

Q4 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	5	2	6	13	\$810,313	\$872,500	\$672	100%	\$4,861,881	1,276	1,358	1
Boulder Creek	4	4	1	9	\$349,000	\$349,000	\$606	100%	\$349,000	576		12
Capitola	4	1	10	43	\$872,025	\$819,125	\$708	98%	\$8,720,250	1,073	939	0.3
La Selva Beach	5	12	5	38	\$940,000	\$1,150,000	\$1,122	96%	\$4,700,000	1,059	958	7.2
Scotts Valley	8	2	4	30	\$725,125	\$725,750	\$621	97%	\$2,900,500	1,261	1,873	1.5
Seacliff	0	0	3	57	\$663,863	\$644,000	\$689	99%	\$1,991,590	1,209	1,989	0
Soquel	6	5	5	15	\$758,400	\$762,000	\$587	100%	\$3,792,000	1,338	1,045	3
Watsonville	3	2	6	45	\$595,833	\$633,500	\$503	99%	\$3,575,000	1,188	1,416	1
College Road	0	0	0									
Rio Del Mar/Seascape	14	12	12	33	\$994,791	\$1,042,500	\$843	95%	\$11,937,499	1,132	1,176	3
Live Oak	16	10	12	28	\$643,552	\$737,500	\$618	100%	\$7,722,632	961	849	2.5
East Santa Cruz	3	1	1	41	\$955,000	\$955,000	\$746	96%	\$955,000	1,280	1,307	3
West Santa Cruz	9	8	7	33	\$762,500	\$730,000	\$797	101%	\$5,337,500	992	1,290	3.4

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