


**SOUTH SANTA BARBARA COUNTY  
RESIDENTIAL STATISTICS**

fidelitysb.com | chicagotitlesb.com

**YTD** <sup>may</sup> **2026**

**SINGLE FAMILY**



**\$3,553,831**  
Average Sales Price

**\$2,155,000**  
Median Sales Price

**YTD**

**CONDOMINIUM**



**\$1,238,670**  
Average Sales Price

**\$1,049,000**  
Median Sales Price

**YTD**

**Total Sales**  
**596**  
↑ 6%

**\$2,912,889** ↓ -6%  
**Average Price**

**\$1,800,000** ↓ -6%  
**Median Price**

**May'26 v May'25**



**431**  
**Singe Family Sold**  
**Jan-May 2026 YTD**

**SINGLE**

**YTD Sales**

	2025	2026	%Chg
<b>Carpinteria</b>	<b>23</b>	<b>31</b>	<b>35%</b>
Avg	\$ 3,077,392	\$ 4,032,779	31%
Median	\$ 1,830,000	\$ 1,850,000	1%
<b>Goleta</b>	<b>98</b>	<b>109</b>	<b>11%</b>
Avg	\$ 1,938,976	\$ 1,915,080	-1%
Median	\$ 1,657,500	\$ 1,550,000	-6%
<b>Hope Ranch</b>	<b>14</b>	<b>17</b>	<b>21%</b>
Avg	\$ 7,746,786	\$ 7,702,882	-1%
Median	\$ 6,775,000	\$ 7,550,000	11%
<b>Montecito</b>	<b>89</b>	<b>63</b>	<b>-29%</b>
Avg	\$ 7,214,582	\$ 8,334,387	16%
Median	\$ 6,000,000	\$ 5,575,000	-7%
<b>Santa Barbara</b>	<b>175</b>	<b>207</b>	<b>18%</b>
Avg	\$ 2,800,000	\$ 2,485,145	-11%
Median	\$ 2,500,000	\$ 2,100,000	-16%
<b>Summerland</b>	<b>6</b>	<b>4</b>	<b>-33%</b>
Avg	\$ 2,266,000	\$ 6,875,000	203%
Median	\$ 2,154,500	\$ 5,700,000	165%


**CONDO**

**YTD Sales**

	2025	2026	%Chg
<b>Carpinteria</b>	<b>27</b>	<b>30</b>	<b>11%</b>
Avg	\$ 976,972	\$ 916,950	-6%
Median	\$ 808,000	\$ 849,500	5%
<b>Goleta</b>	<b>44</b>	<b>43</b>	<b>-2%</b>
Avg	\$ 1,114,458	\$ 1,010,329	-9%
Median	\$ 1,079,500	\$ 995,000	-8%
<b>Montecito</b>	<b>14</b>	<b>11</b>	<b>-21%</b>
Avg	\$ 2,966,241	\$ 2,940,091	-1%
Median	\$ 2,519,000	\$ 2,600,000	3%
<b>Santa Barbara</b>	<b>71</b>	<b>81</b>	<b>14%</b>
Avg	\$ 1,503,145	\$ 1,247,987	-17%
Median	\$ 1,200,000	\$ 1,075,000	-10%
<b>Summerland</b>	<b>2</b>	<b>0</b>	<b>-200%</b>
Avg	\$ 1,871,000	\$ 0	n/a
Median	\$ 1,871,000	\$ 0	n/a



**165**  
**Condos Sold**  
**Jan-May 2026 YTD**



**ALL-CASH Sales**  
**41%**



**Condominium**  
**Jan-May '26 v Jan-May '25**

↑ **4%**

2026 **165** Total Sales  
2025 **158** Total Sales

↓ **-14%**

2026 **\$1,238,670** Average  
2025 **\$1,439,285** Average

↓ **-10%**

2026 **\$1,049,000** Median  
2025 **\$1,170,000** Median



**Single Family**  
**Jan-May '26 v Jan-May '25**

↑ **6%**

2026 **431** Total Sales  
2025 **408** Total Sales

↓ **-6%**

2026 **\$3,553,831** Average  
2025 **\$3,778,480** Average

↓ **-17%**

2026 **\$2,155,000** Median  
2025 **\$2,611,000** Median

information deemed reliable but not guaranteed