

# Santa Cruz County Housing Statistics 2025 Annual

## 2025: Santa Cruz County - Single Family Residential

City	New	Inventory	Sold	Avg. DOM	Avg. Sale Price	Median Sale Price	Median \$/Sqft	% LP Rec'd	Sale Volume	Avg. Home Sq. Ft.	Avg. Lot Sq. Ft.	Months of Inventory
Aptos	345	37	226	39	\$1,757,035	\$1,500,000	\$811	99%	\$397,090,091	2,010	28,087	1.5
Ben Lomond	76	7	58	38	\$1,051,502	\$1,002,500	\$603	99%	\$60,987,154	1,873	63,508	1.5
Boulder Creek	185	40	115	52	\$730,004	\$680,000	\$514	98%	\$83,950,500	1,535	81,952	4.3
Brookdale	18	5	3	64	\$693,333	\$764,999	\$542	97%	\$2,079,999	1,205	9,337	7.5
Capitola	66	1	49	40	\$1,980,050	\$1,700,000	\$1,241	98%	\$97,022,498	1,609	5,610	0.2
Corralitos	18	2	10	69	\$1,221,050	\$1,178,750	\$694	98%	\$12,210,500	1,780	202,389	1.5
Davenport	8	1	0									
Felton	108	12	82	38	\$865,286	\$839,500	\$639	98%	\$70,953,485	1,433	45,563	2.1
Freedom	9	1	7	26	\$751,571	\$799,000	\$701	101%	\$5,261,000	1,257	8,326	3
La Selva Beach	32	3	18	83	\$1,856,216	\$1,445,000	\$953	96%	\$33,411,900	1,891	11,042	1.8
Los Gatos	128	24	67	65	\$1,525,440	\$1,395,000	\$635	96%	\$102,204,500	2,355	360,509	4.8
Mount Hermon	6	1	5	49	\$675,000	\$700,000	\$550	97%	\$3,375,000	1,226	6,848	
Santa Cruz	536	53	406	35	\$1,844,794	\$1,517,500	\$959	100%	\$748,986,535	1,828	46,653	1.9
Scotts Valley	120	8	88	26	\$1,489,586	\$1,350,000	\$702	100%	\$131,083,600	2,188	54,220	1.1
Seacliff	1	0	1	64	\$1,035,000	\$1,035,000	\$881	101%	\$1,035,000	1,175	8,930	
Soquel	90	10	60	31	\$1,526,769	\$1,450,000	\$795	99%	\$91,606,191	1,992	75,230	2.1
Watsonville	214	33	151	41	\$1,006,333	\$800,000	\$575	100%	\$151,956,367	1,626	42,286	2.4
<b>Summary</b>	<b>1960</b>	<b>238</b>	<b>1346</b>	<b>48</b>	<b>\$ 1,250,561</b>	<b>\$1,106,875</b>	<b>\$698</b>	<b>98.6%</b>	<b>\$1,993,214,320</b>	<b>1,686</b>	<b>65,656</b>	<b>2.6</b>

## 2025: Santa Cruz County - Common Interest Development

City	New	Inventory	Sold	Avg. DOM	Avg. Sale Price	Median Sale Price	Median \$/Sqft	% LP Rec'd	Sale Volume	Avg. Home Sq. Ft.	Avg. Lot Sq. Ft.	Months of Inventory
Aptos	124	24	71	55	\$982,671	\$950,000	\$677	99%	\$69,769,693	1,377	1,733	4.5
Boulder Creek	4	1	5	113	\$575,600	\$560,000	\$422	108%	\$2,878,000	1,316	1,132	
Capitola	71	6	41	33	\$770,831	\$705,000	\$751	100%	\$31,604,099	989	1,145	2.3
Freedom	3	0	2	14	\$630,000	\$630,000	\$489	98%	\$1,260,000	1,341	2,200	0
La Selva Beach	11	3	6	45	\$1,338,125	\$1,287,500	\$791	94%	\$8,028,750	1,371	1,459	
Santa Cruz	173	23	129	37	\$882,864	\$800,000	\$728	100%	\$113,889,532	1,134	2,612	3.1
Scotts Valley	57	2	46	46	\$848,424	\$864,000	\$559	98%	\$39,027,549	1,491	1,432	0.5
Seacliff	3	0	1	5	\$960,000	\$960,000	\$826	100%	\$960,000	1,162	697	
Soquel	16	2	5	17	\$761,000	\$775,000	\$689	100%	\$3,805,000	1,138	2,385	
Watsonville	80	19	49	67	\$744,848	\$702,000	\$505	100%	\$36,497,598	1,321	1,432	3.4
<b>Summary</b>	<b>542</b>	<b>80</b>	<b>355</b>	<b>43</b>	<b>\$ 849,436</b>	<b>\$787,500</b>	<b>\$683</b>	<b>99.7%</b>	<b>\$307,720,221</b>	<b>1,264</b>	<b>1,623</b>	<b>2.3</b>

Data provided by MLS Listings, Inc. and compiled by the Santa Cruz County Association of REALTORS®