

Quarterly Santa Cruz County Housing Statistics

Q1 2025: Santa Cruz County - Single Family Residential

| Area | 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 |
|--------------------------|-----|-----------|------|----------|-----------------|-------------------|----------------|------------|--------------|-------------------|------------------|---------------------|
| Adult Village | 9 | 5 | 6 | 117 | \$595,000 | \$542,500 | \$592 | 112% | \$3,570,000 | 908 | 3,659 | 2.5 |
| Aptos | 30 | 27 | 8 | 31 | \$1,931,625 | \$1,457,500 | \$760 | 102% | \$15,453,000 | 2,357 | 56,617 | 10.1 |
| Ben Lomond | 18 | 12 | 7 | 34 | \$1,066,571 | \$1,060,000 | \$690 | 101% | \$7,466,000 | 1,830 | 41,755 | 5.1 |
| Boulder Creek | 36 | 37 | 19 | 62 | \$643,447 | \$675,000 | \$496 | 95% | \$12,225,500 | 1,421 | 14,538 | 5.8 |
| Brookdale | 7 | 3 | 3 | 9 | \$962,333 | \$795,000 | \$437 | 100% | \$2,887,000 | 2,051 | 39,654 | 3 |
| Capitola | 18 | 13 | 5 | 66 | \$2,340,000 | \$1,975,000 | \$1,860 | 96% | \$11,700,000 | 1,293 | 6,821 | 7.8 |
| Corralitos | 10 | 14 | 3 | 38 | \$1,003,666 | \$949,000 | \$600 | 97% | \$3,011,000 | 1,646 | 124,451 | 14 |
| Davenport | 1 | 1 | 0 | | | | | | | | | |
| Felton | 17 | 13 | 7 | 60 | \$638,355 | \$676,485 | \$589 | 96% | \$4,468,485 | 1,080 | 8,743 | 5.6 |
| La Selva Beach | 13 | 13 | 4 | 76 | \$1,335,225 | \$1,337,450 | \$867 | 102% | \$5,340,900 | 1,529 | 21,377 | 9.8 |
| Scotts Valley | 23 | 15 | 13 | 30 | \$1,379,923 | \$1,240,000 | \$693 | 101% | \$17,939,000 | 2,083 | 13,414 | 3.5 |
| Seacliff | 7 | 1 | 5 | 22 | \$1,122,600 | \$1,050,000 | \$882 | 98% | \$5,613,001 | 1,205 | 5,619 | 0.6 |
| Soquel | 28 | 14 | 11 | 21 | \$1,657,659 | \$1,530,000 | \$735 | 99% | \$18,234,250 | 2,153 | 10,195 | 3.8 |
| Watsonville | 13 | 11 | 8 | 15 | \$818,862 | \$800,500 | \$542 | 101% | \$6,550,900 | 1,499 | 7,422 | 4.1 |
| Empire Grade Road | 6 | 3 | 2 | 88 | \$753,500 | \$753,500 | \$845 | 103% | \$1,507,000 | 945 | 248,205 | 4.5 |
| Bonny Doon Central | 0 | 0 | 1 | 11 | \$2,250,000 | \$2,250,000 | \$747 | 113% | \$2,250,000 | 3,014 | 202,990 | 0 |
| College Road | 3 | 3 | 3 | 29 | \$1,235,666 | \$852,000 | \$534 | 102% | \$3,707,000 | 2,116 | 66,226 | 3 |
| Rio Del Mar/Seascape | 46 | 28 | 18 | 40 | \$1,833,666 | \$1,865,000 | \$882 | 99% | \$33,006,000 | 1,976 | 9,954 | 4.7 |
| Live Oak | 30 | 24 | 21 | 53 | \$2,453,535 | \$1,585,000 | \$982 | 98% | \$51,524,249 | 1,692 | 6,308 | 3.4 |
| East Santa Cruz | 40 | 25 | 19 | 26 | \$1,510,973 | \$1,400,000 | \$923 | 99% | \$28,708,500 | 1,614 | 7,169 | 3.9 |
| Lompico-Zayante | 12 | 14 | 4 | 44 | \$1,014,625 | \$862,500 | \$610 | 98% | \$4,058,500 | 1,778 | 22,630 | 10.5 |
| Los Gatos Mountains | 42 | 36 | 13 | 58 | \$1,538,461 | \$1,375,000 | \$593 | 96% | \$20,000,000 | 2,458 | 196,921 | 8.3 |
| Larkin Valley | 5 | 3 | 4 | 50 | \$964,750 | \$957,500 | \$858 | 96% | \$3,859,000 | 1,080 | 79,366 | 2.3 |
| Scotts Valley North | 11 | 7 | 10 | 42 | \$1,536,700 | \$1,248,500 | \$724 | 98% | \$15,367,000 | 2,139 | 143,635 | 2.1 |
| West Santa Cruz | 35 | 22 | 19 | 30 | \$1,879,328 | \$1,750,000 | \$1,219 | 100% | \$35,707,250 | 1,664 | 5,830 | 3.5 |
| Scotts Valley South | 16 | 15 | 4 | 62 | \$1,350,000 | \$1,412,500 | \$568 | 94% | \$5,400,000 | 2,508 | 11,925 | 11.3 |
| Amesti/Green Valley Road | 8 | 7 | 2 | 52 | \$947,000 | \$947,000 | \$837 | 102% | \$1,894,000 | 1,123 | 9,954 | 10.5 |

