

SOUTH SANTA BARBARA COUNTY RESIDENTIAL STATISTICS

fidelitysb.com | chicagotitlesb.com

april YTD 2025

SINGLE FAMILY




\$3,905,097
Average Sales Price

\$2,650,000
Median Sales Price

YTD

CONDOMINIUM



\$1,469,238
Average Sales Price

\$1,175,000
Median Sales Price

YTD

Total Sales
438
↑ 14%

\$3,243,300 ↑ 15%
Average Price

\$1,950,000 ↑ 12%
Median Price

Apr.'25 v Apr.'24



319
Singe Family Sold
Jan-April 2025 YTD

SINGLE

YTD Sales

	2024	2025	%Chg
Carpinteria	9	19	111%
Avg	\$ 1,721,535	\$ 3,354,211	95%
Median	\$ 1,675,000	\$ 1,980,000	18%
Goleta	73	76	4%
Avg	\$ 1,844,939	\$ 2,010,466	9%
Median	\$ 1,575,000	\$ 1,634,500	4%
Hope Ranch	5	11	120%
Avg	\$ 6,285,240	\$ 7,441,364	18%
Median	\$ 6,618,000	\$ 6,300,000	-5%
Montecito	56	77	38%
Avg	\$ 7,979,073	\$ 7,297,591	-9%
Median	\$ 5,057,500	\$ 5,950,000	18%
Santa Barbara	135	131	-3%
Avg	\$ 2,481,843	\$ 2,849,847	15%
Median	\$ 2,100,000	\$ 2,487,500	18%
Summerland	2	5	150%
Avg	\$ 3,200,000	\$ 2,420,000	-24%
Median	\$ 3,200,000	\$ 2,559,000	-20%


CONDO

YTD Sales

	2024	2025	%Chg
Carpinteria	22	21	-5%
Avg	\$ 837,735	\$ 1,029,155	23%
Median	\$ 805,750	\$ 875,000	9%
Goleta	34	26	-24%
Avg	\$ 1,049,891	\$ 1,061,169	1%
Median	\$ 937,500	\$ 980,000	5%
Montecito	2	13	550%
Avg	\$ 3,100,000	\$ 2,869,414	-7%
Median	\$ 3,100,000	\$ 2,500,000	-19%
Santa Barbara	47	57	21%
Avg	\$ 1,113,703	\$ 1,484,075	33%
Median	\$ 1,010,000	\$ 1,200,000	19%
Summerland	0	2	n/a
Avg	\$ 0	\$ 1,871,000	
Median	\$ 0	\$ 1,871,000	



119
Condos Sold
Jan-April 2025 YTD



ALL-CASH Sales
39%



Condominium
Jan-Apr '25 v Jan-Apr '24

↑ **13%**


2025 **119** Total Sales
2024 **105** Total Sales

↑ **37%**

2025 **\$1,469,238** Average
2024 **\$1,073,065** Average

↑ **27%**

2025 **\$1,175,000** Median
2024 **\$925,000** Median



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

↑ **14%**

2025 **319** Total Sales
2024 **280** Total Sales

↑ **13%**

2025 **\$3,905,097** Average
2024 **\$3,463,842** Average

↑ **19%**

2025 **\$2,650,000** Median
2024 **\$2,227,000** Median