

Santa Cruz County Housing Statistics

December 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	10	37	24	64	\$1,965,020	\$1,772,500	\$845	97%	\$47,160,500	2,309	47,384	1.5
Ben Lomond	1	7	3	20	\$838,333	\$760,000	\$760	97%	\$2,515,000	1,483	25,410	1.5
Boulder Creek	10	40	7	31	\$674,857	\$675,000	\$458	98%	\$4,724,000	1,524	43,750	4.3
Brookdale	2	5	0									
Capitola	0	1	2	14	\$1,999,500	\$1,999,500	\$2,533	100%	\$3,999,000	822	4,313	0.2
Corralitos	0	2	0									
Davenport	0	1	0									
Felton	1	12	9	56	\$801,111	\$760,000	\$573	98%	\$7,210,000	1,401	26,252	2.1
Freedom	0	1	1	7	\$569,000	\$569,000	\$747	104%	\$569,000	762	7,318	3
La Selva Beach	0	3	1	151	\$1,151,000	\$1,151,000	\$529	85%	\$1,151,000	2,177	18,295	1.8
Los Gatos	3	24	3	61	\$1,795,000	\$1,365,000	\$605	97%	\$5,385,000	2,776	125,859	4.8
Mount Hermon	0	1	0									
Santa Cruz	11	53	31	49	\$2,119,411	\$1,467,000	\$940	100%	\$65,701,750	1,918	14,719	1.9
Scotts Valley	2	8	8	48	\$1,441,937	\$1,285,500	\$730	96%	\$11,535,500	2,218	115,614	1.1
Soquel	1	10	4	45	\$1,136,250	\$1,120,000	\$710	99%	\$4,545,000	1,505	29,163	2.1
Watsonville	5	32	12	55	\$940,995	\$797,475	\$567	100%	\$11,291,950	1,534	95,720	2.4
Summary	46	237	105	50	\$ 1,286,035	\$1,135,500	\$720	98%	\$165,787,700	1,702	46,150	2.2

December 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	4	24	3	33	\$943,333	\$895,000	\$725.00	95%	\$2,830,000	1,349	1,394	4.5
Boulder Creek	0	1	0									
Capitola	1	6	0									
La Selva Beach	0	3	0									
Santa Cruz	4	23	4	16	\$712,070	\$690,000	\$716.00	99%	\$2,848,283	1,016	1,198	3.1
Scotts Valley	1	2	6	74	\$834,675	\$811,450	\$587.00	98%	\$5,008,050	1,440	1,568	0.5
Soquel	0	2	0									
Watsonville	4	19	2	111	\$1,237,500	\$1,237,500	\$956.00	102%	\$2,475,000	1,371	1,133	3.4
Summary	14	80	15	59	\$931,895	\$853,225	\$721	99%	\$ 13,161,333	1,294	1,323	2.9

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