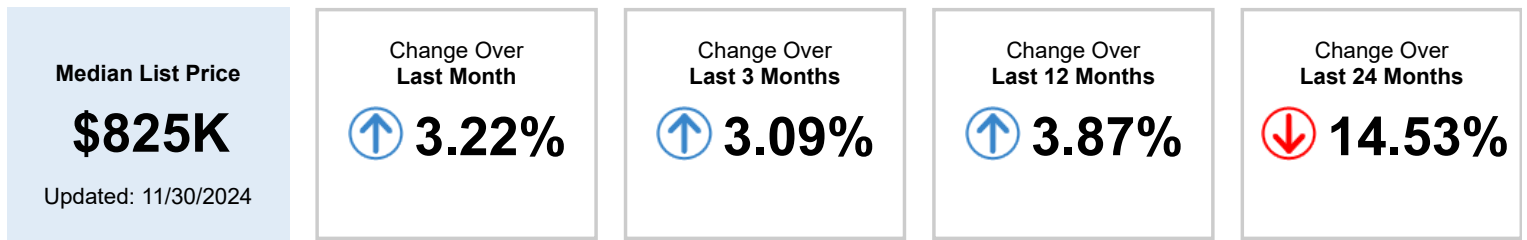
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/7/2025.

Market Snapshot: Sales Price



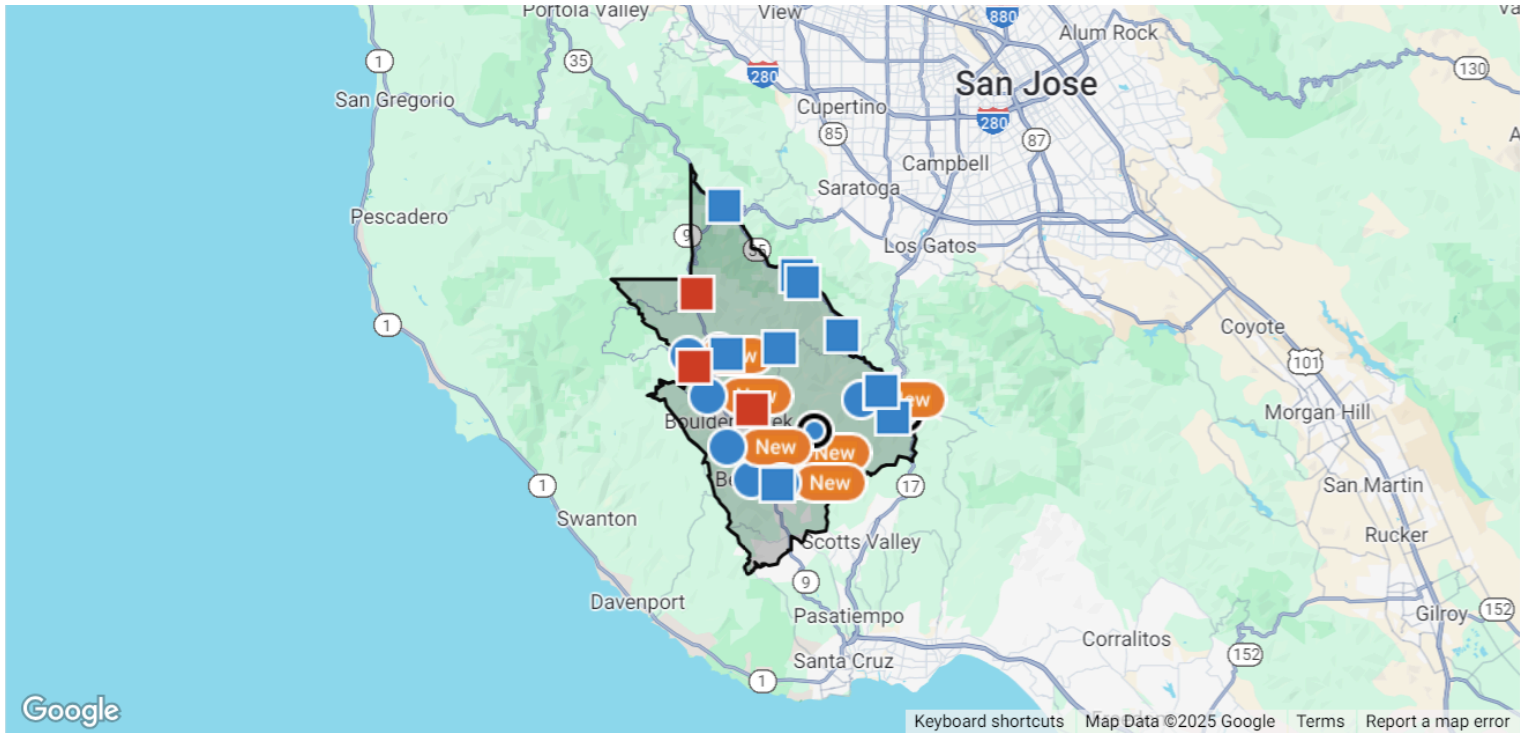
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price



