

Santa Cruz County Housing Statistics

August 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	27	74	16	44	\$1,594,375	\$1,472,500	\$782	99%	\$25,510,000	1,889	27,780	3.4
Ben Lomond	8	20	3	6	\$871,416	\$926,250	\$630	102%	\$2,614,250	1,349	13,688	4.6
Boulder Creek	18	49	7	56	\$760,428	\$810,000	\$482	99%	\$5,323,000	1,683	19,210	4.1
Brookdale	3	6	0									
Capitola	5	19	3	18	\$1,533,510	\$1,470,000	\$1,688	103%	\$4,600,531	1,268	5,640	3.2
Corralitos	1	5	2	38	\$1,525,000	\$1,525,000	\$522	99%	\$3,050,000	2,852	48,983	3.8
Davenport	0	2	0									
Felton	11	24	7	14	\$1,065,142	\$986,000	\$633	102%	\$7,456,000	1,668	18,700	2.7
Freedom	0	0	1	51	\$780,000	\$780,000	\$837	99%	\$780,000	932	10,324	0
La Selva Beach	0	3	0									
Los Gatos	7	37	10	32	\$1,538,695	\$1,609,975	\$603	95%	\$15,386,950	2,511	195,911	5
Mount Hermon	1	1	0									
Santa Cruz	48	104	31	32	\$1,682,973	\$1,550,000	\$935	103%	\$52,172,190	1,750	8,436	2.6
Scotts Valley	9	29	10	28	\$1,641,050	\$1,585,000	\$663	98%	\$16,410,500	2,366	61,956	2.4
Soquel	10	23	7	16	\$1,561,428	\$1,575,000	\$699	99%	\$10,930,000	2,557	50,735	4.3
Watsonville	21	66	14	67	\$976,035	\$737,500	\$599	98%	\$13,664,500	1,381	48,520	5.1
Summary	169	462	111	34	\$ 1,294,171	\$1,471,250	\$648	100%	\$157,897,921	1,851	42,490	3.4

August 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	8	32	6	37	\$1,037,166	\$1,081,500	\$878.00	97%	\$6,223,000	1,116	1,684	5.6
Boulder Creek	0	2	0									
Capitola	4	15	2	34	\$730,000	\$730,000	\$689.00	97%	\$1,460,000	1,046	915	3.8
Freedom	0	0	1	75	\$610,000	\$610,000	\$588.00	102%	\$610,000	1,037	1,525	0
La Selva Beach	0	1	1	14	\$1,080,000	\$1,080,000	\$1,038.00	100%	\$1,080,000	1,040		3
Santa Cruz	21	40	9	53	\$884,000	\$803,000	\$750.00	99%	\$7,956,000	1,211	1,080	2.7
Scotts Valley	2	12	5	56	\$838,200	\$799,000	\$559.00	100%	\$4,191,000	1,510	1,825	2.8
Soquel	1	3	0									
Watsonville	2	21	1	4	\$789,000	\$789,000	\$759.00	100%	\$789,000	1,040		2.9
Summary	38	126	25	39	\$852,624	\$799,000	\$750	99%	\$ 22,309,000	1,143	1,406	3.0

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