

Quarterly Santa Cruz County Housing Statistics

Q2 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	13	12	10	32	\$574,590.00	\$552,500	\$554.00	97%	\$5,745,900	1,056	4,893	3.6
Aptos	34	26	14	25	\$1,603,892.00	\$1,300,000	\$867.00	99%	\$22,454,500	2,008	70,088	5.6
Ben Lomond	19	16	15	14	\$912,702.00	\$955,000	\$556.00	102%	\$13,690,542	1,760	14,369	3.2
Boulder Creek	56	49	30	57	\$731,320.00	\$703,000	\$532.00	99%	\$21,939,611	1,469	24,858	4.9
Brookdale	6	4	5	39	\$885,799.00	\$795,000	\$633.00	100%	\$4,428,999	1,385	38,132	2.4
Capitola	20	13	15	23	\$1,682,600.00	\$1,650,000	\$1,128.00	100%	\$25,239,000	1,527	6,746	2.6
Corralitos	11	11	4	63	\$1,006,625.00	\$988,250	\$711.00	98%	\$4,026,500	1,345	60,244	8.3
Davenport	1	3	1	0	\$950,000.00	\$950,000	\$706.00	100%	\$950,000	1,345	25,439	9
Felton	20	18	16	42	\$1,089,156.00	\$1,100,000	\$587.00	101%	\$17,426,500	1,838	18,314	3.4
La Selva Beach	9	8	6	45	\$4,100,333.00	\$3,087,500	\$983.00	99%	\$24,602,000	3,690	121,080	4
Scotts Valley	37	20	23	25	\$1,556,934.00	\$1,550,000	\$683.00	100%	\$35,809,500	2,298	26,869	2.6
Seacliff	11	4	10	31	\$2,060,713.00	\$1,517,500	\$1,100.00	99%	\$20,607,138	1,581	5,915	1.2
Soquel	35	25	22	19	\$1,672,245.00	\$1,470,000	\$925.00	102%	\$36,789,400	1,874	45,790	3.4
Watsonville	18	9	12	17	\$1,024,574.00	\$720,500	\$631.00	100%	\$12,294,888	1,376	6,320	2.3
Empire Grade Road	2	4	3	98	\$1,429,000.00	\$1,312,000	\$491.00	94%	\$4,287,000	2,998	102,119	4
Bonny Doon Central	2	3	1	234	\$1,000,000.00	\$1,000,000	\$353.00	95%	\$1,000,000	2,836	59,024	9
College Road	1	2	2	31	\$835,000.00	\$835,000	\$432.00	104%	\$1,670,000	1,975	4,770	3
Rio Del Mar/Seascape	53	41	40	38	\$1,582,271.00	\$1,395,000	\$785.00	98%	\$63,290,876	1,939	7,696	3.1
Live Oak	41	31	28	24	\$1,963,892.00	\$1,605,000	\$1,021.00	104%	\$54,989,000	1,730	6,348	3.3
East Santa Cruz	32	20	29	35	\$1,565,780.00	\$1,550,000	\$963.00	104%	\$45,407,631	1,609	10,890	2.1
Lompico-Zayante	10	7	10	28	\$723,567.00	\$736,000	\$544.00	100%	\$7,235,670	1,296	44,131	2.1
Los Gatos Mountains	31	41	15	42	\$1,511,272.00	\$1,500,000	\$620.00	98%	\$22,669,088	2,412	320,805	8.2
Larkin Valley	8	6	8	35	\$1,333,125.00	\$1,387,500	\$784.00	97%	\$10,665,000	1,792	124,800	2.3
Scotts Valley North	25	18	10	47	\$1,519,400.00	\$1,337,000	\$660.00	99%	\$15,194,000	2,188	127,848	5.4
West Santa Cruz	43	25	41	23	\$2,055,674.00	\$1,760,000	\$1,117.00	103%	\$84,282,641	1,731	6,603	1.8
Scotts Valley South	17	15	12	22	\$1,858,250.00	\$1,490,000	\$845.00	104%	\$22,299,000	2,470	24,626	3.8
Other Area	0	0	1	0	\$1,800,000.00	\$1,800,000	\$962.00	100%	\$1,800,000	1,871	15,682	0
Amesti/Green Valley Road	11	10	12	20	\$973,041.00	\$905,000	\$683.00	100%	\$11,676,500	1,446	64,168	2.5

Q2 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	0	12	0									
Boulder Creek	0	5	0									
Capitola	0	12	1	5	\$619,000.00	\$619,000	\$669.00	100%	\$619,000	925		36
La Selva Beach	1	14	1	139	\$820,000.00	\$820,000	\$779.00	99%	\$820,000	1052		42
Scotts Valley	0	10	0									
Soquel	1	10	0									
Watsonville	1	14	1	72	\$480,000.00	\$480,000	\$541.00	96%	\$480,000	888	958	42
Rio Del Mar/Seascape	0	12	1	6	\$1,450,000.00	\$1,450,000	\$1,274.00	100%	\$1,450,000	1138		36
Live Oak	0	14	0									
East Santa Cruz	0	4	0									
West Santa Cruz	2	7	3	17	\$1,041,166.00	\$915,000	\$798.00	100%	\$3,123,500	1269	1002	7
Amesti/Green Valley Road	0	0	0									

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