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

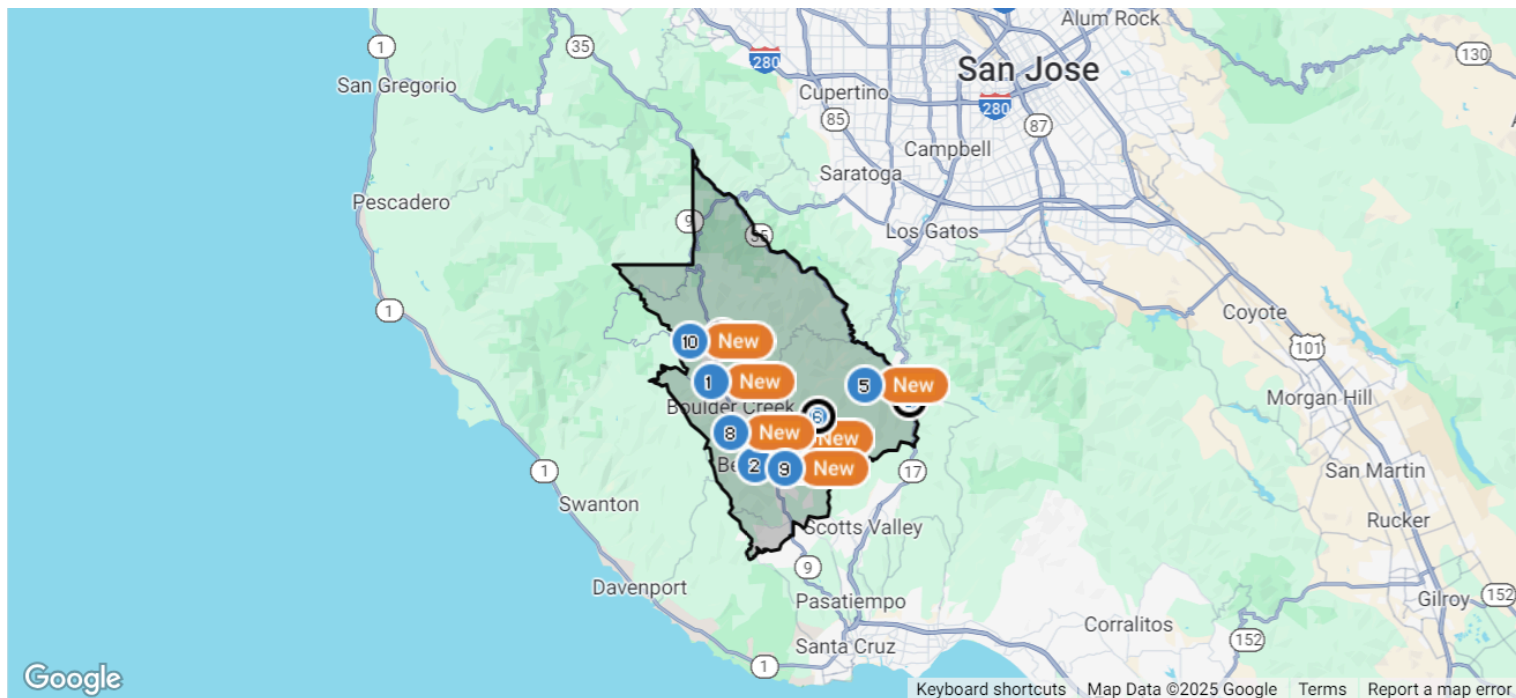
Market Activity Summary Stats





Search Criteria | **Location:** San Lorenzo Valley, California; **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	 Distressed
Number of Properties	10	10	3
Low Price / Value	\$699,999	\$250,000	\$712,330
Median Price / Value	\$799,000	\$1,195,000	\$1,042,000
High Price / Value	\$1,900,000	\$1,725,000	\$1,215,000
Average Price / Sq. Ft.	\$513	\$441	\$472
Median Price / Sq. Ft.	\$464	\$497	\$514
Average Days in RPR	38	—	—
Median Days in RPR	32	—	—
Total Volume	\$9,759,998	\$11,690,000	\$2,969,330




San Lorenzo Valley, California



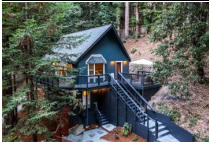



New Listings: 10

	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: 12/30/2024 <i>MLS ID: 81989125</i></p> <p>180 Brier Dr</p> <p>Discover this turn-key mountain retreat, where serene living meets modern comfort. The spacious back deck offers a tranquil escape, overlooking the picturesque San Lorenzo River, perfect for savoring warm summer days with the soothing sounds of flowing water and a refreshing glass of lemonade. The inviting curb appeal is highlighted by a charming covered front porch, ideal for starting your mornings with a steaming cup of coffee as the world awakens. Inside, the open floor plan ensures effortless connection, even while tidying up after a meal. The kitchen is a dream for home chefs, featuring sleek stainless steel appliances and generous counter space to create culinary delights. The primary bedroom serves as a private sanctuary, bathed in natural light from oversized windows that bring the beauty of the outdoors inside. Need extra space? A versatile bonus room is