

Santa Cruz County Housing Statistics

March 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	59	16	30	\$1,770,437	\$1,671,000	\$868	98%	\$28,327,001	1,952	10,259	5.7
Ben Lomond	8	13	2	7	\$1,396,000	\$1,396,000	\$454	101%	\$2,792,000	3,141	59,982	4.9
Boulder Creek	16	37	7	68	\$677,000	\$600,000	\$484	97%	\$4,739,000	1,483	13,952	5.6
Brookdale	4	4	1	28	\$795,000	\$795,000	\$745	99%	\$795,000	1,067	10,019	12
Capitola	11	13	4	41	\$2,575,000	\$2,175,000	\$1,672	97%	\$10,300,000	1,507	7,558	7.8
Corralitos	1	3	0									
Felton	16	27	1	5	\$725,000	\$725,000	\$589	93%	\$725,000	1,230	7,013	8.1
Freedom	2	1	0									
La Selva Beach	1	10	1	158	\$1,349,900	\$1,349,900	\$815	100%	\$1,349,900	1,656	5,750	15
LOS GATOS	16	32	6	40	\$1,513,833	\$1,454,500	\$599	94%	\$9,083,000	2,670	145,498	7.4
Mount Hermon	0	1	0									
Santa Cruz	67	95	28	38	\$1,647,232	\$1,712,500	\$977	101%	\$46,122,500	1,749	29,994	3.9
Scotts Valley	19	22	6	14	\$1,991,666	\$1,812,500	\$754	102%	\$11,950,000	2,704	6,725	3.7
Soquel	6	10	7	11	\$1,810,750	\$1,535,000	\$808	98%	\$12,675,250	2,311	11,410	3.3
Watsonville	17	40	14	67	\$864,785	\$801,000	\$659	105%	\$12,107,000	1,217	25,486	4.4
Summary	221	367	93	42	\$ 1,426,384	\$1,425,250	\$750	99%	\$140,965,651	1,891	27,804	6.8

March 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	12	32	8	32	\$1,123,375	\$1,007,500	\$778.00	104%	\$8,987,000	1,303	2,570	7.4
Boulder Creek	0	3	0									
Capitola	10	11	4	25	\$874,500	\$804,500	\$803.00	100%	\$3,498,000	1,001	806	2.5
La Selva Beach	2	3	1	28	\$260,000	\$260,000	\$309.00	93%	\$260,000	842		9
Santa Cruz	17	32	12	26	\$765,375	\$747,550	\$659.00	99%	\$9,184,500	1,067	1,258	2.7
Scotts Valley	9	12	4	31	\$1,126,125	\$1,181,250	\$547.00	100%	\$4,504,500	2,012	1,603	3.3
Soquel	1	4	1	7	\$675,000	\$675,000	\$731.00	100%	\$675,000	924		6
Watsonville	7	19	1	137	\$658,000	\$658,000	\$634.00	96%	\$658,000	1,038	1,002	6.3
Summary	58	116	31	41	\$783,196	\$747,550	\$659	99%	\$ 27,767,000	1,170	1,448	5.3

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