

Santa Cruz County Housing Statistics

September 2025: Santa Cruz County - Single Family Residential

City	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	31	74	19	61	\$1,394,528	\$1,300,000	\$757	98%	\$26,496,050	1,709	12,045	3.4
Ben Lomond	8	17	5	14	\$1,305,800	\$1,375,000	\$617	101%	\$6,529,000	2,098	50,451	3.6
Boulder Creek	17	63	13	65	\$757,038	\$720,000	\$500	99%	\$9,841,500	1,649	21,468	6.1
Brookdale	1	10	0									
Capitola	3	9	8	51	\$2,062,750	\$1,584,500	\$1,229	95%	\$16,502,000	1,560	4,808	1.2
Corralitos	2	8	2	38	\$1,178,750	\$1,178,750	\$1,016	96%	\$2,357,500	1,479	96,682	6
Davenport	2	3	0									
Felton	10	28	9	49	\$960,388	\$745,000	\$545	98%	\$8,643,500	1,695	167,043	3.1
Freedom	0	1	2	72	\$674,000	\$674,000	\$567	100%	\$1,348,000	1,320	6,687	0.8
La Selva Beach	2	8	3	83	\$2,162,666	\$1,248,000	\$755	95%	\$6,488,000	2,145	19,196	4.8
Los Gatos	13	37	6	72	\$1,787,583	\$1,931,500	\$672	92%	\$10,725,500	2,841	134,924	5.8
Mount Hermon	1	2	0									
Santa Cruz	39	108	37	37	\$1,787,902	\$1,400,000	\$824	99%	\$66,152,378	2,064	30,684	2.7
Scotts Valley	13	32	5	25	\$1,362,000	\$1,300,000	\$680	99%	\$6,810,000	1,910	9,461	4
Seacliff	0	0	1	64	\$1,035,000	\$1,035,000	\$881	101%	\$1,035,000	1,175	8,930	0
Soquel	10	18	6	37	\$1,469,491	\$1,449,975	\$784	96%	\$8,816,950	1,941	169,884	2.7
Watsonville	20	61	13	39	\$806,830	\$775,000	\$535	103%	\$10,488,800	1,498	36,540	4.7
Summary	172	479	129	51	\$ 1,338,909	\$1,274,000	\$718	98%	\$182,234,178	1,792	54,915	3.5

September 2025: Santa Cruz County - Common Interest Development

City	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	16	34	12	36	\$1,068,083	\$1,080,000	\$797.00	98%	\$12,817,000	1,428	2,251	4.3
Boulder Creek	1	3	1	84	\$675,000	\$675,000	\$375.00	100%	\$675,000	1,800		9
Capitola	8	16	7	48	\$763,499	\$775,000	\$767.00	100%	\$5,344,499	899	1,133	4.8
Freedom	3	2	0									
La Selva Beach	0	3	1	39	\$675,000	\$675,000	\$804.00	97%	\$675,000	840		2.3
Santa Cruz	12	31	13	34	\$831,730	\$787,500	\$709.00	99%	\$10,812,500	1,081	1,161	2.7
Scotts Valley	1	11	0									
Soquel	0	2	0									
Watsonville	5	34	3	172	\$804,933	\$630,000	\$748.00	94%	\$2,414,799	1,184		14.6
Summary	46	136	37	69	\$803,041	\$725,000	\$758	98%	\$ 32,738,798	1,205	1,515	6.3

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