

# Santa Cruz County Housing Statistics

## November 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	21	66	23	58	\$1,633,195	\$1,500,000	\$786	97%	\$37,563,500	2,052	33,594	2.9
Ben Lomond	4	15	5	58	\$994,300	\$1,035,000	\$643	102%	\$4,971,500	1,621	17,790	2.8
Boulder Creek	9	43	12	96	\$933,416	\$957,500	\$498	94%	\$11,201,000	2,053	397,663	3.8
Brookdale	0	6	1	33	\$520,000	\$520,000	\$458	95%	\$520,000	1,136	9,627	9
Capitola	2	6	4	40	\$2,857,250	\$2,727,500	\$1,319	97%	\$11,429,000	2,060	8,429	0.9
Corralitos	0	4	2	96	\$1,294,500	\$1,294,500	\$821	100%	\$2,589,000	1,565	63,119	2
Davenport	0	3	0									
Felton	4	20	3	28	\$623,333	\$828,000	\$578	97%	\$1,870,000	1,237	10,222	3.5
Freedom	1	2	0									
La Selva Beach	2	10	3	64	\$2,372,666	\$1,925,000	\$1,508	97%	\$7,118,000	2,011	7,245	4.3
Los Gatos	1	32	4	65	\$1,267,500	\$975,000	\$592	95%	\$5,070,000	2,180	311,715	5.3
Mount Hermon	0	1	0									
Santa Cruz	19	92	21	65	\$1,462,722	\$1,380,000	\$855	101%	\$30,717,178	1,600	11,242	3.1
Scotts Valley	4	20	7	57	\$1,398,285	\$1,300,000	\$542	92%	\$9,788,000	2,383	97,904	3.2
Soquel	6	18	4	100	\$1,637,500	\$1,575,000	\$841	99%	\$6,550,000	1,922	251,069	3.4
Watsonville	14	55	11	57	\$1,259,545	\$820,000	\$582	97%	\$13,855,000	1,841	28,589	3.9
Summary	87	393	100	63	\$ 1,404,170	\$1,294,500	\$643	97%	\$143,242,178	1,820	96,016	3.7

## November 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	7	28	6	97	\$847,689	\$771,389	\$630.00	99%	\$5,086,138	1,355	1,231	3.4
Boulder Creek	0	2	0									
Capitola	0	9	5	46	\$685,200	\$638,000	\$788.00	97%	\$3,426,000	831	770	1.8
Freedom	0	1	0									
La Selva Beach	2	4	0									
Santa Cruz	6	26	7	27	\$652,428	\$777,000	\$736.00	99%	\$4,567,000	969	10,788	2.5
Scotts Valley	2	9	3	54	\$837,333	\$863,000	\$505.00	95%	\$2,512,000	1,627	1,481	4.5
Soquel	2	4	0									
Watsonville	3	25	5	144	\$812,000	\$760,000	\$624.00	107%	\$4,060,000	1,241	1,133	4.2
Summary	22	108	26	74	\$766,930	\$771,389	\$630	99%	\$ 19,651,138	1,205	3,081	3.3

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