

Santa Cruz County Housing Statistics 2024 Annual

2024: 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	264	18	195	42	\$1,800,478	\$1,595,000	\$871	100%	\$351,093,240	1,930	28,686	1
Ben Lomond	95	11	77	37	\$975,165	\$913,000	\$616	100%	\$75,087,747	1,663	66,741	2.2
Boulder Creek	162	32	102	42	\$754,405	\$750,000	\$549	100%	\$76,949,350	1,420	47,544	3.8
Brookdale	10	3	3	23	\$943,333	\$855,000	\$693	103%	\$2,830,000	1,505	28,067	9
Capitola	66	5	39	28	\$2,126,666	\$1,750,000	\$1,246	100%	\$82,940,000	1,630	5,217	1.7
Corralitos	17	3	10	62	\$1,813,650	\$1,720,503	\$623	100%	\$18,136,505	2,712	399,898	4.5
Davenport	2	0	1	31	\$1,400,000	\$1,400,000	\$867	92%	\$1,400,000	1,614	5,924	0
Felton	106	11	81	39	\$827,274	\$786,000	\$628	100%	\$67,009,200	1,368	45,177	1.4
Freedom	8	1	5	12	\$739,200	\$734,000	\$609	101%	\$3,696,000	1,114	8,189	1.5
La Selva Beach	31	6	14	36	\$1,987,325	\$1,888,275	\$1,132	103%	\$27,822,550	1,767	10,881	6
Los Gatos	100	15	55	54	\$1,526,300	\$1,500,000	\$636	97%	\$83,946,500	2,465	309,877	3.2
Mount Hermon	8	1	5	34	\$862,800	\$790,000	\$508	100%	\$4,314,000	1,672	14,044	1.5
Santa Cruz	528	58	378	30	\$1,700,902	\$1,487,500	\$942	101%	\$642,940,997	1,760	31,019	1.8
Scotts Valley	145	12	92	25	\$1,526,761	\$1,449,500	\$669	100%	\$140,462,100	2,289	26,910	1.7
Seacliff	1	0	0									
Soquel	62	5	48	33	\$1,759,865	\$1,555,150	\$766	100%	\$84,473,550	2,371	109,864	1
Watsonville	191	31	152	28	\$1,010,256	\$850,000	\$589	100%	\$153,559,005	1,597	81,493	2.1
Summary	1796	212	1257	35	\$ 1,359,649	\$1,424,750	\$653	99.8%	\$1,816,660,744	1,805	76,221	2.7

2024: 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	102	16	76	39	\$938,071	\$917,500	\$718	98%	\$71,293,470	1,240	1,472	2.1
Boulder Creek	20	4	11	45	\$536,000	\$530,000	\$536	99%	\$5,896,000	1,053	1,046	12
Capitola	55	1	49	35	\$769,962	\$705,000	\$746	100%	\$37,728,147	980	1,000	0.3
Freedom	1	0	2	10	\$527,500	\$527,500	\$578	103%	\$1,055,000	912	1,220	
La Selva Beach	9	2	5	51	\$991,000	\$1,100,000	\$673	96%	\$4,955,000	1,370	1,350	
Santa Cruz	125	19	89	29	\$809,200	\$800,000	\$696	100%	\$72,018,840	1,129	1,689	2.6
Scotts Valley	53	2	35	28	\$900,667	\$900,000	\$614	100%	\$31,523,370	1,517	1,408	1.5
Seacliff	1	0	0									
Soquel	16	3	10	50	\$1,006,961	\$1,075,000	\$750	100%	\$10,069,619	1,382	1,129	
Watsonville	71	12	48	32	\$638,343	\$604,250	\$509	99%	\$30,640,500	1,106	1,089	3.3
Summary	453	59	325	35	\$ 790,856	\$800,000	\$673	99.4%	\$265,179,946	1,188	1,267	3.6

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