

# Santa Cruz County Housing Statistics

## June 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         | 27         | 37        | \$1,570,106         | \$1,350,000        | \$857          | 98%         | \$42,392,875         | 1,944             | 28,866           | 3.3                 |
| Ben Lomond     | 5          | 18         | 6          | 15        | \$1,093,666         | \$1,022,500        | \$551          | 98%         | \$6,562,000          | 2,006             | 15,210           | 3                   |
| Boulder Creek  | 15         | 49         | 15         | 60        | \$812,866           | \$779,500          | \$525          | 100%        | \$12,193,000         | 1,675             | 35,766           | 4.9                 |
| Brookdale      | 2          | 3          | 3          | 15        | \$831,333           | \$795,000          | \$633          | 102%        | \$2,494,000          | 1,503             | 13,373           | 1.8                 |
| Capitola       | 10         | 15         | 6          | 18        | \$1,812,333         | \$1,857,500        | \$1,177        | 101%        | \$10,874,000         | 1,588             | 8,501            | 3                   |
| Corralitos     | 0          | 6          | 1          | 227       | \$1,425,000         | \$1,425,000        | \$985          | 95%         | \$1,425,000          | 1,446             | 189,704          | 3.6                 |
| Davenport      | 0          | 3          | 0          |           |                     |                    |                |             |                      |                   |                  |                     |
| Felton         | 13         | 22         | 11         | 21        | \$861,500           | \$869,000          | \$520          | 102%        | \$9,476,500          | 1,571             | 38,622           | 3                   |
| Freedom        | 0          | 0          | 1          | 0         | \$660,000           | \$660,000          | \$833          | 100%        | \$660,000            | 792               | 12,000           | 0                   |
| La Selva Beach | 0          | 3          | 1          | 27        | \$10,500,000        | \$10,500,000       | \$979          | 98%         | \$10,500,000         | 10,720            | 557,568          | 3                   |
| LOS GATOS      | 7          | 41         | 4          | 39        | \$1,263,522         | \$1,264,544        | \$586          | 100%        | \$5,054,088          | 2,236             | 92,206           | 8.2                 |
| Mount Hermon   | 0          | 2          | 0          |           |                     |                    |                |             |                      |                   |                  |                     |
| Santa Cruz     | 43         | 110        | 46         | 33        | \$1,839,600         | \$1,747,500        | \$933          | 103%        | \$84,621,631         | 1,914             | 18,383           | 2.7                 |
| Scotts Valley  | 20         | 33         | 12         | 28        | \$1,584,333         | \$1,525,000        | \$712          | 101%        | \$19,012,000         | 2,327             | 37,339           | 3.2                 |
| Soquel         | 10         | 16         | 7          | 20        | \$1,924,342         | \$1,561,000        | \$1,001        | 102%        | \$13,470,400         | 1,916             | 100,773          | 2.8                 |
| Watsonville    | 18         | 49         | 15         | 23        | \$1,242,666         | \$920,000          | \$706          | 100%        | \$18,640,000         | 1,601             | 60,785           | 3.4                 |
| <b>Summary</b> | <b>170</b> | <b>442</b> | <b>155</b> | <b>40</b> | <b>\$ 1,958,662</b> | <b>\$1,307,272</b> | <b>\$773</b>   | <b>100%</b> | <b>\$237,375,494</b> | <b>2,374</b>      | <b>86,364</b>    | <b>3.3</b>          |

## June 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          | 9         | 33         | 6         | 70        | \$1,119,250      | \$1,024,000       | \$635.00       | 98%        | \$6,715,500          | 1,559             | 1,820            | 5                   |
| Boulder Creek  | 0         | 3          | 1         | 83        | \$655,000        | \$655,000         | \$484.00       | 101%       | \$655,000            | 1,352             |                  | 3                   |
| Capitola       | 5         | 10         | 4         | 89        | \$610,000        | \$607,500         | \$645.00       | 99%        | \$2,440,000          | 875               | 763              | 2.5                 |
| Freedom        | 0         | 2          | 0         |           |                  |                   |                |            |                      |                   |                  |                     |
| La Selva Beach | 2         | 3          | 0         |           |                  |                   |                |            |                      |                   |                  |                     |
| Santa Cruz     | 13        | 34         | 22        | 31        | \$847,522        | \$850,000         | \$725.00       | 99%        | \$18,645,500         | 1,185             | 1,195            | 2.7                 |
| Scotts Valley  | 1         | 11         | 7         | 36        | \$848,142        | \$800,000         | \$592.00       | 98%        | \$5,937,000          | 1,463             | 1,473            | 2.8                 |
| Soquel         | 1         | 4          | 2         | 13        | \$533,485        | \$533,485         | \$482.00       | 99%        | \$1,066,970          | 1,121             |                  | 4                   |
| Watsonville    | 11        | 21         | 12        | 45        | \$735,416        | \$667,000         | \$590.00       | 98%        | \$8,825,000          | 1,108             | 958              | 2                   |
| <b>Summary</b> | <b>42</b> | <b>121</b> | <b>54</b> | <b>52</b> | <b>\$764,116</b> | <b>\$667,000</b>  | <b>\$592</b>   | <b>99%</b> | <b>\$ 44,284,970</b> | <b>1,238</b>      | <b>1,242</b>     | <b>3.1</b>          |

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