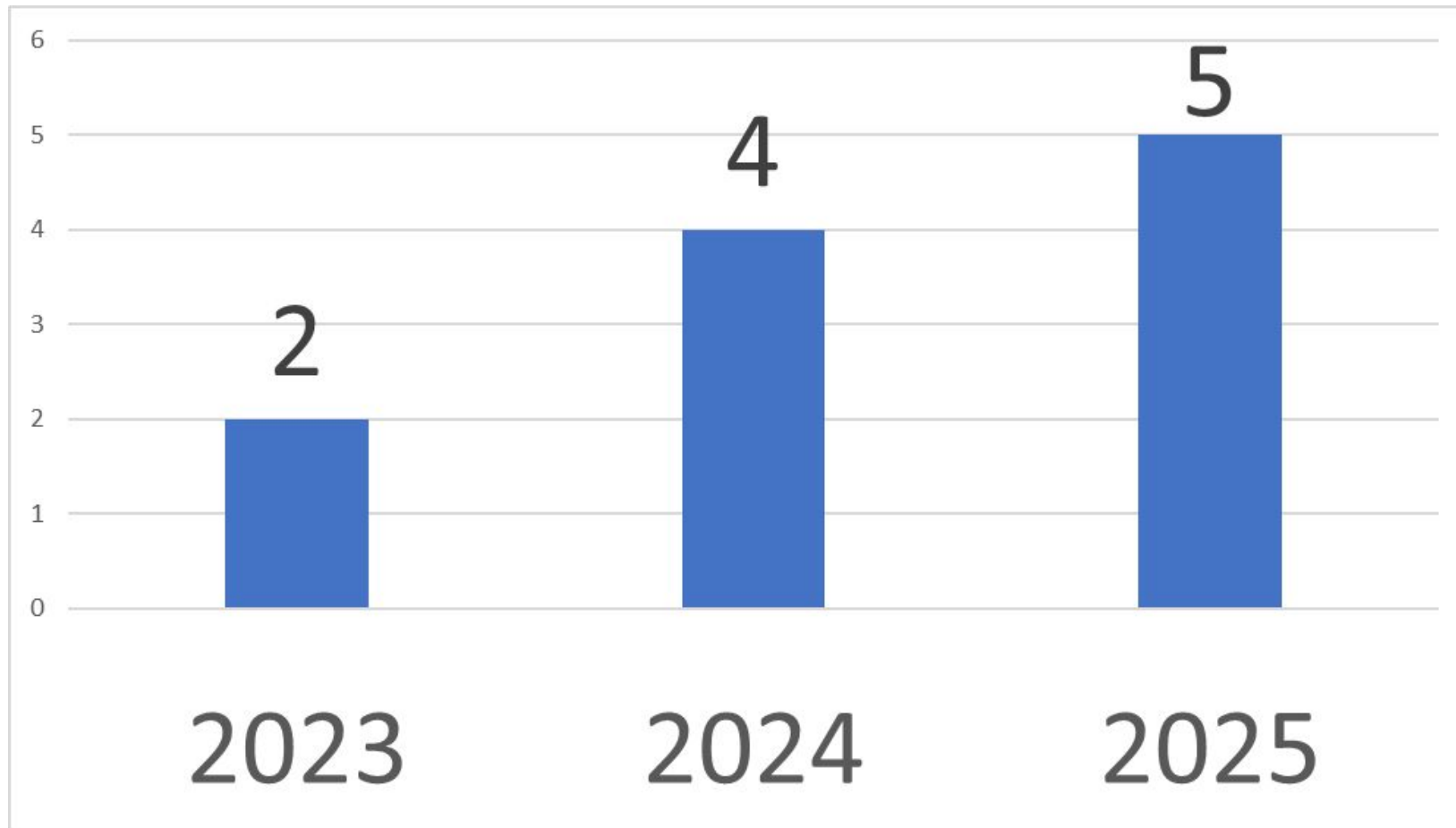


TVPOA Real Estate Report

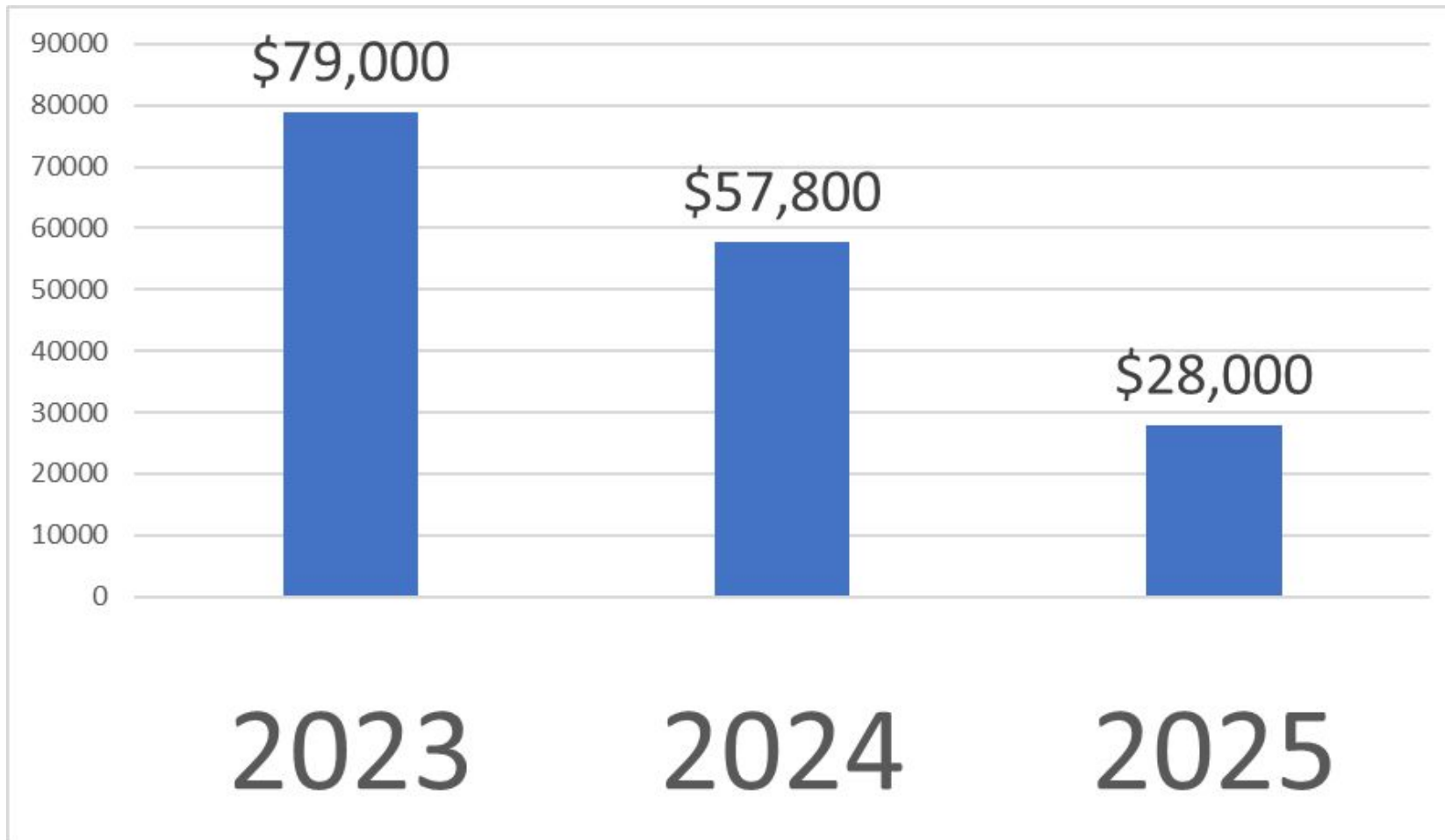
2/13/2026

Torry Johnson, Owner/Broker
Concierge Properties
Tubac's Boutique Brokerage

