

Santa Cruz County Housing Statistics

July 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	27	72	22	45	\$2,092,290	\$1,595,000	\$843	98%	\$46,030,400	2,152	50,904	3.1
Ben Lomond	6	16	4	15	\$1,152,815	\$1,107,000	\$551	100%	\$4,611,260	2,181	26,223	3.2
Boulder Creek	14	42	13	65	\$920,884	\$880,000	\$523	99%	\$11,971,500	1,760	130,095	3.4
Brookdale	2	5	1	8	\$975,000	\$975,000	\$573	109%	\$975,000	1,701	39,465	3
Capitola	12	19	9	14	\$1,605,114	\$1,600,000	\$1,089	102%	\$14,446,033	1,595	5,116	2.9
Corralitos	2	6	1	43	\$1,175,000	\$1,175,000	\$1,020	98%	\$1,175,000	1,152	1,364,648	3.6
Davenport	1	2	0									
Felton	13	23	9	9	\$1,004,074	\$915,000	\$837	101%	\$9,036,666	1,182	17,398	2.9
Freedom	0	1	0									
La Selva Beach	2	3	0									
Los Gatos	13	39	8	74	\$1,783,937	\$1,664,250	\$637	97%	\$14,271,500	2,803	201,618	6.2
Mount Hermon	0	0	2	57	\$1,162,000	\$1,162,000	\$528	91%	\$2,324,000	2,005	8,473	0
Santa Cruz	42	97	42	42	\$1,993,517	\$1,512,500	\$876	100%	\$83,727,750	1,966	23,940	2.3
Scotts Valley	16	33	15	59	\$1,544,833	\$1,530,000	\$697	98%	\$23,172,500	2,289	55,530	2.6
Soquel	9	23	2	131	\$1,325,000	\$1,325,000	\$725	96%	\$2,650,000	1,965	8,102	4.3
Watsonville	26	63	9	36	\$755,300	\$800,000	\$548	98%	\$6,797,700	1,382	33,216	4.3
Summary	185	444	137	46	\$ 1,345,366	\$1,175,000	\$697	99%	\$221,189,309	1,856	151,133	3.2

July 2026: 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	14	35	4	23	\$896,699	\$948,400	\$643.00	98%	\$3,586,799	1,425	5,249	6.6
Boulder Creek	1	2	1	73	\$575,000	\$575,000	\$576.00	97%	\$575,000	998	1,002	2
Capitola	7	13	6	121	\$565,833	\$596,500	\$689.00	98%	\$3,395,000	794		2.8
Freedom	0	1	0									
La Selva Beach	0	2	0									
Santa Cruz	13	31	13	74	\$738,765	\$771,000	\$717.00	99%	\$9,603,950	1,053	1,213	2.2
Scotts Valley	6	15	1	96	\$890,000	\$890,000	\$506.00	96%	\$890,000	1,758	1,830	4.5
Soquel	0	3	1	14	\$590,000	\$590,000	\$585.00	99%	\$590,000	1,008		3
Watsonville	9	23	9	56	\$570,722	\$649,000	\$650.00	99%	\$5,136,500	1,063	1,523	2.4
Summary	50	125	35	65	\$689,574	\$649,000	\$643	98%	\$ 23,777,249	1,157	2,163	3.4

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