ready to become your home office, yoga studio, or creative haven. Located near downtown Boulder Creek, this home offers easy access to delectable dining, scenic hiking trails, and thrilling mountain biking adventures. Convenient connections to major commuter routes complete this exceptional property, making it the ultimate blend of nature, comfort, and accessibility.</p> <p><i>Listing Courtesy of Room Real Estate</i></p>	Single Family	3/2	1,144 sq ft	15,246	1950	12/30/2024	\$799,000	\$698
 <p>2 Active • New, Active: 1/7/2025 <i>MLS ID: 81989584</i></p> <p>8641 Hihn Rd</p> <p>Discover this upgraded home in serene Ben Lomond, offering the perfect blend of functionality and timeless charm. Step into the inviting living room, where a beautifully restored fireplace serves as the focal point, complemented by a bright bay window filling the room with natural light. The mosaic-tiled kitchen seamlessly connects to the dining area, which opens to a sunlit terrace through sliding glass doors. Rich wood paneling adds character and warmth, creating an ideal space for entertaining. Upstairs, two guest bedrooms share a charming bathroom with mosaic tile accents, while the main bedroom features a private ensuite and exclusive balcony access. The outdoor space is a true sanctuary, complete with an aviary and a picturesque gazebo perched on a bridge over a dry creek, and a reinforced lower deck ready for a hot tub installation. Additional features include a versatile family room, a dedicated tool room, and multiple outdoor spaces designed for relaxation or entertaining.</p> <p><i>Listing Courtesy of KW Bay Area Estates</i></p>	Single Family	3/2	2,578 sq ft	10,542	1980	1/7/2025	\$1,199,000	\$465


New Listings: 10 (cont.)

