

Santa Cruz County Housing Statistics

April 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	33	66	16	42	\$1,624,515	\$1,400,000	\$849	99%	\$25,992,250	1,788	22,123	5
Ben Lomond	7	14	7	32	\$974,363	\$984,042	\$626	104%	\$6,820,542	1,648	17,872	3.2
Boulder Creek	23	48	6	82	\$669,601	\$689,500	\$474	97%	\$4,017,611	1,641	13,838	6.9
Brookdale	2	4	1	16	\$699,999	\$699,999	\$540	100%	\$699,999	1,296	6,055	4
Capitola	3	5	4	22	\$1,718,750	\$1,687,500	\$1,163	101%	\$6,875,000	1,451	5,892	1.5
Corralitos	4	6	1	10	\$699,000	\$699,000	\$738	100%	\$699,000	947	28,053	9
Davenport	1	3	0									
Felton	11	17	7	48	\$975,857	\$1,053,000	\$680	103%	\$6,831,000	1,367	12,166	4.6
Freedom	1	2	0									
La Selva Beach	1	3	2	92	\$5,150,000	\$5,150,000	\$1,730	98%	\$10,300,000	3,059	67,387	2.3
Los Gatos	11	37	4	54	\$1,645,000	\$1,665,000	\$754	98%	\$6,580,000	2,330	421,073	6.2
Mount Hermon	0	2	0									
Santa Cruz	51	97	37	37	\$1,977,882	\$1,560,000	\$1,002	104%	\$73,181,641	1,834	17,254	2.9
Scotts Valley	22	31	8	50	\$1,587,062	\$1,587,000	\$702	98%	\$12,696,500	2,269	39,814	3.6
Soquel	7	16	3	15	\$1,426,666	\$1,485,000	\$962	104%	\$4,280,000	1,543	9,467	4.4
Watsonville	25	56	9	24	\$877,500	\$790,000	\$658	101%	\$7,897,500	1,333	35,430	4.4
Summary	202	407	105	40	\$ 1,540,477	\$1,400,000	\$738	101%	\$166,871,043	1,731	53,571	4.5

April 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	11	32	9	55	\$929,888	\$895,000	\$609.00	98%	\$8,369,000	1,448	1,274	5.6
Boulder Creek	0	4	1	49	\$538,000	\$538,000	\$413.00	100%	\$538,000	1,304		12
Capitola	1	12	4	79	\$873,500	\$649,500	\$760.00	100%	\$3,494,000	867	784	3.6
Freedom	1	1	0									
La Selva Beach	0	1	1	21	\$2,150,000	\$2,150,000	\$974.00	100%	\$2,150,000	2,208		1
Santa Cruz	17	33	8	29	\$928,125	\$887,000	\$784.00	98%	\$7,425,000	1,172	1,126	3.8
Scotts Valley	7	14	2	21	\$983,750	\$983,750	\$560.00	100%	\$1,967,500	1,801	1,068	7
Soquel	2	5	1	5	\$715,000	\$715,000	\$619.00	99%	\$715,000	1,155	523	7.5
Watsonville	14	28	11	61	\$601,909	\$629,000	\$541.00	100%	\$6,621,000	1,109	1,097	6.5
Summary	53	130	37	40	\$965,022	\$801,000	\$614	99%	\$ 31,279,500	1,383	979	5.9

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