

Santa Cruz County Housing Statistics

May 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	42	82	14	18	\$2,038,785	\$1,676,500	\$839	101%	\$28,543,000	2,090	28,383	5.1
Ben Lomond	9	16	7	39	\$920,566	\$939,000	\$654	95%	\$6,443,964	1,406	30,007	2.5
Boulder Creek	24	66	6	28	\$821,666	\$625,000	\$570	101%	\$4,930,000	1,614	85,465	7.6
Brookdale	1	4	0									
Capitola	9	19	4	22	\$2,669,500	\$2,526,500	\$1,391	102%	\$10,678,000	1,832	5,020	5.7
Corralitos	6	9	0									
Davenport	1	1	0									
Felton	16	31	14	31	\$884,642	\$875,000	\$733	101%	\$12,385,000	1,472	52,548	3.7
Freedom	3	3	1	7	\$820,000	\$820,000	\$506	98%	\$820,000	1,621	6,534	9
La Selva Beach	4	9	2	113	\$1,445,000	\$1,445,000	\$642	97%	\$2,890,000	2,336	13,046	5.4
Los Gatos	18	42	6	29	\$1,717,666	\$1,622,500	\$686	98%	\$10,306,000	2,507	117,191	6.3
Mount Hermon	1	2	0									
Santa Cruz	85	125	45	21	\$1,784,986	\$1,600,000	\$902	100%	\$80,324,402	2,060	107,993	3.4
Scotts Valley	18	34	3	2	\$1,264,666	\$1,350,000	\$792	99%	\$3,794,000	1,579	31,799	4.4
Soquel	12	23	6	14	\$1,406,500	\$1,372,000	\$811	100%	\$8,439,000	1,637	95,861	3.8
Watsonville	30	57	16	27	\$1,059,875	\$942,000	\$556	101%	\$16,958,000	1,867	24,135	4.3
Summary	279	523	124	29	\$ 1,402,821	\$1,361,000	\$710	99%	\$186,511,366	1,835	49,832	5.1

May 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	15	37	7	66	\$1,053,857	\$1,040,000	\$654.00	93%	\$7,377,000	1,595	1,431	5
Boulder Creek	0	5	0									
Capitola	7	13	5	22	\$744,120	\$625,000	\$724.00	100%	\$3,720,600	972	839	3.5
La Selva Beach	2	4	1	29	\$2,103,750	\$2,103,750	\$1,414.00	84%	\$2,103,750	1,488		6
Santa Cruz	15	41	12	83	\$775,758	\$789,500	\$715.00	100%	\$9,309,100	1,046	1,089	3.8
Scotts Valley	3	15	4	44	\$812,499	\$760,000	\$557.00	98%	\$3,249,999	1,514	1,147	4.1
Seacliff	2	2	0									
Soquel	3	2	0									
Watsonville	8	31	5	28	\$639,400	\$702,000	\$469.00	100%	\$3,197,000	1,410	1,641	10.3
Summary	55	150	34	45	\$1,021,564	\$774,750	\$685	96%	\$ 28,957,449	1,338	1,229	5.5

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