

Q4 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 | Months of Inventory | Avg. Home Sq. Ft. | Avg. Lot Sq. Ft. |
|--------------------------|-----|-----------|------|----------|-----------------|-------------------|----------------|------------|-------------|---------------------|-------------------|------------------|
| Aptos | 8 | 10 | 5 | 29 | \$765,427.00 | \$815,000 | \$663.00 | 100% | \$3,827,138 | 6 | 1312 | 1479 |
| Boulder Creek | 0 | 1 | 0 | | | | | | | | | |
| Capitola | 5 | 6 | 8 | 34 | \$725,125.00 | \$669,000 | \$768.00 | 98% | \$5,801,000 | 2.3 | 935 | 882 |
| La Selva Beach | 7 | 14 | 11 | 111 | \$895,590.00 | \$835,000 | \$794.00 | 102% | \$9,851,500 | 3.8 | 1185 | 1263 |
| Scotts Valley | 7 | 2 | 11 | 64 | \$791,822.00 | \$782,900 | \$552.00 | 96% | \$8,710,050 | 0.5 | 1452 | 1512 |
| Seacliff | 3 | 1 | 3 | 35 | \$838,333.00 | \$895,000 | \$725.00 | 102% | \$2,515,000 | 1 | 1212 | 2744 |
| Soquel | 6 | 5 | 2 | 42 | \$839,500.00 | \$839,500 | \$583.00 | 100% | \$1,679,000 | 7.5 | 1448 | |
| Watsonville | 6 | 6 | 5 | 43 | \$480,159.00 | \$524,799 | \$477.00 | 100% | \$2,400,799 | 3.6 | 1100 | 1187 |
| College Road | 1 | 1 | 0 | | | | | | | | | |
| Rio Del Mar/Seascape | 4 | 13 | 7 | 154 | \$1,021,857.00 | \$1,050,000 | \$861.00 | 95% | \$7,153,000 | 5.6 | 1253 | 1254 |
| Live Oak | 8 | 8 | 7 | 44 | \$641,357.00 | \$679,000 | \$768.00 | 99% | \$4,489,500 | 3.4 | 863 | 995 |
| East Santa Cruz | 4 | 5 | 5 | 51 | \$960,200.00 | \$950,000 | \$690.00 | 96% | \$4,801,000 | 3 | 1285 | 1590 |
| West Santa Cruz | 8 | 7 | 9 | 31 | \$621,614.00 | \$688,000 | \$688.00 | 98% | \$5,594,533 | 2.3 | 906 | 13647 |
| Amesti/Green Valley Road | 2 | 1 | 3 | 12 | \$656,666.00 | \$665,000 | \$505.00 | 99% | \$1,970,000 | 1 | 1362 | 1859 |

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