

# Santa Cruz County Housing Statistics

## January 2026: 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	16	38	12	103	\$2,843,858	\$1,636,500	\$878	97%	\$34,126,299	2,716	12,128	1.9
Ben Lomond	4	9	1	42	\$550,000	\$550,000	\$722	98%	\$550,000	762	5,053	3
Boulder Creek	8	34	8	78	\$724,375	\$792,500	\$546	96%	\$5,795,000	1,446	140,274	3.8
Brookdale	1	5	1	136	\$805,000	\$805,000	\$439	95%	\$805,000	1,835	20,473	7.5
Capitola	3	4	1	57	\$831,600	\$831,600	\$658	104%	\$831,600	1,263	2,526	1.7
Corralitos	1	3	0									
Davenport	1	2	1	84	\$1,225,000	\$1,225,000	\$656	98%	\$1,225,000	1,868	7,231	6
Felton	1	11	1	260	\$420,000	\$420,000	\$728	94%	\$420,000	577	2,701	2.5
Freedom	1	0	1	120	\$740,000	\$740,000	\$529	100%	\$740,000	1,398	7,667	0
La Selva Beach	2	4	2	110	\$1,555,000	\$1,555,000	\$946	95%	\$3,110,000	1,671	8,603	2
Los Gatos	7	26	3	60	\$1,398,333	\$1,690,000	\$608	101%	\$4,195,000	2,559	162,479	7.8
Santa Cruz	39	77	10	52	\$1,826,806	\$1,487,500	\$791	100%	\$18,268,063	2,163	62,040	3.7
Scotts Valley	7	11	3	38	\$1,658,333	\$1,400,000	\$758	97%	\$4,975,000	2,138	7,158	1.8
Soquel	5	13	2	72	\$1,267,500	\$1,267,500	\$794	97%	\$2,535,000	1,936	21,889	3.9
Watsonville	15	37	11	39	\$1,073,227	\$765,000	\$561	100%	\$11,805,500	1,752	45,936	3.2
<b>Summary</b>	<b>111</b>	<b>274</b>	<b>57</b>	<b>89</b>	<b>\$ 1,208,502</b>	<b>\$1,028,300</b>	<b>\$690</b>	<b>98%</b>	<b>\$89,381,462</b>	<b>1,720</b>	<b>36,154</b>	<b>3.5</b>

## January 226: 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	6	22	3	32	\$868,000	\$946,000	\$625.00	100%	\$2,604,000	1,346	1,496	5.5
Boulder Creek	1	2	0									
Capitola	6	11	2	63	\$623,500	\$623,500	\$636.00	98%	\$1,247,000	987	566	4.7
La Selva Beach	0	3	0									
Santa Cruz	4	19	7	78	\$744,210	\$725,000	\$614.00	98%	\$5,209,475	1,208	784	3.2
Scotts Valley	5	5	1	2	\$1,149,000	\$1,149,000	\$532.00	100%	\$1,149,000	2,158	1,699	1.5
Soquel	1	3	0									
Watsonville	5	17	4	107	\$1,031,000	\$1,049,500	\$697.00	96%	\$4,124,000	1,463	1,336	4.3
<b>Summary</b>	<b>28</b>	<b>82</b>	<b>17</b>	<b>56</b>	<b>\$883,142</b>	<b>\$946,000</b>	<b>\$625</b>	<b>98%</b>	<b>\$ 14,333,475</b>	<b>1,432</b>	<b>1,176</b>	<b>3.8</b>

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