

# Santa Cruz County Housing Statistics

## August 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	27	81	22	36	\$1,872,863	\$1,505,000	\$825	98%	\$41,203,000	1,900	18,588	3.6
Ben Lomond	5	16	4	97	\$1,246,000	\$1,117,500	\$460	97%	\$4,984,000	3,044	134,502	3.4
Boulder Creek	18	71	9	73	\$638,888	\$623,000	\$575	99%	\$5,750,000	1,211	19,800	6.1
Brookdale	4	10	0									
Capitola	7	19	4	87	\$1,745,000	\$1,825,000	\$1,002	93%	\$6,980,000	1,733	8,200	3.4
Corralitos	1	9	1	64	\$1,625,000	\$1,625,000	\$585	96%	\$1,625,000	2,778	62,770	9
Davenport	0	2	0									
Felton	5	27	8	44	\$939,250	\$920,000	\$766	101%	\$7,514,000	1,252	34,629	3.7
Freedom	0	3	0									
La Selva Beach	3	10	2	42	\$1,822,500	\$1,822,500	\$1,151	94%	\$3,645,000	1,560	3,833	7.5
Los Gatos	1	36	6	95	\$1,450,000	\$1,595,000	\$581	96%	\$8,700,000	2,367	303,802	5.7
Mount Hermon	1	1	2	28	\$745,000	\$745,000	\$629	103%	\$1,490,000	1,262	5,402	1
Santa Cruz	42	108	40	46	\$1,937,495	\$1,696,000	\$964	98%	\$77,499,836	1,867	19,022	2.6
Scotts Valley	5	28	10	25	\$1,373,900	\$1,250,000	\$700	100%	\$13,739,000	1,990	29,100	3.2
Seacliff	0	0	0									
Soquel	9	23	5	62	\$1,682,200	\$1,601,000	\$797	99%	\$8,411,000	2,425	49,074	3.5
Watsonville	15	62	14	34	\$1,055,944	\$872,500	\$541	98%	\$14,783,217	1,802	36,911	4.3
Summary	143	506	127	56	\$ 1,394,926	\$1,505,000	\$700	98%	\$196,324,053	1,938	55,818	4.4

## August 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	7	40	5	30	\$925,400	\$909,000	\$650.00	99%	\$4,627,000	1,375	1,385	8.6
Boulder Creek	0	4	0									
Capitola	6	15	2	61	\$862,500	\$862,500	\$740.00	98%	\$1,725,000	1,156	3,093	7.5
La Selva Beach	0	4	2	82	\$1,832,500	\$1,832,500	\$1,109.00	95%	\$3,665,000	1,676	1,742	4
Santa Cruz	16	39	11	22	\$804,636	\$835,000	\$718.00	100%	\$8,851,000	1,150	1,093	2.9
Scotts Valley	4	12	8	52	\$766,125	\$744,500	\$582.00	97%	\$6,129,000	1,353	1,450	2.3
Soquel	2	2	0									
Watsonville	7	32	1	37	\$700,000	\$700,000	\$335.00	97%	\$700,000	2,092	1,873	8
Summary	42	148	29	47	\$981,860	\$848,750	\$684	98%	\$ 25,697,000	1,467	1,773	5.6

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