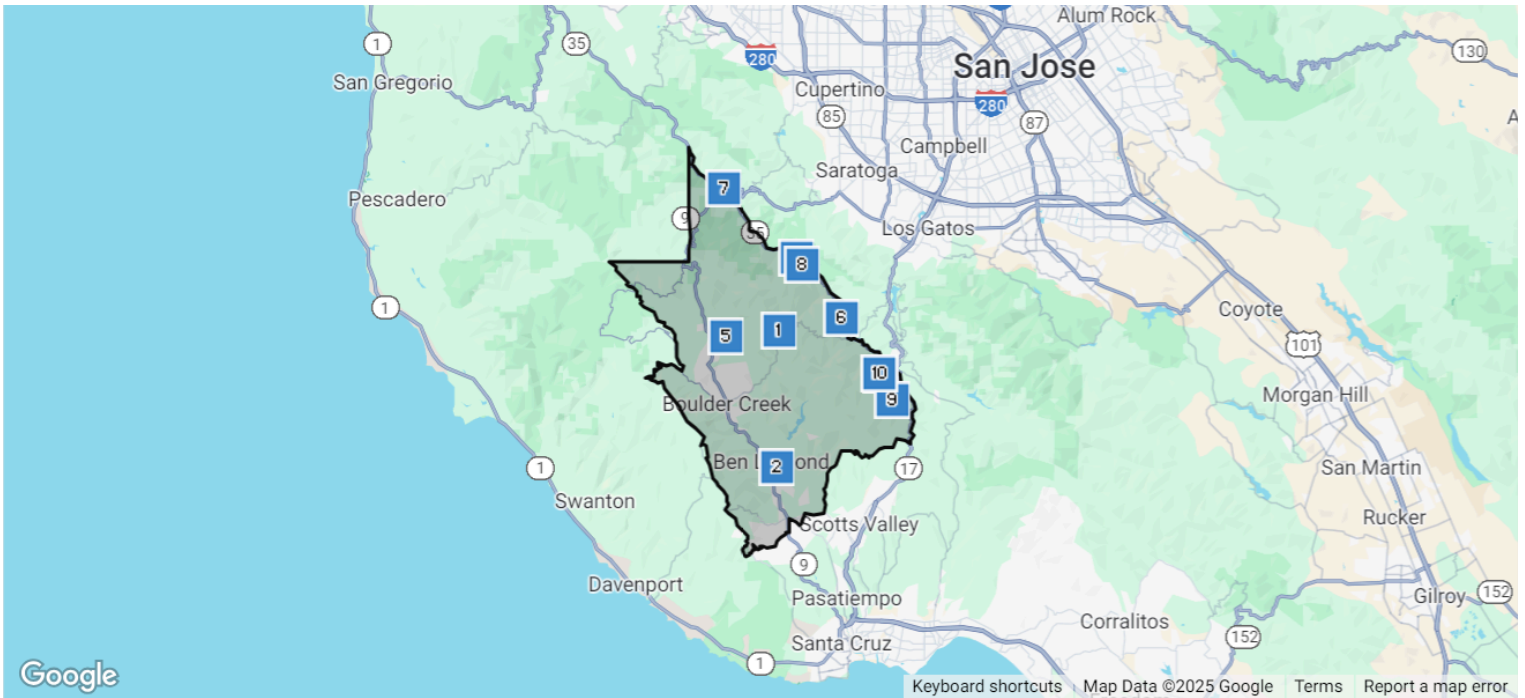
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active Under Contract • <i>Contingent as of 12/12/2024</i> MLS ID: 81983104							
18449 Circle Dr	Single Family	4/3	2,286 sq ft	81,457	1963	10/8/2024	\$925,000	\$405
<p>This exceptional property blends tranquil country living with convenient access to modern amenities. With easy access to the nearby towns of Scotts Valley and Los Gatos, this is the perfect sanctuary for those who cherish both the serene beauty of nature and the vibrancy of our local communities. Thoughtfully designed, the home features 4 spacious bedrooms and 3 full bathrooms totaling an impressive 2286 square feet of well-appointed living space. The ideal layout offers the option of single-level living with two bedrooms & a full bathroom on the first floor. There are stunning views from every room, allowing you to soak in the abundant natural beauty of this very special location. Set on an expansive 1.86AC lot, you'll feel like you're on vacation every day! Sunny gardens & majestic stands of redwoods create a backdrop of peaceful serenity. Large decks offer a seamless flow between indoor & outdoor living spaces, excellent for entertaining or simply enjoying the peaceful environment of the Santa Cruz Mountains. Inside, you'll fall in love with the open beam ceilings, generous living areas, & country charm that accentuates the cozy & inviting feel of this home. Additionally, there is a large 2-car attached garage, plus a 2car carport, offering ample storage for gear & vehicles.</p> <p style="text-align: right;"><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	4 ● Active • <i>New, Active: 12/12/2024</i> MLS ID: 81982812							
10377 Lake Blvd	Single Family	3/2	1,300 sq ft	13,852	1975	12/12/2024	\$789,000	\$607
<p>Welcome to the Santa Cruz Mountains! Nestled in nature, this beautifully updated 3-bedroom, 2-bathroom home is a true gem, blending comfort, privacy, and modern amenities. Inside, high ceilings, recessed lighting, and skylights create an airy, light-filled space, perfectly complemented by durable luxury vinyl plank flooring and dual-pane windows that enhance energy efficiency and style. The recently remodeled kitchen (2019) features under-cabinet lighting, sleek quartz countertops, and a custom butcher-block island, creating a