

Santa Cruz County Housing Statistics

February 2024: 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	14	25	12	46	\$1,554,375	\$1,442,500	\$823	102%	\$18,652,500	1,963	7,884	2.4
Ben Lomond	1	6	4	86	\$678,500	\$773,500	\$440	93%	\$2,714,000	1,511	11,228	1.1
Boulder Creek	13	18	6	48	\$611,250	\$585,000	\$464	101%	\$3,667,500	1,426	13,351	2.3
Brookdale	2	3	0									
Capitola	4	6	0									
Corralitos	2	4	0									
Felton	8	16	3	90	\$832,666	\$940,000	\$407	99%	\$2,498,000	1,956	24,858	4.4
Freedom	0	0	0									
La Selva Beach	0	4	0									
Los Gatos	6	8	3	27	\$1,636,833	\$1,675,000	\$570	97%	\$4,910,500	3,303	2,112,050	2
Mount Hermon	1	1	0									
Santa Cruz	33	49	22	35	\$1,351,613	\$1,250,000	\$1,067	104%	\$29,735,500	1,460	21,422	2.7
Scotts Valley	9	11	6	39	\$1,623,766	\$1,464,500	\$754	103%	\$9,742,600	2,323	40,177	2.4
Seacliff	0	1	0									
Soquel	5	7	1	53	\$1,365,000	\$1,365,000	\$601	96%	\$1,365,000	2,272	5,053	3.5
Watsonville	11	23	10	39	\$910,000	\$727,000	\$574	98%	\$9,100,000	1,496	178,169	2.2
Summary	109	182	67	51	\$ 1,173,778	\$1,250,000	\$574	99%	\$82,385,600	1,968	268,244	2.6

February 2024: 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	14	2	50	\$695,250	\$695,250	\$773.00	98%	\$1,390,500	1,012	523	2.6
Boulder Creek	0	5	1	105	\$499,000	\$499,000	\$525.00	100%	\$499,000	951	871	7.5
Capitola	5	7	2	159	\$1,067,500	\$1,067,500	\$1,050.00	107%	\$2,135,000	1,073	828	2.3
Freedom	0	0	2	10	\$527,500	\$527,500	\$578.00	103%	\$1,055,000	912	1,220	0
Santa Cruz	4	9	6	65	\$629,833	\$694,500	\$616.00	100%	\$3,779,000	1,010	882	1.4
Scotts Valley	3	3	4	28	\$874,250	\$868,500	\$560.00	99%	\$3,497,000	1,684	1,384	1.3
Soquel	1	4	1	81	\$765,000	\$765,000	\$662.00	100%	\$765,000	1,155	523	6
Watsonville	6	11	5	14	\$645,700	\$618,500	\$456.00	100%	\$3,228,500	1,247	741	3.7
Summary	29	53	23	64	\$713,004	\$694,875	\$597	101%	\$ 16,349,000	1,131	872	3.1

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