Lots Sold



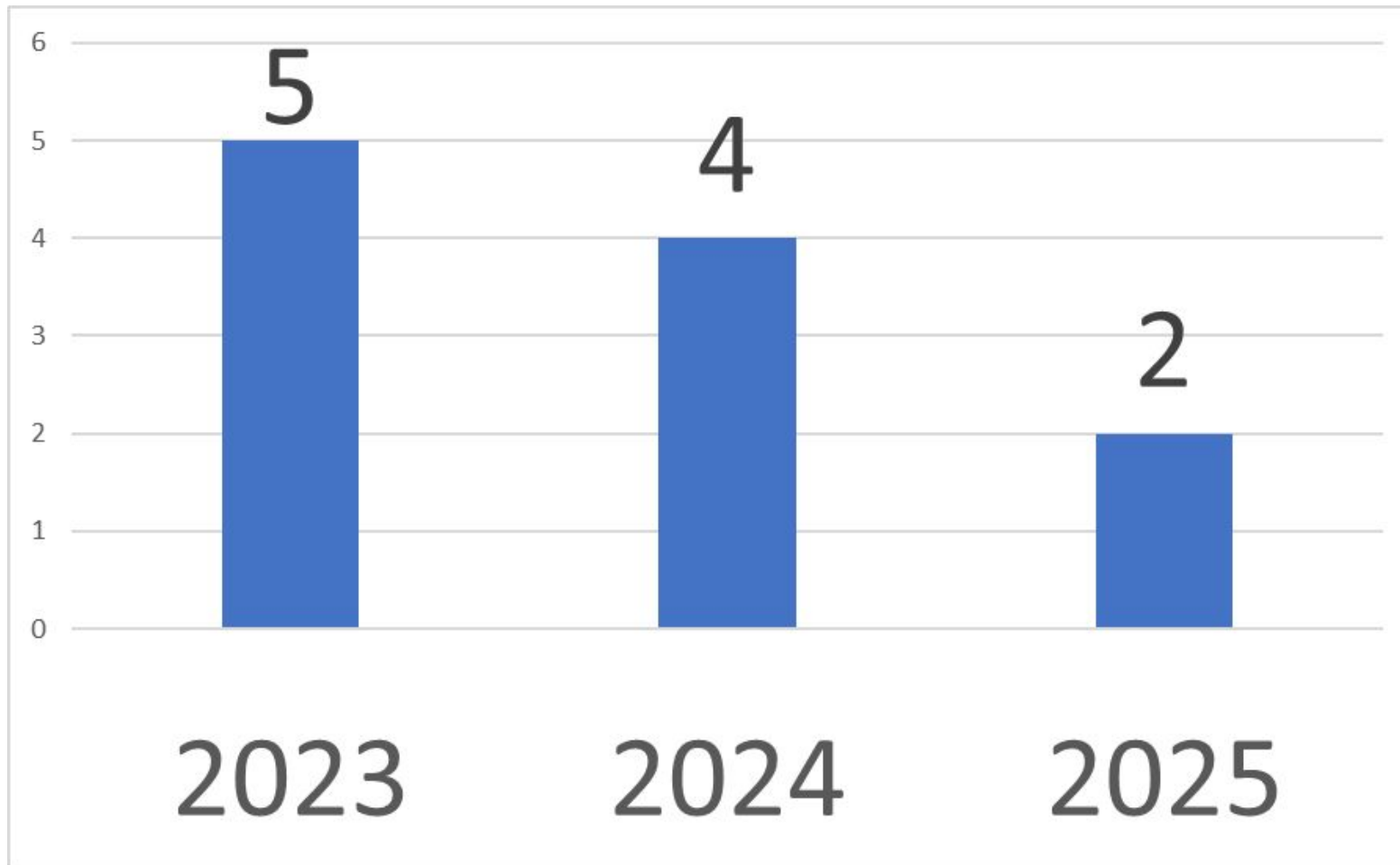
Median Lot Price



Lot Specifics

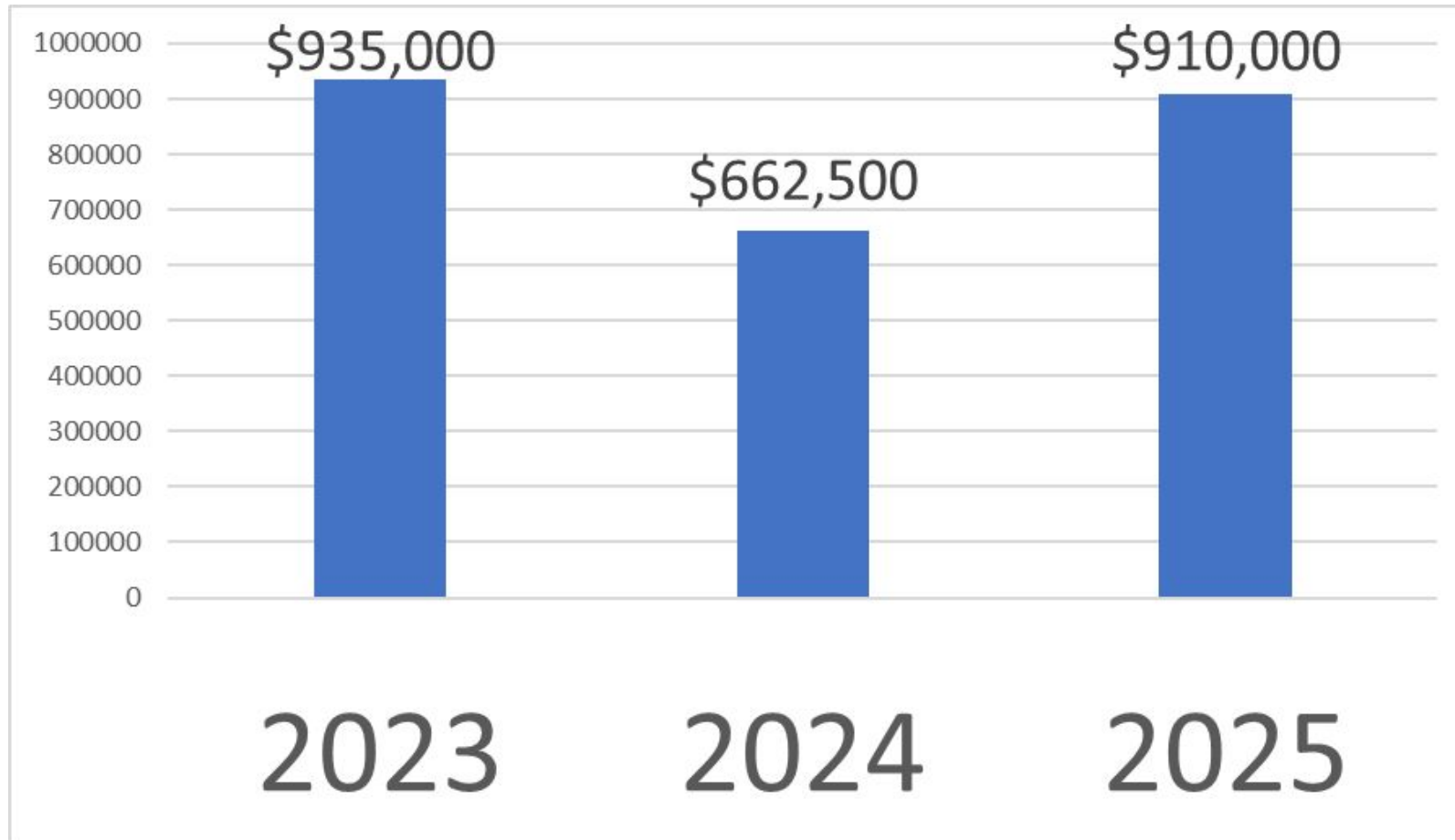
	Sold Price	Acres	\$/Acre
Lot 195 Calle Belderrain	\$ 14,500	1.13	\$ 12,832
Lot 180/181 Calle Belderrain	\$ 28,000	1.8	\$ 15,556
5 Paver Court	\$ 70,000	0.59	\$ 118,644
Lot 168 Avenida de Otero	\$ 88,000	0.81	\$ 108,642

Homes Sold



Source: Santa Cruz County Assessor and MLS

Median Home Price



Home Specifics

	Sold Price	SF		\$/SF
30 Circulo de Prado	\$ 660,000	2,396	\$	275
38 Avenida de Otero	\$ 1,160,000	3,003	\$	386