

Santa Cruz County Housing Statistics

September 2026: 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	24	74	17	50	\$1,330,844	\$1,325,000	\$741	99%	\$22,624,350	1,745	16,548	4
Ben Lomond	6	21	5	28	\$772,300	\$720,000	\$716	101%	\$3,861,500	1,097	19,236	5.3
Boulder Creek	9	42	13	41	\$861,923	\$820,000	\$547	98%	\$11,205,000	1,619	29,045	3.7
Brookdale	0	7	0									
Capitola	8	20	4	38	\$1,978,875	\$1,820,000	\$1,045	99%	\$7,915,500	1,881	3,877	3.8
Corralitos	1	3	2	42	\$1,099,500	\$1,099,500	\$766	98%	\$2,199,000	1,452	14,506	1.8
Davenport	1	1	0									
Felton	13	27	11	28	\$915,500	\$1,018,000	\$607	99%	\$10,070,500	1,488	33,426	3
La Selva Beach	3	4	3	16	\$1,966,666	\$2,100,000	\$733	98%	\$5,900,000	2,690	24,089	4
Los Gatos	11	47	3	9	\$1,660,000	\$1,530,000	\$683	101%	\$4,980,000	2,884	141,497	6.7
Mount Hermon	1	0	1	8	\$740,000	\$740,000	\$736	106%	\$740,000	1,006	13,373	0
Santa Cruz	61	110	37	37	\$1,730,878	\$1,655,000	\$963	99%	\$64,042,499	1,806	29,429	3
Scotts Valley	7	27	8	64	\$1,252,235	\$1,233,441	\$702	97%	\$10,017,882	1,846	17,685	2.5
Soquel	12	27	6	21	\$1,382,000	\$1,118,500	\$631	99%	\$8,292,000	1,987	43,168	5.4
Watsonville	26	68	15	36	\$766,266	\$730,000	\$569	98%	\$11,494,000	1,443	45,783	5.4
Summary	183	478	125	32	\$ 1,265,922	\$1,118,500	\$716	99%	\$163,342,231	1,765	33,205	3.7

September 2026: 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	7	32	3	39	\$985,000	\$855,000	\$443.00	98%	\$2,955,000	1,556		7.4
Boulder Creek	1	0	3	68	\$525,000	\$535,000	\$542.00	100%	\$1,575,000	1,110	1,154	0
Capitola	3	13	2	43	\$766,500	\$766,500	\$581.00	100%	\$1,533,000	1,331	784	3.9
Freedom	0	0	0									
La Selva Beach	1	1	1	41	\$2,200,000	\$2,200,000	\$1,333.00	96%	\$2,200,000	1,650		1.5
Santa Cruz	14	40	7	44	\$691,214	\$705,000	\$676.00	100%	\$4,838,500	1,043	902	4.1
Scotts Valley	2	9	4	20	\$875,500	\$896,000	\$570.00	101%	\$3,502,000	1,646	1,960	2.7
Soquel	2	2	0									
Watsonville	7	22	6	39	\$576,500	\$617,500	\$472.00	97%	\$3,459,000	1,254	1,133	4.1
Summary	37	119	26	42	\$945,673	\$766,500	\$570	99%	\$ 20,062,500	1,370	1,187	3.4

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