

# Santa Cruz County Housing Statistics

## February 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	20	43	8	31	\$1,898,375	\$1,586,500	\$830	98%	\$15,187,000	2,185	37,494	4
Ben Lomond	4	13	2	9	\$1,057,000	\$1,057,000	\$577	104%	\$2,114,000	1,953	9,409	5.6
Boulder Creek	9	29	6	67	\$620,000	\$642,500	\$473	89%	\$3,720,000	1,620	18,877	3.6
Brookdale	0	0	0									
Capitola	4	8	0									
Corralitos	0	4	0									
Felton	4	11	5	56	\$934,100	\$812,000	\$694	100%	\$4,670,500	1,559	15,281	2.4
Freedom	0	0	1	4	\$750,000	\$750,000	\$701	107%	\$750,000	1,070	6,534	0
La Selva Beach	4	8	0									
Los Gatos	8	21	2	9	\$1,146,000	\$1,146,000	\$565	100%	\$2,292,000	2,008	106,113	7
Mount Hermon	0	1	1	177	\$310,000	\$310,000	\$359	79%	\$310,000	864	11,500	1.5
Santa Cruz	38	54	20	42	\$2,336,737	\$1,482,500	\$930	98%	\$46,734,749	1,783	42,162	2.3
Scotts Valley	8	10	4	36	\$1,329,500	\$1,315,000	\$663	97%	\$5,318,000	2,026	10,106	1.6
Soquel	8	13	1	56	\$1,565,000	\$1,565,000	\$735	98%	\$1,565,000	2,130	8,973	7.8
Watsonville	12	39	7	58	\$896,128	\$810,000	\$567	97%	\$6,272,900	1,298	65,757	5.9
Summary	119	254	57	50	\$ 1,167,531	\$1,057,000	\$663	97%	\$88,934,149	1,681	30,201	3.8

## February 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	11	27	3	98	\$1,080,333	\$1,125,000	\$583.00	99%	\$3,241,000	1,615	1,452	11.6
Boulder Creek	0	3	1	102	\$550,000	\$550,000	\$422.00	157%	\$550,000	1,304		9
Capitola	6	5	7	12	\$901,428	\$890,000	\$758.00	102%	\$6,310,000	1,177	1,315	1.5
La Selva Beach	0	3	0									
Santa Cruz	18	35	9	48	\$796,000	\$888,000	\$828.00	99%	\$7,164,000	951	1,104	3.4
Scotts Valley	8	8	3	5	\$793,333	\$710,000	\$630.00	102%	\$2,380,000	1,261	1,329	2.7
Soquel	4	3	1	27	\$830,000	\$830,000	\$689.00	100%	\$830,000	1,205	1,350	9
Watsonville	6	15	6	47	\$948,333	\$742,500	\$536.00	98%	\$5,690,000	1,508	1,490	4.1
Summary	53	99	30	48	\$842,775	\$830,000	\$630	108%	\$ 26,165,000	1,289	1,340	5.9

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