modern space that's functional and beautiful. Convenient to the kitchen, a large laundry and storage room has an extra sink and ample cabinets for all your storage needs. The 200AMP electrical panel upgrade (2018) ensures the home is future-ready, while a generator transfer switch provides peace of mind in all seasons. The outdoor spaces are equally impressive, with updated landscaping (2020) on the large, flat, sunny yard as well as a redwood grove! Additional highlights include a new fence with a discreet garbage enclosure, gutter guards, a storage shed, as well as off-street parking for three cars, set back from the road to provide an added buffer of privacy. This home combines the best of mountain living with modern conveniences. Welcome home!</p> <p style="text-align: right;"><i>Listing Courtesy of Compass</i></p>								
	5 ● Active • <i>New, Active: 1/2/2025</i> MLS ID: 81988876							
26145 Pierce Rd	Single Family	3/3	1,581 sq ft	40,859	1978	1/2/2025	\$1,150,000	\$727
<p>Escape to the enchanting Los Gatos Mountains! This serene retreat is nestled among majestic oaks and redwoods on a .94-acre lot. The open floorplan offers wide views, with an expansive wrap-around deck for seamless indoor/outdoor living. Inside, hardwood floors grace the downstairs, and plush new carpet adds comfort upstairs. The kitchen features cherrywood cabinets with pull-out shelving, granite counters, and stainless steel appliances. Baths are nicely renovated. Cozy up by the fireplace on chilly evenings. The primary suite offers a walk-in closet and a spacious balcony for morning coffee and a "moment of zen". Other updates include newer central a/c and water heater, updated furnace, newer retaining walls & porch, and a watertight roof clearance. Defensible Space, Septic, and Low Flow Fixture clearances are all done, too. The terraced landscape includes a play area, garden beds, a chicken coop (laying hens stay), and a workshop/storage shed/possible office wired with electricity. About 20 minutes from Downtown Los Gatos and 30 minutes from Santa Cruz beaches, with easy access to Highway 17 via Summit Rd. Enjoy mountain living with top-rated schools, including Los Gatos High (buyer to verify schools). Experience the magic of this idyllic retreat!</p> <p style="text-align: right;"><i>Listing Courtesy of Compass</i></p>								

