

Santa Cruz County Housing Statistics

October 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	23	51	21	44	\$2,124,685	\$1,995,000	\$904	97%	\$44,618,388	2,217	59,766	2.6
Ben Lomond	6	14	7	51	\$732,357	\$800,000	\$514	99%	\$5,126,500	1,503	16,347	2
Boulder Creek	19	45	9	48	\$763,888	\$765,000	\$545	99%	\$6,875,000	1,482	87,057	4.5
Brookdale	2	5	1	54	\$855,000	\$855,000	\$693	99%	\$855,000	1,234	41,687	15
Capitola	7	13	4	20	\$2,715,000	\$2,400,000	\$1,364	97%	\$10,860,000	1,881	6,708	3.5
Corralitos	1	5	1	48	\$3,500,000	\$3,500,000	\$1,243	96%	\$3,500,000	2,815	426,540	7.5
Davenport	1	1	0									
Felton	12	25	10	28	\$897,900	\$812,500	\$556	102%	\$8,979,000	1,592	32,261	3.1
Freedom	2	0	2	7	\$692,000	\$692,000	\$637	101%	\$1,384,000	1,104	9,388	0
La Selva Beach	4	10	1	71	\$1,325,000	\$1,325,000	\$909	96%	\$1,325,000	1,458	8,538	10
Los Gatos	6	29	7	75	\$1,325,714	\$1,315,000	\$537	95%	\$9,280,000	2,269	246,270	7.3
Mount Hermon	0	1	1	9	\$775,000	\$775,000	\$574	99%	\$775,000	1,350	24,699	1.5
Santa Cruz	62	113	31	52	\$1,808,497	\$1,535,000	\$912	100%	\$56,063,426	1,720	104,286	3.3
Scotts Valley	5	17	10	30	\$1,455,550	\$1,408,750	\$655	99%	\$14,555,500	2,341	37,854	1.4
Soquel	7	10	8	42	\$1,662,375	\$1,559,500	\$842	99%	\$13,299,000	2,090	26,506	1.8
Watsonville	17	35	22	28	\$1,106,948	\$912,500	\$620	102%	\$24,352,865	1,673	45,582	2.3
Summary	174	374	135	40	\$ 1,449,328	\$1,315,000	\$655	99%	\$201,848,679	1,782	78,233	4.4

October 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	12	24	10	15	\$854,009	\$872,500	\$699.00	99%	\$8,540,090	1,288	1,606	3.6
Boulder Creek	2	5	1	9	\$349,000	\$349,000	\$606.00	100%	\$349,000	576		7.5
Capitola	2	6	8	48	\$858,156	\$819,125	\$736.00	98%	\$6,865,250	1,013	780	1.4
La Selva Beach	1	3	0									
Santa Cruz	15	28	6	21	\$828,372	\$908,500	\$735.00	100%	\$4,970,232	1,149	1,089	3.8
Scotts Valley	5	5	1	96	\$900,000	\$900,000	\$617.00	97%	\$900,000	1,458	3,093	1.3
Soquel	0	4	0									
Watsonville	4	15	8	47	\$712,125	\$633,500	\$548.00	97%	\$5,697,000	1,095	1,597	3.2
Summary	41	90	34	39	\$750,277	\$845,813	\$658	99%	\$ 27,321,572	1,097	1,633	3.5

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