

# Santa Cruz County Housing Statistics

## June 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	92	21	26	\$1,973,928	\$1,800,000	\$810	100%	\$41,452,494	2,265	14,913	5.2
Ben Lomond	6	15	5	32	\$863,300	\$889,000	\$565	97%	\$4,316,500	1,617	17,132	2.1
Boulder Creek	23	65	16	34	\$781,625	\$805,500	\$470	98%	\$12,506,000	1,653	96,850	5.6
Brookdale	1	5	0									
Capitola	7	20	3	23	\$1,773,900	\$1,786,700	\$772	102%	\$5,321,700	2,155	7,071	6.7
Corralitos	1	10	1	7	\$1,450,000	\$1,450,000	\$696	104%	\$1,450,000	2,084	165,746	15
Davenport	0	1	0									
Felton	12	38	4	24	\$989,750	\$955,000	\$503	87%	\$3,959,000	1,787	75,609	4.1
Freedom	2	5	0									
La Selva Beach	2	9	2	98	\$2,608,750	\$2,608,750	\$1,059	102%	\$5,217,500	2,262	8,168	4.5
Los Gatos	10	42	6	67	\$1,844,166	\$1,697,500	\$734	95%	\$11,065,000	2,337	1,463,529	6.3
Mount Hermon	2	3	1	12	\$700,000	\$700,000	\$608	100%	\$700,000	1,152	5,663	4.5
Santa Cruz	58	117	41	20	\$2,020,968	\$1,510,000	\$1,068	101%	\$82,859,726	1,718	25,797	2.8
Scotts Valley	13	31	7	19	\$1,645,071	\$1,550,000	\$622	100%	\$11,515,500	2,409	34,206	3.9
Seacliff	1	1	0									
Soquel	11	23	6	19	\$1,425,833	\$1,447,500	\$715	99%	\$8,555,000	2,156	65,289	4.1
Watsonville	23	55	17	17	\$1,217,352	\$765,000	\$581	100%	\$20,695,000	1,701	18,672	3.8
Summary	209	532	130	31	\$ 1,484,203	\$1,450,000	\$696	99%	\$209,613,420	1,946	153,742	5.3

## June 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	9	39	2	40	\$825,500	\$825,500	\$637.00	104%	\$1,651,000	1,286	3,703	6.5
Boulder Creek	1	4	2	119	\$546,500	\$546,500	\$434.00	95%	\$1,093,000	1,252	1,132	4
Capitola	8	16	3	25	\$656,666	\$655,000	\$782.00	99%	\$1,970,000	829	650	4.8
La Selva Beach	2	6	0									
Santa Cruz	18	32	18	39	\$981,711	\$845,000	\$745.00	96%	\$17,670,800	1,296	1,118	2.5
Scotts Valley	6	13	5	30	\$858,600	\$875,000	\$555.00	99%	\$4,293,000	1,432	1,459	3.3
Seacliff	0	0	1	5	\$960,000	\$960,000	\$826.00	100%	\$960,000	1,162	697	0
Soquel	0	2	1	15	\$880,000	\$880,000	\$691.00	98%	\$880,000	1,274	784	3
Watsonville	9	30	8	13	\$764,687	\$837,500	\$493.00	100%	\$6,117,500	1,586	1,583	5.6
Summary	53	142	40	36	\$809,208	\$841,250	\$664	99%	\$ 34,635,300	1,265	1,391	3.7

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