

Quarterly Santa Cruz County Housing Statistics

Q2 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	5	3	8	37	\$606,000	\$616,500	\$576	101%	\$4,848,000	1	1,080	4231
Aptos	41	35	18	23	\$1,631,733	\$1,382,850	\$703	100%	\$29,371,200	6	2,149	39977
Ben Lomond	24	14	20	36	\$944,382	\$938,500	\$614	98%	\$18,887,654	2	1,634	22319
Boulder Creek	70	64	34	34	\$750,411	\$699,500	\$570	100%	\$25,514,000	6	1,442	65839
Brookdale	4	6	1	49	\$705,000	\$705,000	\$653	98%	\$705,000	18	1,080	19863
Capitola	22	22	8	17	\$2,204,337	\$1,890,000	\$1,371	103%	\$17,634,700	8	1,733	5663
Corralitos	14	18	4	45	\$1,552,125	\$1,565,000	\$498	99%	\$6,208,500	14	3,102	96529
Davenport	3	2	0									
Felton	29	24	21	24	\$982,333	\$910,000	\$663	97%	\$20,629,000	3	1,576	44787
La Selva Beach	19	19	9	66	\$2,166,111	\$1,450,000	\$1,123	100%	\$19,495,000	6	2,020	10982
Scotts Valley	28	21	15	15	\$1,517,200	\$1,450,000	\$734	100%	\$22,758,000	4	2,198	16582
Seacliff	19	15	4	14	\$2,001,250	\$1,457,500	\$1,141	107%	\$8,005,000	11	1,500	6338
Soquel	45	30	23	29	\$1,473,917	\$1,425,000	\$716	98%	\$33,900,112	4	2,157	73927
Watsonville	24	15	16	25	\$814,875	\$780,000	\$545	100%	\$13,038,000	3	1,607	6180
Empire Grade Road	9	5	4	13	\$1,319,750	\$1,322,500	\$610	103%	\$5,279,000	4	2,159	79007
Bonny Doon Central	3	3	1	26	\$3,480,000	\$3,480,000	\$1,338	97%	\$3,480,000	9	2,600	3484800
College Road	5	4	2	49	\$1,241,500	\$1,241,500	\$787	98%	\$2,483,000	6	1,488	14419
Rio Del Mar/Seascape	52	41	28	23	\$1,960,499	\$1,750,000	\$856	99%	\$54,893,994	4	2,116	8147
Live Oak	56	32	32	25	\$2,225,008	\$1,603,130	\$1,204	101%	\$71,200,260	3	1,647	5723
East Santa Cruz	53	30	35	14	\$1,519,653	\$1,375,000	\$1,037	102%	\$53,187,859	3	1,537	6812
Lompico-Zayante	16	16	10	26	\$783,600	\$730,000	\$721	100%	\$7,836,000	5	1,241	28379
Los Gatos Mountains	52	48	22	49	\$1,609,090	\$1,525,000	\$707	97%	\$35,400,000	7	2,404	746226
Larkin Valley	13	11	4	14	\$1,165,250	\$1,220,500	\$637	105%	\$4,661,000	8	1,697	36754
Scotts Valley North	18	11	9	15	\$1,476,555	\$1,349,000	\$646	102%	\$13,289,000	4	2,411	901934
West Santa Cruz	44	27	34	20	\$1,969,029	\$1,690,000	\$1,032	103%	\$66,947,000	2	1,835	6729
Scotts Valley South	13	9	15	20	\$1,798,352	\$1,600,000	\$696	99%	\$26,975,290	2	2,689	55397
Amesti/Green Valley Road	18	13	11	25	\$990,454	\$825,000	\$622	100%	\$10,895,000	4	1,581	42808

Q2 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	15	10	4	39	\$963,375	\$978,000	\$646	103%	\$3,853,500	1,459	2,047	7.5
Boulder Creek	3	4	3	126	\$551,000	\$560,000	\$465	93%	\$1,653,000	1,159	1,132	4
Capitola	23	16	9	24	\$706,177	\$650,000	\$724	99%	\$6,355,600	948	1,089	5.3
La Selva Beach	20	27	3	11	\$970,416	\$545,000	\$524	95%	\$2,911,250	1,189		27
Scotts Valley	17	13	12	28	\$896,499	\$887,500	\$557	99%	\$10,757,999	1,548	1,368	3.3
Seacliff	8	3	6	10	\$993,342	\$979,000	\$811	106%	\$5,960,055	1,354	1,234	1.5
Soquel	10	7	4	70	\$687,500	\$660,000	\$558	99%	\$2,750,000	1,185	3,461	5.3
Watsonville	13	8	12	18	\$713,166	\$681,000	\$492	100%	\$8,558,000	1,482	1,742	2
College Road	2	1	1	2	\$765,000	\$765,000	\$366	101%	\$765,000	2,092	1,873	3
Rio Del Mar/Seascape	13	25	7	72	\$1,203,285	\$1,050,000	\$765	89%	\$8,423,000	1,644	1,365	10.7
Live Oak	16	8	16	72	\$786,906	\$835,000	\$731	98%	\$12,590,500	1,035	1,140	1.5
East Santa Cruz	12	8	10	24	\$974,100	\$775,000	\$706	98%	\$9,741,000	1,231	1,111	2.4
West Santa Cruz	17	12	13	34	\$1,105,538	\$850,000	\$792	99%	\$14,372,000	1,381	1,144	2.8
Amesti/Green Valley Road	1	0	1	43	\$740,000	\$740,000	\$466	100%	\$740,000	1,588	1,176	0

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