

Santa Cruz County Housing Statistics

October 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	71	25	34	\$1,695,008	\$1,600,000	\$763	99%	\$42,375,209	2,069	40,364	3.1
Ben Lomond	7	16	6	58	\$1,154,166	\$1,062,500	\$589	101%	\$6,925,000	2,039	242,106	3.2
Boulder Creek	10	58	8	47	\$671,750	\$607,500	\$539	98%	\$5,374,000	1,389	36,596	5.8
Brookdale	1	9	1	131	\$764,999	\$764,999	\$542	98%	\$764,999	1,411	8,364	27
Capitola	4	10	7	39	\$1,504,428	\$1,500,000	\$1,142	97%	\$10,531,000	1,475	5,047	1.6
Corralitos	0	7	2	72	\$1,270,000	\$1,270,000	\$1,218	97%	\$2,540,000	2,171	355,319	4.2
Davenport	2	3	0									
Felton	3	23	5	69	\$691,800	\$655,000	\$680	99%	\$3,459,000	1,233	16,047	3.1
Freedom	1	2	0									
La Selva Beach	3	8	1	42	\$1,080,000	\$1,080,000	\$670	90%	\$1,080,000	1,613	7,536	4
Los Gatos	12	44	8	96	\$1,259,500	\$1,194,000	\$641	97%	\$10,076,000	1,948	89,053	6.6
Mount Hermon	0	2	0									
Santa Cruz	41	99	31	31	\$1,494,038	\$1,410,000	\$1,011	100%	\$46,315,203	1,518	18,603	2.8
Scotts Valley	8	29	7	25	\$1,454,428	\$1,399,000	\$698	99%	\$10,181,000	2,198	55,085	4
Soquel	3	15	6	10	\$1,618,129	\$1,489,389	\$802	102%	\$9,708,777	1,977	52,272	2.6
Watsonville	21	59	16	49	\$1,026,625	\$830,000	\$517	98%	\$16,426,000	1,908	94,691	4
Summary	137	455	123	54	\$ 1,206,529	\$1,194,000	\$680	98%	\$165,756,188	1,765	78,545	5.5

October 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	5	26	7	103	\$900,428	\$1,050,000	\$791.00	99%	\$6,303,000	1,143	2,011	3.3
Boulder Creek	0	2	0									
Capitola	4	14	3	14	\$791,666	\$770,000	\$678.00	101%	\$2,375,000	1,108	1,220	3.5
Freedom	0	1	2	14	\$630,000	\$630,000	\$489.00	98%	\$1,260,000	1,341	2,200	1.5
La Selva Beach	0	2	0									
Santa Cruz	13	31	11	55	\$765,886	\$720,000	\$690.00	97%	\$8,424,750	1,042	5,364	2.7
Scotts Valley	4	11	2	48	\$595,000	\$595,000	\$486.00	94%	\$1,190,000	1,225	1,437	3
Soquel	0	2	0									
Watsonville	7	27	10	50	\$642,729	\$690,000	\$690.00	98%	\$6,427,299	1,099	1,296	5.8
Summary	33	116	35	47	\$720,952	\$705,000	\$684	98%	\$ 25,980,049	1,160	2,255	3.3

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