

Quarterly Santa Cruz County Housing Statistics

Q3 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	6	2	16	\$619,500	\$619,500	\$542	103%	\$1,239,000	9	1,171	5271
Aptos	13	26	9	31	\$1,492,952	\$1,499,000	\$699	99%	\$13,436,568	9	2,168	41421
Ben Lomond	8	18	6	35	\$940,166	\$987,500	\$567	100%	\$5,641,000	9	1,653	71054
Boulder Creek	19	65	12	39	\$757,666	\$683,500	\$499	99%	\$9,092,000	16	1,568	59623
Brookdale	3	7	1	58	\$447,500	\$447,500	\$782	100%	\$447,500	21	572	1437
Capitola	14	23	10	21	\$1,662,179	\$1,655,205	\$1,039	98%	\$16,621,798	7	1,676	4139
Corralitos	4	18	2	85	\$759,500	\$759,500	\$674	99%	\$1,519,000	27	1,122	388272
Davenport	4	5	0									
Felton	10	17	9	24	\$983,666	\$1,010,000	\$709	101%	\$8,853,000	6	1,558	35840
La Selva Beach	5	18	1	77	\$2,850,000	\$2,850,000	\$2,789	95%	\$2,850,000	54	1,022	9714
Scotts Valley	12	20	9	21	\$1,646,111	\$1,450,000	\$735	103%	\$14,815,000	7	2,288	11206
Seacliff	4	9	7	24	\$1,450,571	\$1,250,000	\$1,230	97%	\$10,154,000	4	1,254	5059
Soquel	14	26	15	25	\$1,690,414	\$1,693,714	\$740	97%	\$25,356,214	5	2,241	62738
Watsonville	9	18	6	34	\$841,666	\$852,500	\$522	98%	\$5,050,000	9	1,631	6432
Empire Grade Road	2	4	2	13	\$1,512,500	\$1,512,500	\$805	99%	\$3,025,000	6	1,886	67475
Bonny Doon Central	1	2	0									
College Road	1	5	0									
Rio Del Mar/Seascape	29	48	17	32	\$2,290,827	\$1,675,000	\$835	98%	\$38,944,069	9	2,077	8200
Live Oak	12	24	9	31	\$1,958,852	\$2,000,000	\$1,529	99%	\$17,629,670	8	1,546	4595
East Santa Cruz	16	32	12	33	\$1,606,708	\$1,512,500	\$872	101%	\$19,280,500	8	1,770	6874
Lompico-Zayante	6	17	4	23	\$659,250	\$633,500	\$720	89%	\$2,637,000	13	1,247	20647
Los Gatos Mountains	14	51	6	57	\$1,223,666	\$1,316,000	\$657	97%	\$7,342,000	26	1,919	101408
Larkin Valley	6	10	5	8	\$1,089,000	\$1,125,000	\$556	104%	\$5,445,000	6	1,894	48587
Scotts Valley North	9	16	4	34	\$1,396,275	\$1,302,500	\$707	100%	\$5,585,100	12	2,096	112679
West Santa Cruz	26	25	23	28	\$1,852,347	\$1,775,000	\$971	101%	\$42,604,000	3	1,858	5903
Scotts Valley South	6	10	5	50	\$2,242,000	\$1,575,000	\$897	98%	\$11,210,000	6	2,319	30231
Amesti/Green Valley Road	10	18	5	27	\$1,135,600	\$1,070,000	\$543	94%	\$5,678,000	11	2,183	97287

Q3 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	8	12	4	43	\$834,500	\$830,000	\$665	98%	\$3,338,000	1,203	1,684	9
Boulder Creek	0	4	0									
Capitola	4	15	1	71	\$785,000	\$785,000	\$702	98%	\$785,000	1,119	915	45
La Selva Beach	5	26	3	105	\$1,032,666	\$905,000	\$860	98%	\$3,098,000	1,185	1,176	26
Scotts Valley	7	14	3	60	\$815,666	\$899,000	\$469	100%	\$2,447,000	1,462	1,699	14
Seacliff	1	2	2	33	\$814,000	\$814,000	\$662	98%	\$1,628,000	1,281	2,526	3
Soquel	6	8	4	18	\$790,999	\$827,500	\$612	101%	\$3,163,999	1,316	1,285	6
Watsonville	3	9	1	174	\$640,000	\$640,000	\$421	100%	\$640,000	1,522	828	27
College Road	0	0	1	37	\$700,000	\$700,000	\$335	97%	\$700,000	2,092	1,873	0
Rio Del Mar/Seascape	6	26	1	137	\$775,000	\$775,000	\$503	78%	\$775,000	1,541	871	78
Live Oak	8	13	3	55	\$723,000	\$730,000	\$753	99%	\$2,169,000	924	1,104	13
East Santa Cruz	1	6	2	22	\$870,500	\$870,500	\$645	100%	\$1,741,000	1,367	1,307	9
West Santa Cruz	9	14	5	18	\$670,200	\$729,000	\$767	99%	\$3,351,000	868	8,424	8.4

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