

Quarterly Santa Cruz County Housing Statistics

Q3 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	11	9	11	59	\$572,290.00	\$575,000	\$548.00	99%	\$6,295,200	1,042	4,360	2.5
Aptos	29	26	24	37	\$1,424,281.00	\$1,342,500	\$731.00	101%	\$34,182,750	1,945	67,802	3.3
Ben Lomond	20	20	11	19	\$917,455.00	\$899,000	\$630.00	101%	\$10,092,010	1,498	20,725	5.5
Boulder Creek	39	42	34	53	\$843,435.00	\$827,500	\$526.00	100%	\$28,676,800	1,661	65,117	3.7
Brookdale	6	8	1	8	\$975,000.00	\$975,000	\$573.00	109%	\$975,000	1,701	39,465	24
Capitola	26	20	15	20	\$1,652,137.00	\$1,600,000	\$1,102.00	101%	\$24,782,064	1,505	4,956	4
Corralitos	14	14	7	47	\$1,185,571.00	\$1,175,000	\$578.00	97%	\$8,299,000	1,928	295,716	6
Davenport	2	1	1	300	\$2,050,000.00	\$2,050,000	\$3,301.00	82%	\$2,050,000	621	48,352	3
Felton	29	15	26	20	\$1,009,596.00	\$990,500	\$638.00	100%	\$26,249,500	1,529	19,399	1.7
La Selva Beach	9	10	6	110	\$1,551,833.00	\$1,500,000	\$880.00	96%	\$9,311,000	1,919	50,413	5
Scotts Valley	20	16	21	53	\$1,597,780.00	\$1,530,000	\$697.00	98%	\$33,553,382	2,218	11,388	2.3
Seacliff	8	7	9	61	\$2,576,111.00	\$1,500,000	\$1,097.00	96%	\$23,185,000	1,891	7,154	2.3
Soquel	41	36	21	37	\$1,514,537.00	\$1,500,000	\$661.00	99%	\$31,805,290	2,242	32,850	5.1
Watsonville	22	19	11	20	\$765,454.00	\$800,000	\$476.00	99%	\$8,420,000	1,613	4,715	5.2
Empire Grade Road	2	2	3	46	\$1,211,666.00	\$1,025,000	\$620.00	100%	\$3,635,000	1,703	72,728	2
Bonny Doon Central	5	3	3	55	\$1,341,666.00	\$1,250,000	\$702.00	97%	\$4,025,000	1,811	157,861	3
College Road	6	3	3	27	\$778,333.00	\$830,000	\$573.00	98%	\$2,335,000	1,382	10,251	3
Rio Del Mar/Seascape	40	38	22	51	\$1,705,545.00	\$1,661,000	\$727.00	97%	\$37,522,000	2,070	7,282	5.2
Live Oak	45	23	36	40	\$2,083,930.00	\$1,512,500	\$927.00	100%	\$75,021,499	1,775	7,968	1.9
East Santa Cruz	20	16	22	30	\$1,489,363.00	\$1,650,000	\$799.00	100%	\$32,766,000	1,765	8,934	2.2
Lompico-Zayante	9	12	5	19	\$874,533.00	\$770,000	\$806.00	102%	\$4,372,666	1,145	39,053	7.2
Los Gatos Mountains	32	48	21	45	\$1,649,450.00	\$1,620,000	\$609.00	97%	\$34,638,450	2,675	190,311	6.9
Larkin Valley	6	8	2	9	\$1,650,000.00	\$1,650,000	\$1,032.00	98%	\$3,300,000	1,571	252,714	12
Scotts Valley North	19	18	14	51	\$1,297,500.00	\$1,362,500	\$563.00	97%	\$18,165,000	2,332	123,027	3.9
West Santa Cruz	47	36	31	22	\$1,899,762.00	\$1,700,000	\$1,099.00	103%	\$58,892,650	1,755	11,033	3.5
Scotts Valley South	12	14	9	40	\$1,917,388.00	\$1,830,000	\$768.00	99%	\$17,256,500	2,416	42,224	4.7
Amesti/Green Valley Road	12	13	6	23	\$833,333.00	\$887,500	\$666.00	99%	\$5,000,000	1,284	36,017	6.5

Q3 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	13	14	2	16	\$777,500.00	\$777,500	\$580.00	100%	\$1,555,000	1,363	1,394	21
Boulder Creek	2	0	4	70	\$537,500.00	\$537,500	\$548.00	99%	\$2,150,000	1,082	1,103	0
Capitola	14	13	9	80	\$639,888.00	\$580,000	\$663.00	99%	\$5,759,000	991	850	4.3
La Selva Beach	4	6	7	64	\$951,142.00	\$789,000	\$906.00	97%	\$6,658,000	1,064	980	2.6
Scotts Valley	10	9	10	46	\$858,300.00	\$799,500	\$560.00	100%	\$8,583,000	1,589	1,864	2.7
Seacliff	1	1	1	16	\$946,800.00	\$946,800	\$768.00	100%	\$946,800	1,233	3,093	3
Soquel	8	5	6	45	\$713,416.00	\$741,250	\$568.00	99%	\$4,280,500	1,275	1,016	2.5
Watsonville	13	15	11	32	\$546,045.00	\$600,000	\$481.00	99%	\$6,006,500	1,215	1,506	4.1
Rio Del Mar/Seascape	12	16	9	42	\$1,073,666.00	\$975,000	\$830.00	96%	\$9,662,999	1,304	3,688	5.3
Live Oak	14	11	9	109	\$632,494.00	\$635,000	\$749.00	99%	\$5,692,450	896	959	3.7
East Santa Cruz	11	11	2	77	\$803,750.00	\$803,750	\$781.00	98%	\$1,607,500	1,126	798	16.5
West Santa Cruz	21	16	15	35	\$842,466.00	\$780,000	\$750.00	99%	\$12,637,000	1,126	1,237	3.2
Amesti/Green Valley Road	2	2	1	75	\$610,000.00	\$610,000	\$588.00	102%	\$610,000	1,037	1,525	6

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