

Santa Cruz County Housing Statistics

August 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	28	58	23	40	\$1,613,260	\$1,460,000	\$919	101%	\$37,105,000	1,708	10,040	2.7
Ben Lomond	7	18	7	22	\$945,225	\$966,580	\$769	102%	\$6,616,580	1,379	75,418	1.9
Boulder Creek	17	43	7	65	\$738,428	\$649,000	\$786	100%	\$5,169,000	1,141	27,699	6.1
Brookdale	0	2	0									
Capitola	11	17	3	10	\$2,705,000	\$2,400,000	\$1,198	109%	\$8,115,000	2,181	5,445	4.6
Corralitos	2	6	1	25	\$1,985,000	\$1,985,000	\$622	100%	\$1,985,000	3,189	1,585,584	9
Felton	13	24	4	31	\$620,000	\$653,000	\$917	98%	\$2,480,000	794	9,289	3.1
Freedom	1	1	0									
La Selva Beach	0	4	1	7	\$1,150,000	\$1,150,000	\$1,153	116%	\$1,150,000	997	2,962	2
Los Gatos	11	29	2	30	\$1,302,500	\$1,302,500	\$527	102%	\$2,605,000	2,585	149,629	9.7
Mount Hermon	2	1	1	11	\$1,050,000	\$1,050,000	\$533	95%	\$1,050,000	1,971	6,011	1.5
Santa Cruz	53	85	44	27	\$1,833,129	\$1,431,500	\$993	100%	\$80,657,680	1,815	19,761	2.1
Scotts Valley	15	21	17	28	\$1,562,470	\$1,400,000	\$656	99%	\$26,562,000	2,355	15,343	2
Soquel	9	12	4	47	\$2,250,250	\$2,025,000	\$777	99%	\$9,001,000	2,827	146,841	3.3
Watsonville	11	33	18	21	\$917,986	\$808,125	\$595	99%	\$16,523,750	1,536	193,564	2.4
Summary	180	354	132	28	\$ 1,436,404	\$1,302,500	\$777	102%	\$199,020,010	1,883	172,891	3.9

August 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	13	24	6	54	\$1,064,666	\$1,100,000	\$659.00	96%	\$6,388,000	1,461	1,147	4
Boulder Creek	1	6	0									
Capitola	4	6	2	14	\$622,500	\$622,500	\$739.00	99%	\$1,245,000	845	828	1.4
La Selva Beach	1	3	3	74	\$860,000	\$940,000	\$673.00	97%	\$2,580,000	1,344	1,612	2.3
Santa Cruz	11	20	9	23	\$959,888	\$830,000	\$836.00	99%	\$8,639,000	1,118	980	2.6
Scotts Valley	3	9	5	43	\$1,010,800	\$950,000	\$614.00	101%	\$5,054,000	1,699	1,017	2.1
Soquel	1	4	0									
Watsonville	11	22	3	20	\$367,166	\$359,000	\$373.00	100%	\$1,101,500	963	958	5.5
Summary	45	94	28	38	\$814,170	\$885,000	\$666	99%	\$ 25,007,500	1,238	1,090	3.0

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