

Quarterly Santa Cruz County Housing Statistics

Q2 2024: Santa Cruz County - Single Family Residential

Area	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
Adult Village	10	6	5	27	\$563,200	\$560,000	\$481	99%	\$2,816,000	1,162	4,530	3.6
Aptos	33	21	18	51	\$1,327,944	\$1,235,000	\$739	100%	\$23,903,000	1,726	57,746	3.5
Ben Lomond	34	19	24	30	\$1,029,391	\$974,000	\$633	102%	\$24,705,400	1,736	42,146	2.4
Boulder Creek	47	32	27	20	\$856,650	\$835,000	\$572	101%	\$23,129,550	1,537	34,364	3.6
Brookdale	4	2	0									
Capitola	18	8	13	22	\$2,405,769	\$1,750,000	\$1,246	100%	\$31,275,000	1,795	4,974	1.8
Corralitos	11	9	7	29	\$1,296,072	\$1,218,000	\$642	101%	\$9,072,505	1,848	249,350	3.9
Davenport	1	1	0									
Felton	30	10	18	26	\$994,111	\$875,000	\$615	101%	\$17,894,000	1,623	25,618	1.7
La Selva Beach	15	10	9	46	\$2,283,950	\$2,200,000	\$1,216	97%	\$20,555,550	2,061	81,332	3.3
Scotts Valley	36	21	21	12	\$1,613,078	\$1,518,000	\$730	100%	\$33,874,644	2,377	20,068	3
Seacliff	11	6	8	49	\$2,366,500	\$1,903,500	\$1,179	96%	\$18,932,000	1,386	15,377	2.3
Soquel	22	11	19	30	\$1,965,305	\$1,700,000	\$795	99%	\$37,340,800	2,558	119,433	1.7
Watsonville	11	3	15	26	\$773,986	\$825,000	\$491	100%	\$11,609,800	1,640	4,918	0.6
Empire Grade Road	6	4	1	14	\$1,050,000	\$1,050,000	\$1,382	124%	\$1,050,000	760	71,961	12
Bonny Doon Central	2	2	1	200	\$1,127,500	\$1,127,500	\$452	95%	\$1,127,500	2,495	45,869	6
College Road	1	0	2	55	\$770,000	\$770,000	\$527	95%	\$1,540,000	1,457	25,439	0
Rio Del Mar/Seascape	42	29	24	34	\$1,939,000	\$1,462,000	\$943	99%	\$46,536,000	1,887	6,855	3.6
Live Oak	48	23	31	18	\$1,952,080	\$1,630,000	\$968	104%	\$60,514,500	1,717	5,859	2.2
East Santa Cruz	43	22	22	26	\$1,374,863	\$1,294,500	\$1,137	101%	\$30,247,000	1,295	5,918	3
Lompico-Zayante	11	10	9	56	\$609,888	\$623,500	\$671	100%	\$5,489,000	999	7,881	3.3
Los Gatos Mountains	36	29	12	41	\$1,811,083	\$1,877,000	\$768	100%	\$21,733,000	2,388	224,323	7.3
Larkin Valley	5	3	5	16	\$1,118,600	\$1,100,000	\$798	103%	\$5,593,000	1,650	41,382	1.8
Scotts Valley North	21	11	8	22	\$1,441,789	\$1,625,000	\$570	96%	\$11,534,318	3,037	126,520	4.1
West Santa Cruz	34	20	32	25	\$1,816,999	\$1,762,500	\$1,057	101%	\$58,143,976	1,702	10,846	1.9
Scotts Valley South	20	9	10	25	\$2,149,988	\$2,150,000	\$639	102%	\$21,499,888	3,138	35,846	2.7

Q2 2024: Santa Cruz County - Common Interest Development

Area	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	7	3	7	29	\$916,000	\$900,000	\$644	101%	\$6,412,000	1,394	1,625	1.3
Boulder Creek	8	5	1	0	\$699,000	\$699,000	\$422	100%	\$699,000	1,656	1,394	15
Capitola	21	7	16	18	\$775,125	\$727,500	\$777	102%	\$12,402,000	1,009	1,220	1.3
La Selva Beach	13	15	8	35	\$920,625	\$1,082,500	\$821	97%	\$7,365,000	1,229	1,045	5.6
Scotts Valley	20	13	9	22	\$938,985	\$901,875	\$596	99%	\$8,450,870	1,570	1,530	4.3
Seacliff	4	3	2	10	\$969,250	\$969,250	\$690	103%	\$1,938,500	1,410	3,028	4.5
Soquel	12	5	11	22	\$864,192	\$812,500	\$677	99%	\$9,506,119	1,268	1,088	1.4
Watsonville	9	1	11	19	\$493,181	\$500,000	\$506	99%	\$5,425,000	996	958	0.3
Rio Del Mar/Seascape	20	17	9	50	\$968,555	\$1,055,000	\$831	99%	\$8,717,000	1,157	1,539	5.7
Live Oak	12	7	11	49	\$735,228	\$777,510	\$792	101%	\$8,087,510	968	1,292	1.9
East Santa Cruz	10	3	9	21	\$1,022,169	\$902,000	\$661	101%	\$9,199,525	1,515	1,728	1
West Santa Cruz	11	7	5	8	\$1,049,815	\$1,239,076	\$855	100%	\$5,249,076	1,237	1,233	4.2
Amesti/Green Valley Road	0	0	0									
Empire Grade Road	0	0	0									

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