

Santa Cruz County Housing Statistics

December 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	6	18	17	37	\$1,536,202	\$1,300,000	\$876	98%	\$26,115,438	1,774	41,368	1
Ben Lomond	3	11	1	27	\$1,190,000	\$1,190,000	\$663	99%	\$1,190,000	1,795	9,679	2.2
Boulder Creek	8	32	11	57	\$666,727	\$700,000	\$541	102%	\$7,334,000	1,371	57,338	3.8
Brookdale	0	3	0									
Capitola	1	5	1	96	\$1,385,000	\$1,385,000	\$1,113	99%	\$1,385,000	1,244	7,013	1.7
Corralitos	0	3	0									
Davenport	0	0	1	31	\$1,400,000	\$1,400,000	\$867	92%	\$1,400,000	1,614	5,924	0
Felton	3	11	5	26	\$784,200	\$725,000	\$661	97%	\$3,921,000	1,307	13,922	1.4
Freedom	0	1	0									
La Selva Beach	0	4	1	16	\$1,165,000	\$1,165,000	\$665	106%	\$1,165,000	1,752	8,451	4
LOS GATOS	4	15	2	84	\$1,232,500	\$1,232,500	\$577	97%	\$2,465,000	2,132	84,485	3.2
Mount Hermon	0	1	1	69	\$499,000	\$499,000	\$458	111%	\$499,000	1,089	3,615	1.5
Santa Cruz	13	57	27	23	\$1,691,348	\$1,465,000	\$893	102%	\$45,666,398	1,760	8,344	1.8
Scotts Valley	5	11	7	53	\$1,528,071	\$1,400,000	\$652	99%	\$10,696,500	2,413	29,027	1.6
Soquel	2	5	3	30	\$1,400,000	\$1,400,000	\$667	99%	\$4,200,000	1,932	165,702	1
Watsonville	8	32	7	14	\$818,714	\$840,000	\$520	100%	\$5,731,000	1,601	6,316	2.1
Summary	53	209	84	43	\$ 1,176,674	\$1,232,500	\$663	100%	\$111,768,336	1,676	33,937	1.9

December 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	4	16	2	85	\$672,000	\$672,000	\$681.00	96%	\$1,344,000	1,013	828	2.1
Boulder Creek	1	4	0									
Capitola	2	1	1	42	\$1,210,000	\$1,210,000	\$711.00	95%	\$1,210,000	1,702	1,394	0.3
La Selva Beach	0	2	0									
Santa Cruz	4	19	11	39	\$615,990	\$705,500	\$667.00	101%	\$6,775,900	943	1,211	2.6
Scotts Valley	2	2	2	5	\$675,750	\$675,750	\$525.00	96%	\$1,351,500	1,286	1,263	1.5
Soquel	0	3	0									
Watsonville	2	12	3	30	\$859,333	\$658,000	\$517.00	99%	\$2,578,000	1,221	915	3.3
Summary	15	59	19	40	\$806,615	\$675,750	\$667	97%	\$ 13,259,400	1,233	1,122	2.0

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