

Santa Cruz County Housing Statistics

March 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	26	54	15	40	\$1,806,200	\$1,525,000	\$789	97%	\$27,093,000	2,183	28,471	4.5
Ben Lomond	8	15	5	21	\$944,600	\$888,000	\$642	99%	\$4,723,000	1,450	23,958	6.4
Boulder Creek	14	35	9	76	\$804,722	\$735,000	\$442	99%	\$7,242,500	1,817	59,222	4.6
Brookdale	1	3	1	40	\$695,000	\$695,000	\$659	100%	\$695,000	1,054	54,450	3
Capitola	8	6	4	13	\$1,527,250	\$1,542,500	\$1,431	99%	\$6,109,000	1,004	3,550	2.6
Corralitos	2	4	1	29	\$2,145,000	\$2,145,000	\$633	98%	\$2,145,000	3,389	135,210	12
Davenport	1	2	0									
Felton	10	18	2	90	\$759,500	\$759,500	\$668	99%	\$1,519,000	1,144	10,084	10.8
Freedom	1	1	0									
La Selva Beach	2	4	0									
Los Gatos	15	36	7	108	\$1,094,714	\$1,258,000	\$501	94%	\$7,663,000	2,731	197,943	6.4
Mount Hermon	2	3	0									
Santa Cruz	53	86	32	32	\$1,532,414	\$1,447,500	\$875	102%	\$49,037,266	1,803	23,390	3.5
Scotts Valley	13	23	15	28	\$1,579,133	\$1,450,000	\$671	100%	\$23,687,000	2,305	12,530	3.3
Soquel	6	14	2	2	\$1,438,500	\$1,438,500	\$1,068	103%	\$2,877,000	1,364	257,875	4.2
Watsonville	26	45	15	80	\$946,600	\$793,000	\$567	100%	\$14,199,000	1,693	46,020	3.4
Summary	188	349	108	47	\$ 1,272,803	\$1,348,250	\$664	99%	\$146,989,766	1,828	71,059	5.4

March 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	13	30	4	88	\$1,049,000	\$1,049,000	\$825.00	100%	\$4,196,000	1,257	1,045	7.5
Boulder Creek	2	6	0									
Capitola	6	15	2	10	\$842,500	\$842,500	\$805.00	101%	\$1,685,000	1,035	871	5.6
Freedom	0	0	0									
La Selva Beach	1	2	1	96	\$755,000	\$755,000	\$726.00	91%	\$755,000	1,040		3
Santa Cruz	16	23	6	48	\$1,205,833	\$1,037,500	\$791.00	96%	\$7,235,000	1,353	1,568	2.9
Scotts Valley	7	10	3	24	\$890,333	\$799,000	\$572.00	100%	\$2,671,000	1,547	2,283	6
Soquel	4	4	1	6	\$850,000	\$850,000	\$689.00	103%	\$850,000	1,234		12
Watsonville	12	24	1	117	\$255,000	\$255,000	\$242.00	100%	\$255,000	1,052	1,002	12
Summary	61	114	18	56	\$835,381	\$842,500	\$726	99%	\$ 17,647,000	1,217	1,354	7.0

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