

Santa Cruz County Housing Statistics

April 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	39	78	18	21	\$1,451,150	\$1,315,500	\$828	101%	\$26,120,700	1,848	24,338	5.6
Ben Lomond	10	17	9	31	\$1,047,465	\$949,000	\$610	101%	\$9,427,190	1,861	19,447	3.6
Boulder Creek	29	53	13	44	\$657,153	\$679,000	\$624	100%	\$8,543,000	1,161	46,621	6.1
Brookdale	1	3	0									
Capitola	6	16	2	16	\$1,630,000	\$1,630,000	\$1,517	105%	\$3,260,000	1,088	4,574	8
Corralitos	3	4	1	152	\$750,000	\$750,000	\$621	97%	\$750,000	1,208	35,109	12
Davenport	1	1	0									
Felton	17	30	10	23	\$924,600	\$913,000	\$725	97%	\$9,246,000	1,302	14,993	5.6
Freedom	0	1	0									
La Selva Beach	2	11	2	72	\$1,393,750	\$1,393,750	\$1,223	97%	\$2,787,500	1,131	15,246	11
LOS GATOS	20	39	8	48	\$1,591,875	\$1,512,500	\$718	97%	\$12,735,000	2,513	803,323	7.3
Mount Hermon	1	1	1	0	\$875,000	\$875,000	\$550	100%	\$875,000	1,592	6,273	1.5
Santa Cruz	60	102	38	21	\$1,763,878	\$1,540,000	\$1,047	103%	\$67,027,393	1,812	177,074	3.6
Scotts Valley	10	20	14	11	\$1,602,964	\$1,443,750	\$724	103%	\$22,441,500	2,337	85,453	2.5
Soquel	11	16	5	33	\$1,328,800	\$1,299,000	\$625	98%	\$6,644,000	1,994	53,335	3.7
Watsonville	21	45	10	39	\$739,950	\$726,750	\$598	99%	\$7,399,500	1,249	10,733	4.4
Summary	231	437	131	39	\$ 1,212,045	\$1,299,000	\$718	100%	\$177,256,783	1,623	99,732	5.8

April 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	10	29	7	56	\$970,507	\$895,000	\$735.00	101%	\$6,793,555	1,388	1,558	4.8
Boulder Creek	2	5	1	142	\$560,000	\$560,000	\$575.00	90%	\$560,000	974		7.5
Capitola	8	11	2	20	\$660,000	\$660,000	\$722.00	98%	\$1,320,000	914	2,526	2.5
La Selva Beach	0	3	0									
Santa Cruz	20	39	8	16	\$1,133,575	\$1,146,500	\$851.00	100%	\$9,068,600	1,288	1,300	3.7
Scotts Valley	9	18	3	3	\$1,071,666	\$1,135,000	\$640.00	100%	\$3,215,000	1,787	1,467	5.4
Seacliff	1	1	0									
Soquel	0	3	1	30	\$645,000	\$645,000	\$558.00	100%	\$645,000	1,155	6,098	3
Watsonville	18	32	3	5	\$518,666	\$586,000	\$385.00	100%	\$1,556,000	1,270	1,917	9.6
Summary	68	141	25	39	\$794,202	\$660,000	\$640	98%	\$ 23,158,155	1,254	2,478	5.2

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