

Santa Cruz County Housing Statistics

May 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	38	81	21	35	\$1,775,113	\$1,450,000	\$847	99%	\$37,277,389	1,900	12,387	4.6
Ben Lomond	9	19	5	14	\$866,600	\$925,000	\$436	102%	\$4,333,000	1,981	16,997	3.4
Boulder Creek	18	50	9	36	\$636,555	\$571,000	\$622	100%	\$5,729,000	1,011	14,026	6.3
Brookdale	1	3	1	135	\$1,235,000	\$1,235,000	\$1,103	95%	\$1,235,000	1,120	144,488	3
Capitola	9	8	5	29	\$1,498,000	\$1,530,000	\$988	97%	\$7,490,000	1,517	5,323	1.8
Corralitos	3	7	3	8	\$944,166	\$930,000	\$559	102%	\$2,832,500	1,621	10,541	4.2
Davenport	0	3	0									
Felton	5	19	4	46	\$826,167	\$875,000	\$508	100%	\$3,304,670	1,539	32,158	4.4
Freedom	0	1	1	36	\$684,000	\$684,000	\$650	101%	\$684,000	1,053	6,098	3
La Selva Beach	2	4	0									
Los Gatos	13	44	7	38	\$1,576,428	\$1,600,000	\$618	97%	\$11,035,000	2,559	394,137	7.3
Mount Hermon	0	2	1	36	\$1,025,000	\$1,025,000	\$449	85%	\$1,025,000	2,281	9,888	6
Santa Cruz	63	114	39	20	\$1,780,282	\$1,560,000	\$985	103%	\$69,431,000	1,840	16,259	3.2
Scotts Valley	11	25	11	20	\$1,392,727	\$1,350,000	\$691	102%	\$15,320,000	1,956	47,817	2.2
Soquel	8	18	7	14	\$1,466,428	\$1,455,000	\$799	101%	\$10,265,000	1,674	30,688	4.5
Watsonville	17	52	19	18	\$859,620	\$734,888	\$599	98%	\$16,332,788	1,441	33,057	3.6
Summary	197	450	133	35	\$ 1,183,292	\$1,130,000	\$636	99%	\$186,294,347	1,678	55,276	4.1

May 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	11	34	5	15	\$835,500	\$850,000	\$798.00	99%	\$4,177,500	1,121	981	5.7
Boulder Creek	0	3	1	79	\$353,000	\$353,000	\$613.00	100%	\$353,000	576	566	4.5
Capitola	3	10	4	56	\$749,750	\$729,500	\$641.00	98%	\$2,999,000	1,160	2,439	3
Freedom	1	2	0									
La Selva Beach	0	1	0									
Santa Cruz	18	38	8	16	\$819,000	\$852,500	\$782.00	101%	\$6,552,000	1,135	752	5
Scotts Valley	8	16	2	31	\$757,000	\$757,000	\$598.00	99%	\$1,514,000	1,271	1,329	6
Soquel	1	6	0									
Watsonville	7	22	8	79	\$1,037,687	\$987,500	\$943.00	96%	\$8,301,500	1,152	1,242	3.3
Summary	49	132	28	46	\$758,656	\$803,500	\$712	99%	\$ 23,897,000	1,069	1,218	4.6

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