


SOUTH SANTA BARBARA COUNTY RESIDENTIAL STATISTICS

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YTD ^{may} 2025

SINGLE FAMILY




\$3,778,480
Average Sales Price

\$2,611,000
Median Sales Price

YTD

CONDOMINIUM



\$1,439,285
Average Sales Price

\$1,170,000
Median Sales Price

YTD

Total Sales
563

↑ 11%

\$3,094,897 **↑ 10%**
Average Price

\$1,925,000 **↑ 8%**
Median Price

May'25 v May'24



408
Singe Family Sold
Jan-May 2025 YTD

SINGLE

YTD Sales

	2024	2025	%Chg
Carpinteria	14	23	64%
Avg	\$ 3,603,727	\$ 3,077,392	-15%
Median	\$ 1,812,500	\$ 1,830,000	1%
Goleta	91	98	8%
Avg	\$ 1,844,384	\$ 1,938,976	5%
Median	\$ 1,600,000	\$ 1,657,500	4%
Hope Ranch	8	14	75%
Avg	\$ 6,259,275	\$ 7,746,786	24%
Median	\$ 6,335,500	\$ 6,775,000	7%
Montecito	66	89	35%
Avg	\$ 7,832,181	\$ 7,214,582	-8%
Median	\$ 5,057,500	\$ 6,000,000	19%
Santa Barbara	184	175	-5%
Avg	\$ 2,551,833	\$ 2,800,000	10%
Median	\$ 2,242,500	\$ 2,500,000	11%
Summerland	2	6	200%
Avg	\$ 3,200,000	\$ 2,266,000	-29%
Median	\$ 3,200,000	\$ 2,154,500	-33%


CONDO

YTD Sales

	2024	2025	%Chg
Carpinteria	29	27	-7%
Avg	\$ 979,569	\$ 976,972	0%
Median	\$ 825,000	\$ 808,000	-2%
Goleta	54	44	-19%
Avg	\$ 1,022,969	\$ 1,114,458	9%
Median	\$ 900,000	\$ 1,079,500	20%
Montecito	3	14	367%
Avg	\$ 3,116,667	\$ 2,966,241	-5%
Median	\$ 3,150,000	\$ 2,519,000	-20%
Santa Barbara	55	71	29%
Avg	\$ 1,141,191	\$ 1,503,145	32%
Median	\$ 1,010,000	\$ 1,200,000	19%
Summerland	0	2	200%
Avg	\$ 0	\$ 1,871,000	n/a
Median	\$ 0	\$ 1,871,000	n/a



158
Condos Sold
Jan-May 2025 YTD



ALL-CASH Sales
39%



Condominium
Jan- May '25 v Jan-May '24

↑ 13%

2025 **158** Total Sales
2024 **140** Total Sales

↑ 31%

2025 **\$1,439,285** Average
2024 **\$1,095,452** Average

↑ 26%

2025 **\$1,170,000** Median
2024 **\$925,000** Median



Single Family
Jan-May '25 v Jan-May '24

↑ 12%

2025 **408** Total Sales
2024 **365** Total Sales

↑ 9%

2025 **\$3,778,480** Average
2024 **\$3,455,415** Average

↑ 15%

2025 **\$2,611,000** Median
2024 **\$2,265,000** Median

information deemed reliable but not guaranteed