Santa Cruz County Housing Statistics

October 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	21	64	23	45	$1,673,232	$1,690,000	$751	99%	$38,484,346	2,001	27,179	3.4
Ben Lomond	5	18	3	25	$728,333	$675,000	$540	98%	$2,185,000	1,215	14,520	4.9
Boulder Creek	13	41	16	70	$712,062	$682,500	$455	98%	$11,393,000	1,592	14,968	3.4
Brookdale	1	6	0									
Capitola	6	18	7	39	$1,668,000	$1,750,000	$1,244	99%	$11,676,000	1,310	3,907	3.6
Corralitos	1	4	1	129	$1,225,000	$1,225,000	$911	97%	$1,225,000	1,344	220,326	2.4
Davenport	0	1	1	20	$1,800,000	$1,800,000	$764	95%	$1,800,000	2,357	5,663	3
Felton	7	30	4	8	$932,812	$928,125	$693	98%	$3,731,250	1,472	47,469	4.1
La Selva Beach	2	5	1	8	$315,000	$315,000	$512	57%	$315,000	615	1,481	3.8
LOS GATOS	5	40	7	79	$1,503,714	$1,600,000	$556	94%	$10,526,000	2,739	92,055	6
Mount Hermon	1	1	1	8	$890,000	$890,000	$506	100%	$890,000	1,760	11,151	1.5
Santa Cruz	41	100	43	36	$1,926,825	$1,470,000	$879	101%	$82,853,490	2,153	24,792	2.7
Scotts Valley	9	23	6	52	$1,305,866	$1,332,500	$626	98%	$7,835,200	2,142	89,786	2.9
Soquel	5	28	2	94	$1,662,000	$1,662,000	$641	98%	$3,324,000	2,678	31,015	5.3
Watsonville	15	65	15	67	$942,733	$865,000	$513	98%	$14,141,000	1,737	46,711	4.4
Summary	**132**	**444**	**130**	**49**	**$ 1,234,684**	**$1,278,750**	**$634**	**95%**	**$190,379,286**	**1,794**	**45,073**	**3.7**

October 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	26	11	51	$969,545	$885,000	$654.00	99%	$10,665,000	1,428	1,754	3.9
Capitola	3	11	3	19	$800,666	$750,000	$841.00	100%	$2,402,000	985	871	4.7
Freedom	1	1	1	102	$730,000	$730,000	$446.00	95%	$730,000	1,635		1.5
La Selva Beach	2	2	0									
Santa Cruz	14	45	10	25	$849,900	$859,500	$690.00	95%	$8,499,000	1,172	1,278	5.2
Scotts Valley	3	7	3	158	$605,600	$573,800	$550.00	99%	$1,816,800	1,138	828	1.8
Soquel	0	1	2	26	$675,000	$675,000	$555.00	100%	$1,350,000	1,214	959	1.5
Watsonville	6	22	3	38	$646,333	$625,000	$554.00	100%	$1,939,000	1,269		6.6
Summary	**40**	**115**	**33**	**60**	**$753,863**	**$730,000**	**$555**	**98%**	**$ 27,401,800**	**1,263**	**1,138**	**3.6**

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