New Listings: 10 (cont.)




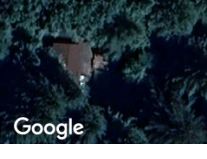
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>6 ● Active Under Contract • <i>Contingent as of 11/13/2024</i> <i>MLS ID: 81985154</i></p> <p>565 Winifred Way</p> <p>Your new home sits serenely against the backdrop of the enchanting redwood forest. Enjoy end-of-the-road privacy and nature all around you in this recently updated, turn-key gem. Abundant windows bath the space in soft, natural light. Gourmet kitchen, designed with entertaining in mind, opens onto a deck overlooking the forest - perfect for BBQs, morning coffee, or afternoon relaxation! Dreamy oversized loft bedroom showcases storybook-like vaulted ceilings and towering views over the trees. Luxury primary suite has private entrance, laundry access, wet bar/kitchenette, and a spacious bathroom with oversized walk-in shower, double shower head, and double sink. Layout provides great opportunity for separate living quarters. 1/3 acre lot gives you space to spread out, fully fenced for furry friends to explore. Plenty of parking. Fully updated with new roof, new septic tank, new 200 amp electric panel, as well as new floors, new cabinetry, quartz counters, fresh paint, and much more. Prime location 10 minutes to Felton, 15 to Scotts Valley, & 20 minutes to Santa Cruz. A stones throw from the splendor of Loch Lomond Recreation Area. This home is move-in ready; the only thing missing is you!</p> <p><i>Listing Courtesy of Century 21 Showcase Realtors</i></p>	Single Family	3/2	1,663 sq ft	4,792	1974	10/29/2024	\$749,999	\$451
 <p>7 ● Active Under Contract • <i>Contingent as of 1/1/2025</i> <i>MLS ID: 81987181</i></p> <p>165 Creek Ct</p> <p>Beautiful 4 Bedroom 2 Bath Home is Peaceful and once your inside feels 1000 miles away from everyone. This small cul-de-sac street is invisible, once you inside the home providing Peaceful Privacy. Super Large Living Room. The Master Suite is a spacious delight! Newer flooring throughout. Enjoy BBQ on the Back Covered Porch in the Rain or Shine. You will love the back yard! The Beautiful Seasoned Landscape comes to life with Mature Blooming Flowers, Shrubs, and Plum Trees every spring. There is an automatic drip system installed for your convenience. Under the house is a Shop Space and plenty of Storage, as there is an Attic space for storage too. Seller is offering all furnishings (furniture, lamps, rugs, linens, all non-perishable kitchen items, office, wall art) on the property, at no cost to buyer. The location is Amazing for Commuters, near Graham Park and a short walk to the Saw Mill.</p> <p><i>Listing Courtesy of Michael Lussier, Broker</i></p>	Single Family	4/2	1,616 sq ft	7,405	1937	11/30/2024	\$749,000	\$463
 <p>8 ● Active • <i>New, Active: 1/6/2025</i> <i>MLS ID: 81981266</i></p> <p>10230 Highway 9</p> <p>This is trust sale. Owner passed away peacefully in the home. Owner still removing personal property and is always home. Property includes APN 078-061-14 and 078-061-15 per Preliminary Title Report (14,000+ lot size). Allard Septic inspected septic system and septic passed and report on file with the county. Public water, gas & electricity available on site. Property is on concrete perimeter foundation with easy access to under the house. Roof inspection done with minimal repairs to guarantee watertight roof with 10-12 years remaining life. Property and Termite Inspection being done this week. Showings by appointment only.</p> <p><i>Listing Courtesy of LeQuieu Properties</i></p>	Single Family	4/2	1,955 sq ft	7,492	1941	1/6/2025	\$699,999	\$358
 <p>9 ● Active • <i>New, Active: 11/13/2024</i> <i>MLS ID: 81973133</i></p> <p>160 Olympia Station Rd</p> <p>Beautifully remodeled top of the line kitchen in a gorgeous Felton setting. Over an acre of sunny flat land with fenced yard and pool with changing room. Great house for entertaining! 10 raised vegetable beds with drip system for growing your next fresh meal, including orchard with established fruit trees. Small neighborhood backs up to Nature Preserve. Easy access to Quail Hollow Reserve and Olympia Watershed Trails. Featuring quartzite island and counter tops, handmade subway tile backsplash from Sonoma tile, fire clay hood, Bosch appliances, built in Liebherr refrigerator with matching cabinet finish, extra cabinets/storage built into island with bar seating. New hardwood floors throughout. Quiet and private, with lots of parking. 3 driveways provide lots of access. 2 inside laundry rooms. Zip into Santa Cruz on Graham Hill Rd or into Scotts Valley in 10 minutes. 3 sheds allow for plenty of storage. Extra 1/4 acre of flat land suitable for ADU, with its own driveway entrance. See possible plans at the house for an ADU. Current insurance quote available.</p> <p><i>Listing Courtesy of Amber Grewer Real Estate</i></p>	Single Family	4/3	3,200 sq ft	44,431	1979	11/13/2024	\$1,900,000	\$594

