

Santa Cruz County Housing Statistics

January 2025: 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	29	36	7	45	\$1,452,857	\$1,330,000	\$768	103%	\$10,170,000	1,657	31,830	2.6
Ben Lomond	8	13	4	53	\$1,013,000	\$1,022,500	\$783	99%	\$4,052,000	1,585	64,011	3.3
Boulder Creek	12	31	7	42	\$623,785	\$675,000	\$554	97%	\$4,366,500	1,182	10,243	4
Brookdale	1	1	0									
Capitola	3	5	1	167	\$1,400,000	\$1,400,000	\$3,182	93%	\$1,400,000	440	3,877	2.5
Corralitos	1	3	0									
Felton	9	15	4	33	\$705,371	\$713,243	\$602	97%	\$2,821,485	1,196	14,201	2.5
Freedom	1	1	0									
La Selva Beach	5	8	1	56	\$1,685,000	\$1,685,000	\$1,091	99%	\$1,685,000	1,544	7,275	8
Los Gatos	13	19	5	99	\$1,725,000	\$1,500,000	\$580	98%	\$8,625,000	2,383	294,953	4.8
Mount Hermon	1	2	0									
Santa Cruz	32	50	25	42	\$1,707,230	\$1,425,000	\$1,098	97%	\$42,680,750	1,686	25,652	1.7
Scotts Valley	7	6	8	38	\$1,053,875	\$1,110,000	\$619	100%	\$8,431,000	1,705	43,821	0.9
Soquel	6	9	1	10	\$1,160,000	\$1,160,000	\$631	106%	\$1,160,000	1,839	4,879	3.4
Watsonville	15	39	6	19	\$1,026,000	\$823,000	\$551	100%	\$6,156,000	1,858	35,480	4
Summary	143	238	69	55	\$ 1,232,011	\$1,160,000	\$631	99%	\$91,547,735	1,552	48,747	3.4

January 2025: 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	2	9	\$927,000	\$927,000	\$713.00	103%	\$1,854,000	1,308	1,350	4.8
Boulder Creek	0	4	0									
Capitola	9	9	2	65	\$565,000	\$565,000	\$588.00	100%	\$1,130,000	973		5.4
La Selva Beach	1	3	0									
Santa Cruz	22	27	11	35	\$890,000	\$819,000	\$722.00	99%	\$9,790,000	1,178	921	3
Scotts Valley	5	4	4	64	\$892,250	\$880,000	\$636.00	99%	\$3,569,000	1,498	1,144	1.7
Soquel	1	3	0									
Watsonville	4	14	2	66	\$394,500	\$394,500	\$364.00	99%	\$789,000	1,079		8.4
Summary	55	88	21	48	\$733,750	\$819,000	\$636	100%	\$ 17,132,000	1,207	1,138	4.7

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