Q1 2025: Santa Cruz County - Common Interest Development

| Area | 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 | 2 | 2 | 1 | 43 | \$869,000 | \$869,000 | \$622 | 102% | \$869,000 | 1,396 | 1,350 | 6 |
| Boulder Creek | 0 | 3 | 1 | 102 | \$550,000 | \$550,000 | \$422 | 157% | \$550,000 | 1,304 | | 9 |
| Capitola | 24 | 11 | 12 | 25 | \$837,333 | \$707,500 | \$771 | 101% | \$10,048,000 | 1,053 | 922 | 2.8 |
| La Selva Beach | 9 | 15 | 3 | 89 | \$1,145,000 | \$975,000 | \$914 | 94% | \$3,435,000 | 1,430 | 1,612 | 15 |
| Scotts Valley | 23 | 12 | 11 | 36 | \$950,318 | \$915,000 | \$604 | 100% | \$10,453,500 | 1,620 | 1,393 | 3.3 |
| Seacliff | 6 | 3 | 2 | 9 | \$1,179,500 | \$1,179,500 | \$877 | 118% | \$2,359,000 | 1,333 | 7,187 | 4.5 |
| Soquel | 11 | 7 | 4 | 12 | \$748,250 | \$744,000 | \$658 | 100% | \$2,993,000 | 1,134 | 1,133 | 5.3 |
| Watsonville | 9 | 7 | 4 | 69 | \$444,250 | \$394,500 | \$472 | 98% | \$1,777,000 | 944 | 784 | 5.3 |
| College Road | 2 | 0 | 2 | 5 | \$737,500 | \$737,500 | \$415 | 100% | \$1,475,000 | 1,808 | 2,004 | 0 |
| Rio Del Mar/Seascape | 24 | 25 | 9 | 56 | \$1,123,888 | \$1,050,000 | \$678 | 100% | \$10,115,000 | 1,401 | 1,431 | 8.3 |
| Live Oak | 24 | 18 | 15 | 45 | \$713,966 | \$730,100 | \$617 | 100% | \$10,709,500 | 1,029 | 1,420 | 3.6 |
| East Santa Cruz | 11 | 6 | 5 | 29 | \$745,300 | \$755,000 | \$1,000 | 99% | \$3,726,500 | 802 | 755 | 3.6 |
| West Santa Cruz | 22 | 7 | 15 | 52 | \$1,343,433 | \$975,000 | \$816 | 113% | \$20,151,500 | 1,415 | 2,420 | 1.4 |
| Amesti/Green Valley Road | 1 | 0 | 1 | 21 | \$710,000 | \$710,000 | \$505 | 100% | \$710,000 | 1,406 | 1,263 | 0 |

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