


**SOUTH SANTA BARBARA COUNTY  
RESIDENTIAL STATISTICS**

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february  
**YTD** 2026

**SINGLE FAMILY**




**\$3,033,417**  
Average Sales Price

**\$2,092,500**  
Median Sales Price

**YTD**

**CONDOMINIUM**



**\$1,240,411**  
Average Sales Price

**\$1,062,500**  
Median Sales Price

**YTD**

**Total Sales**

**196**  
↓ -2%

**\$2,466,242** ↓ -28%  
**Average Price**

**\$1,675,000** ↓ -16%  
**Median Price**

Feb.'26 v Feb.'25



**134**  
**Singe Family Sold**  
Jan-Feb 2026 YTD

**SINGLE**

YTD Sales

	2025	2026	%Chg
<b>Carpinteria</b>	<b>9</b>	<b>5</b>	<b>-44%</b>
Avg	\$ 3,533,335	\$ 2,334,127	-34%
Median	\$ 1,775,000	\$ 2,550,000	44%
<b>Goleta</b>	<b>29</b>	<b>38</b>	<b>31%</b>
Avg	\$ 1,699,812	\$ 1,689,382	-1%
Median	\$ 1,600,000	\$ 1,500,000	-6%
<b>Hope Ranch</b>	<b>4</b>	<b>2</b>	<b>-50%</b>
Avg	\$ 5,432,500	\$ 12,162,500	124%
Median	\$ 5,395,000	\$ 12,162,500	125%
<b>Montecito</b>	<b>38</b>	<b>17</b>	<b>-55%</b>
Avg	\$ 8,333,147	\$ 6,356,870	-24%
Median	\$ 5,877,634	\$ 4,985,000	-15%
<b>Santa Barbara</b>	<b>64</b>	<b>71</b>	<b>11%</b>
Avg	\$ 2,767,614	\$ 2,686,183	-3%
Median	\$ 2,587,500	\$ 2,300,000	-11%
<b>Summerland</b>	<b>2</b>	<b>1</b>	<b>-50%</b>
Avg	\$ 2,328,500	\$ 7,500,000	222%
Median	\$ 2,328,500	\$ 7,500,000	222%


**CONDO**

YTD Sales

	2025	2026	%Chg
<b>Carpinteria</b>	<b>13</b>	<b>10</b>	<b>-23%</b>
Avg	\$ 1,114,981	\$ 836,550	-25%
Median	\$ 900,000	\$ 747,500	-17%
<b>Goleta</b>	<b>10</b>	<b>16</b>	<b>60%</b>
Avg	\$ 1,039,400	\$ 979,188	-6%
Median	\$ 1,087,500	\$ 995,000	-9%
<b>Montecito</b>	<b>8</b>	<b>4</b>	<b>n/a</b>
Avg	\$ 3,292,360	\$ 2,849,750	n/a
Median	\$ 2,519,440	\$ 2,799,500	n/a
<b>Santa Barbara</b>	<b>22</b>	<b>32</b>	<b>45%</b>
Avg	\$ 1,414,455	\$ 1,296,063	-8%
Median	\$ 1,219,500	\$ 1,162,500	-5%
<b>Summerland</b>	<b>1</b>	<b>0</b>	<b>n/a</b>
Avg	\$ 1,825,000	\$ 0	n/a
Median	\$ 1,825,000	\$ 0	n/a



**62**  
**Condos Sold**  
Jan-Feb 2026 YTD



**ALL-CASH Sales**

**42%**



**Condominium**  
Feb '26 v Feb '25

**↑ 15%**

2026 **62** Total Sales  
2025 **54** Total Sales

**↓ -20%**

2026 **\$1,240,411** Average  
2025 **\$1,558,715** Average

**↓ -12%**

2026 **\$1,062,500** Median  
2025 **\$1,205,000** Median



**Single Family**  
Feb '26 v Feb '25

**↓ -8%**

2026 **134** Total Sales  
2025 **146** Total Sales

**↓ -26%**

2026 **\$3,033,417** Average  
2025 **\$4,118,277** Average

**↓ -24%**

2026 **\$2,092,500** Median  
2025 **\$2,767,500** Median