

Quarterly Santa Cruz County Housing Statistics

Q1 2026: 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	14	12	9	28	\$622,888	\$605,000	\$524	100%	\$5,606,000	1,172	4,525	4
Aptos	17	12	9	30	\$1,551,777	\$1,523,000	\$781	100%	\$13,966,000	2,141	47,137	4
Ben Lomond	16	13	8	45	\$908,125	\$920,000	\$682	96%	\$7,265,000	1,336	23,049	4.9
Boulder Creek	32	35	23	84	\$751,043	\$747,500	\$456	98%	\$17,274,000	1,626	77,383	4.6
Brookdale	3	3	3	69	\$866,666	\$805,000	\$439	97%	\$2,600,000	1,859	69,115	3
Capitola	16	6	7	17	\$1,502,942	\$1,650,000	\$1,323	105%	\$10,520,600	1,166	3,665	2.6
Corralitos	7	7	3	20	\$1,832,000	\$2,145,000	\$633	97%	\$5,496,000	2,947	110,236	7
Davenport	2	3	1	84	\$1,225,000	\$1,225,000	\$656	98%	\$1,225,000	1,868	7,231	9
Felton	13	16	3	146	\$1,160,666	\$750,000	\$611	105%	\$3,482,000	2,001	9,990	16
La Selva Beach	8	9	6	136	\$1,893,666	\$2,015,000	\$891	97%	\$11,362,000	2,245	46,275	4.5
Scotts Valley	22	14	18	27	\$1,551,222	\$1,425,000	\$693	99%	\$27,922,000	2,303	13,750	2.3
Seacliff	7	6	2	72	\$1,195,600	\$1,195,600	\$621	97%	\$2,391,200	1,958	5,380	9
Soquel	21	21	14	23	\$1,553,821	\$1,317,500	\$793	101%	\$21,753,500	2,015	53,051	4.5
Watsonville	11	8	10	80	\$789,850	\$752,500	\$562	94%	\$7,898,500	1,587	5,206	2.4
Empire Grade Road	8	5	6	34	\$1,349,166	\$1,225,000	\$530	99%	\$8,095,000	2,635	123,573	2.5
Bonny Doon Central	1	3	1	270	\$4,438,500	\$4,438,500	\$866	99%	\$4,438,500	5,123	211,832	9
College Road	4	4	4	40	\$875,000	\$820,000	\$524	100%	\$3,500,000	1,797	54,113	3
Rio Del Mar/Seascape	37	33	24	77	\$2,364,254	\$1,587,500	\$937	97%	\$56,742,099	2,427	9,641	4.1
Live Oak	22	19	17	58	\$2,149,647	\$1,749,000	\$951	103%	\$36,544,000	1,903	6,293	3.4
East Santa Cruz	31	17	21	29	\$1,252,523	\$1,165,000	\$984	101%	\$26,303,000	1,399	5,160	2.4
Lompico-Zayante	7	7	1	11	\$769,000	\$769,000	\$725	100%	\$769,000	1,060	10,105	21
Los Gatos Mountains	34	36	17	108	\$2,376,647	\$1,435,000	\$633	96%	\$40,403,000	2,779	215,546	6.4
Larkin Valley	5	6	2	89	\$1,541,250	\$1,541,250	\$555	95%	\$3,082,500	3,060	51,140	9
Scotts Valley North	13	11	6	39	\$1,582,916	\$1,487,500	\$648	98%	\$9,497,500	2,315	140,938	5.5
West Santa Cruz	34	21	18	40	\$1,785,462	\$1,438,750	\$944	103%	\$32,138,329	1,835	7,620	3.5
Scotts Valley South	18	12	4	16	\$1,626,250	\$1,575,000	\$595	102%	\$6,505,000	2,636	30,242	9
Other Area	1	1	0									
Amesti/Green Valley Road	12	9	14	58	\$1,070,285	\$847,500	\$530	100%	\$14,984,000	1,921	65,163	1.9

Q1 2026: 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	16	14	8	65	\$1,019,125	\$1,049,500	\$807	100%	\$8,153,000	1,331	1,336	5.3
Boulder Creek	5	6	0									
Capitola	14	12	8	64	\$712,625	\$633,000	\$676	98%	\$5,701,000	1,033	888	4.5
La Selva Beach	10	13	6	114	\$1,085,666	\$1,200,000	\$923	94%	\$6,514,000	1,235	1,104	6.5
Scotts Valley	15	10	5	16	\$933,000	\$845,000	\$543	100%	\$4,665,000	1,671	2,088	6
Seacliff	0	0	2	11	\$880,000	\$880,000	\$626	100%	\$1,760,000	1,407	2,309	0
Soquel	12	9	5	62	\$724,000	\$780,000	\$689	100%	\$3,620,000	1,044	711	5.4
Watsonville	15	13	2	46	\$734,500	\$734,500	\$494	101%	\$1,469,000	1,487	1,394	19.5
Rio Del Mar/Seascape	9	12	2	104	\$947,000	\$947,000	\$688	100%	\$1,894,000	1,389	1,089	18
Live Oak	13	14	7	56	\$923,428	\$799,000	\$682	98%	\$6,464,000	1,164	1,340	6
East Santa Cruz	5	4	3	116	\$1,190,000	\$725,000	\$614	96%	\$3,570,000	1,500	1,699	4
West Santa Cruz	9	7	10	78	\$991,447	\$892,000	\$693	97%	\$9,914,475	1,362	1,009	2.1
Amesti/Green Valley Road	0	0	0									

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