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	10 ● Active	*New, Active: 10/16/2024 <i>MLS ID: 81983755</i>						
720 Blue Ridge Dr	Single Family	3/3	2,200 sq ft	28,793	1946	10/16/2024	\$799,000	\$363
<p>Nestled in the Santa Cruz Mountains are 2 HOMES on ONE LOT with Beautiful Ridgeline Views! Looking for multi-generational living? What about rental income? What about peace and quiet? Come and listen to the sound of nothing. Mountain views and peaceful forests await! Lots of room to roam and play. Garage and land to store all of your favorite things. And summer sun too! Home+Studio+Garage=AMAZING! Main house is 3/2 about 1700 sq. ft. Studio is about 500 sq. ft and garage is about 400 sq. ft. You will love coming home to unwind from the day. The main home has windows and skylights that bring light and nature in. The great room boasts cathedral ceilings, huge windows and has plenty of room for your comfy sectional and big screen TV. Upstairs is the great room, kitchen, full bath, and office/den that doubles as a bedroom. Downstairs are two bedrooms, one with a private deck that takes in majestic views. The studio is adjacent to the detached garage accessed by a separate driveway! Tons of privacy, perfect for generational living and SO many things. When you visit, pls follow these instructions, take hwy 9 to Kings Creek to Blue Ridge. Some map apps take you to roads that do not connect. Awesome mountain living.</p> <p><i>Listing Courtesy of David Lyng Real Estate</i></p>								

