

Santa Cruz County Housing Statistics

July 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	37	90	25	30	\$1,769,025	\$1,499,000	\$854	99%	\$44,225,637	1,882	15,837	4.5
Ben Lomond	7	20	5	16	\$1,028,400	\$1,050,000	\$569	100%	\$5,142,000	1,740	80,325	3.5
Boulder Creek	16	69	9	28	\$761,944	\$650,000	\$462	98%	\$6,857,500	1,663	67,654	6.5
Brookdale	2	6	0									
Capitola	12	21	10	21	\$1,662,179	\$1,655,205	\$1,039	98%	\$16,621,798	1,676	4,139	3.7
Corralitos	3	11	1	56	\$899,000	\$899,000	\$693	100%	\$899,000	1,297	730,022	16.5
Davenport	2	2	0									
Felton	14	33	10	22	\$845,000	\$840,000	\$653	96%	\$8,450,000	1,515	28,035	3.5
Freedom	0	3	2	11	\$887,000	\$887,000	\$687	100%	\$1,774,000	1,354	12,263	3
La Selva Beach	3	9	0									
Los Gatos	13	47	6	57	\$1,223,666	\$1,316,000	\$657	97%	\$7,342,000	1,919	101,408	7.8
Mount Hermon	0	1	0									
Santa Cruz	58	115	44	31	\$1,783,924	\$1,655,000	\$898	100%	\$78,492,670	1,876	17,102	2.6
Scotts Valley	15	38	9	19	\$1,731,122	\$1,730,100	\$792	103%	\$15,580,100	2,331	52,746	6
Seacliff	0	1	0									
Soquel	9	20	9	17	\$1,615,134	\$1,450,000	\$842	97%	\$14,536,214	1,924	54,140	2.9
Watsonville	25	66	12	40	\$1,117,333	\$897,500	\$561	99%	\$13,408,000	1,670	46,079	4.4
Summary	216	552	142	29	\$ 1,276,977	\$1,183,000	\$690	99%	\$213,328,919	1,737	100,813	5.4

July 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	15	41	7	54	\$789,000	\$810,000	\$610.00	95%	\$5,523,000	1,300	1,420	6.8
Boulder Creek	0	4	0									
Capitola	3	15	1	71	\$785,000	\$785,000	\$702.00	98%	\$785,000	1,119	915	5
La Selva Beach	2	6	1	7	\$1,325,000	\$1,325,000	\$779.00	100%	\$1,325,000	1,702	1,176	9
Santa Cruz	18	37	11	29	\$740,090	\$764,000	\$725.00	99%	\$8,140,999	1,031	4,447	2.7
Scotts Valley	6	14	3	60	\$815,666	\$899,000	\$469.00	100%	\$2,447,000	1,462	1,699	3.5
Soquel	3	2	1	7	\$775,000	\$775,000	\$686.00	103%	\$775,000	1,130	1,307	3
Watsonville	6	30	3	161	\$804,333	\$868,000	\$860.00	98%	\$2,413,000	1,125	828	5.6
Summary	53	149	27	56	\$862,013	\$810,000	\$702	99%	\$ 21,408,999	1,267	1,685	5.1

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