## **Quarterly Santa Cruz County Housing Statistics**

Q4 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
Adult Village	6	4	6	30	\$590,000	\$557,500	\$548	101%	\$3,540,000	1,127	4,814	2
Aptos	13	5	16	59	\$1,796,057	\$1,375,000	\$680	95%	\$28,736,925	2,347	121,142	0.9
Ben Lomond	11	10	14	50	\$821,607	\$830,000	\$533	99%	\$11,502,501	1,498	26,815	2.1
Boulder Creek	31	31	23	55	\$711,978	\$708,000	\$521	100%	\$16,375,500	1,458	89,242	4
Brookdale	3	4	2	32	\$630,500	\$630,500	\$752	108%	\$1,261,000	867	27,944	6
Capitola	8	5	10	30	\$2,022,000	\$1,637,500	\$1,190	100%	\$20,220,000	1,598	5,780	1.5
Corralitos	8	12	5	49	\$1,474,800	\$1,050,000	\$635	99%	\$7,374,000	2,316	168,865	7.2
Davenport	1	0	2	338	\$2,950,000	\$2,950,000	\$1,822	74%	\$5,900,000	1,618	1,397,753	0
Felton	11	7	19	30	\$863,210	\$820,000	\$574	102%	\$16,401,000	1,519	29,775	1.1
La Selva Beach	12	11	6	22	\$1,670,260	\$1,630,000	\$861	97%	\$10,021,565	2,104	21,410	5.5
Scotts Valley	15	7	16	31	\$1,454,843	\$1,393,750	\$663	100%	\$23,277,500	2,269	10,671	1.3
Seacliff	1	0	2	25	\$2,374,944	\$2,374,944	\$1,444	98%	\$4,749,888	1,656	5,467	0
Soquel	22	9	19	30	\$1,403,736	\$1,400,000	\$780	100%	\$26,671,000	1,862	65,872	1.4
Watsonville	13	5	15	15	\$830,743	\$822,150	\$546	102%	\$12,461,150	1,657	5,364	1
Empire Grade Road	3	0	4	44	\$1,010,750	\$1,062,000	\$551	97%	\$4,043,000	1,824	62,454	0
Bonny Doon Central	3	0	2	15	\$1,292,500	\$1,292,500	\$699	102%	\$2,585,000	2,054	250,514	0
College Road	5	2	1	16	\$1,351,000	\$1,351,000	\$1,011	135%	\$1,351,000	1,336	24,394	6
Rio Del Mar/Seascape	32	13	37	41	\$2,076,270	\$1,725,000	\$892	99%	\$76,822,013	2,012	7,360	1.1
Live Oak	29	21	23	25	\$1,888,435	\$1,485,000	\$945	99%	\$43,434,026	1,706	6,250	2.7
East Santa Cruz	22	13	14	37	\$1,461,271	\$1,510,000	\$862	99%	\$20,457,800	1,712	7,479	2.8
Lompico-Zayante	9	5	8	27	\$830,125	\$795,500	\$614	102%	\$6,641,000	1,387	14,005	1.9
Los Gatos Mountains	13	16	15	84	\$1,336,600	\$1,250,000	\$551	96%	\$20,049,000	2,361	230,540	3.2
Larkin Valley	4	3	7	61	\$1,563,392	\$1,400,000	\$689	98%	\$10,943,750	2,141	200,320	1.3
Scotts Valley North	12	9	7	46	\$1,444,428	\$1,380,000	\$735	98%	\$10,111,000	2,136	124,389	3.9
West Santa Cruz	27	11	36	24	\$1,638,801	\$1,481,250	\$1,097	102%	\$58,996,841	1,537	7,461	0.9
Scotts Valley South	7	5	8	32	\$1,642,187	\$1,432,500	\$680	101%	\$13,137,500	2,346	15,889	1.9
Amesti/Green Valley Road	9	4	13	17	\$1,146,869	\$840,000	\$674	101%	\$14,909,300	1,635	84,919	0.9

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®