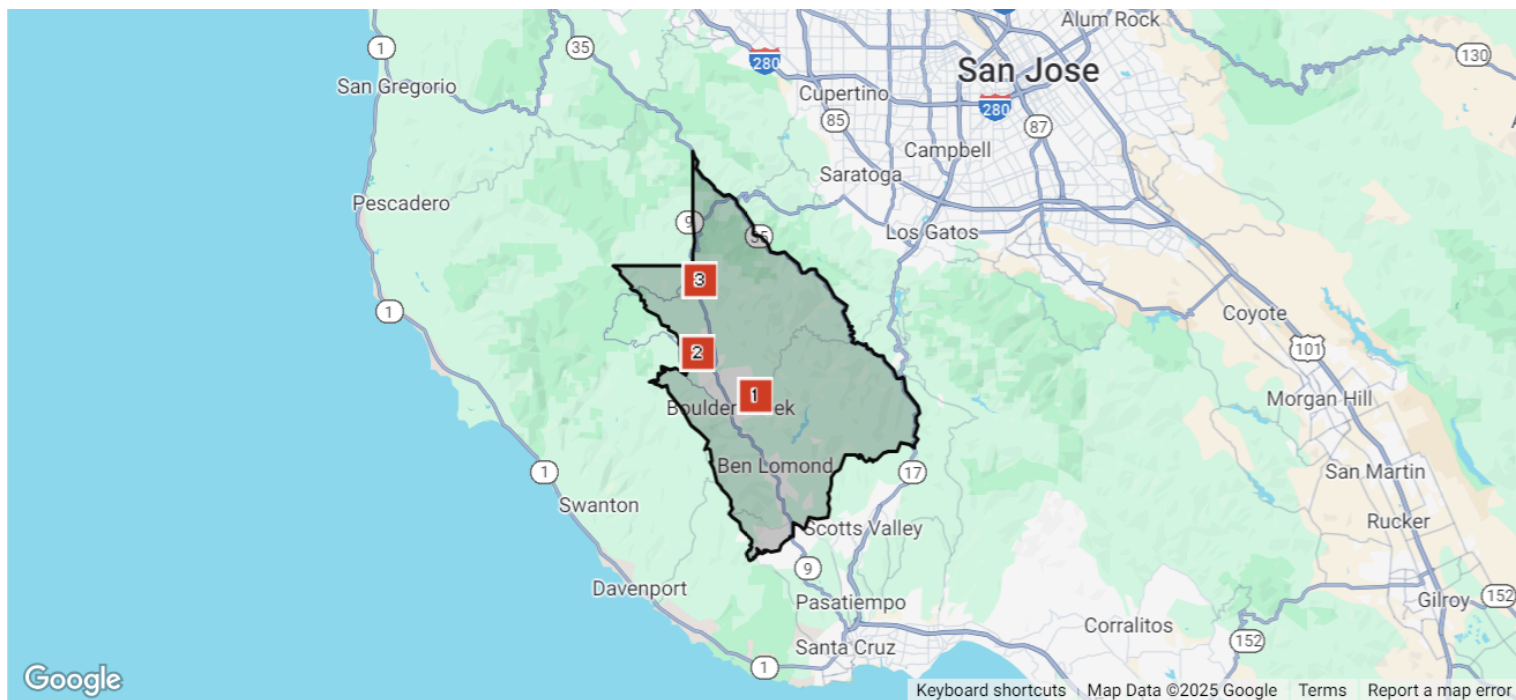


Closed: 10



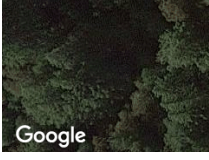
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	1 Closed • Sold Date: 12/13/2024, Public Record	Single Family	3/2	2,398 sq ft	16,248	1962	12/13/2024	\$700,000	\$247
	17340 Bear Creek Rd								
	2 Closed • Sold Date: 12/12/2024, Public Record	Single Family	4/3	1,795 sq ft	9,679	1968	12/12/2024	\$1,190,000	\$656
	8035 Fernwood Ave								
	3 Closed • Sold Date: 12/19/2024, Public Record	Single Family	5/3	2,744 sq ft	37,549	1958	12/19/2024	\$1,550,000	\$568
	18360 Las Cumbres Rd								
	4 Closed • Sold Date: 12/17/2024, Public Record	Single Family	3/3	1,968 sq ft	126,455	1986	12/17/2024	\$1,115,000	\$582
	22120 Oak Flat Rd								

Closed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	5 ■ Closed	*Sold Date: 10/18/2024, Public Record		MLS ID: -					
Google	414 Bar King Rd	Single Family	3/3	2,407 sq ft	44,301	2005	10/18/2024	\$250,000	\$464
	-								
	6 ■ Closed	*Sold Date: 11/15/2024, Public Record		MLS ID: -					
Google	20531 Bear Creek Rd	Single Family	4/3	4,048 sq ft	376,750	1948	11/15/2024	\$1,200,000	\$288
	-								
	7 ■ Closed	*Sold Date: 10/25/2024, Public Record		MLS ID: -					
Google	12333 Indian Trail Rd	Single Family	3/3	2,847 sq ft	169,797	1978	10/25/2024	\$1,530,000	\$537
	-								
	8 ■ Closed	*Sold Date: 10/28/2024, Public Record		MLS ID: -					
Google	22125 Miller Ridge Rd	Single Family	4/3	3,772 sq ft	45,564	1983	10/28/2024	\$1,725,000	\$464
	-								
	9 ■ Closed	*Sold Date: 11/6/2024, Public Record		MLS ID: -					
Google	24475 Mountain Charlie Rd	Single Family	4/3	3,100 sq ft	228,690	2014	11/6/2024	\$1,180,000	\$382
	-								
	10 ■ Closed	*Sold Date: 11/5/2024, Public Record		MLS ID: -					
Google	22090 Oak Flat Rd	Single Family	3/3	2,269 sq ft	156,119	1980	11/5/2024	\$1,250,000	\$558
	-								



Distressed: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • <i>Notice of Default</i> <i>MLS ID: -</i> 1170 Rebecca Dr -</p>	Single Family	3/3	2,028 sq ft	137,650	-	11/25/2024	Notice of Default	-
 <p>2 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 267 Crows Nest Dr -</p>	Single Family	3/2	1,934 sq ft	25,178	-	10/24/2024	Notice of Foreclosure Sale	-
 <p>3 ■ Off Market • <i>Notice of Default</i> <i>MLS ID: -</i> 345 Mcgaffigan Mill Rd -</p>	Single Family	3/3	2,274 sq ft	46,609	-	12/5/2024	Notice of Default	-

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>

