

**Average Appreciation for Residential Properties in Santa Cruz County\***

<u>YEAR</u>	<u># of Sales</u>	<u>Appreciation</u>	<u>Average Price</u>
1980	2,407	17%	\$113,803
1981	1,711	5%	\$114,460
1982	1,021	3%	\$117,924
1983	1,631	0%	\$117,968
1984	1,874	8%	\$127,735
1985	2,108	5%	\$134,735
1986	2,086	12%	\$153,476
1987	2,153	11%	\$171,966
1988	2,266	15%	\$202,272
1989	1,981	21%	\$255,209
1990	1,492	2%	\$259,145
1991	1,350	2%	\$263,564
1992	1,186	(3.5%)	\$254,781
1993	1,596	(1%)	\$250,928
1994	1,871	(3.5%)	\$244,247
1995	1,520	1.5%	\$247,659
1996	1,793	1%	\$250,148
1997	2,167	10.5%	\$279,163
1998	2,679	10%	\$335,569
1999	2,384	16%	\$395,178
2000	2,422	23.5%	\$523,923
2001	1,784	6.5%	\$561,201
2002	2,290	1%	\$565,142
2003	2,355	7.95%	\$610,100
2004	2,801	13.2%	\$690,379
2005	2,175	20.8%	\$833,818
2006	1,799	0.9%)	\$841,093
2007	1,424	1.62%	\$855,454
2008	1,433	(22.38%)	\$664,329
2009	1,689	(17.47%)	\$548,234
2010	1,558	4.92%	\$575,378
2011	1,717	(5.45%)	\$543,724
2012	2,057	4.12 %	\$556,461
2013	1,901	15.56%	\$654,597
2014	1,808	17.1%	\$766,534
2015	2,014	3.766%	\$795,402
2016	1,468	12.29%	\$893,208
2017	605	14.4%	\$930,781
2018	1,813	6.64%	\$1,005,615

\*Based on statistics taken from the Santa Cruz Association of Realtors/MLS Listings for period ending 12/31/2018.