

# SOUTH SANTA BARBARA COUNTY

## RESIDENTIAL STATISTICS

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july  
**YTD** 2026

### SINGLE FAMILY



**\$3,551,734**

Average Sales Price

**\$2,145,000**

Median Sales Price

**YTD**

### CONDOMINIUM



**\$1,252,575**

Average Sales Price

**\$1,027,500**

Median Sales Price

**YTD**

Total Sales

**857**

**↑ 8%**

**\$2,897,131**

**↓ -5%**

**Average Price**

**\$1,775,000**

**↓ -5%**

**Median Price**

**July'26 v July'25**



**613**

**Singe Family Sold**

**Jan-July 2026 YTD**



**244**

**Condos Sold**

**Jan-July 2026 YTD**



**ALL-CASH Sales**

**40%**

### SINGLE

YTD Sales

|                      | 2025         | 2026         | %Chg        |
|----------------------|--------------|--------------|-------------|
| <b>Carpinteria</b>   | <b>34</b>    | <b>42</b>    | <b>24%</b>  |
| Avg                  | \$ 2,926,034 | \$ 4,372,610 | 49%         |
| Median               | \$ 1,905,000 | \$ 1,937,500 | 2%          |
| <b>Goleta</b>        | <b>147</b>   | <b>163</b>   | <b>11%</b>  |
| Avg                  | \$ 1,954,809 | \$ 1,918,698 | -2%         |
| Median               | \$ 1,650,000 | \$ 1,600,000 | -3%         |
| <b>Hope Ranch</b>    | <b>23</b>    | <b>26</b>    | <b>13%</b>  |
| Avg                  | \$ 7,527,431 | \$ 7,958,600 | 6%          |
| Median               | \$ 6,300,000 | \$ 7,425,000 | 18%         |
| <b>Montecito</b>     | <b>117</b>   | <b>90</b>    | <b>-23%</b> |
| Avg                  | \$ 7,661,195 | \$ 8,290,271 | 8%          |
| Median               | \$ 6,000,000 | \$ 5,600,000 | -7%         |
| <b>Santa Barbara</b> | <b>246</b>   | <b>287</b>   | <b>17%</b>  |
| Avg                  | \$ 2,670,613 | \$ 2,428,824 | -9%         |
| Median               | \$ 2,359,000 | \$ 2,050,000 | -13%        |
| <b>Summerland</b>    | <b>8</b>     | <b>5</b>     | <b>-38%</b> |
| Avg                  | \$ 2,219,779 | \$ 6,139,000 | 177%        |
| Median               | \$ 2,081,115 | \$ 3,900,000 | 87%         |

### CONDO

YTD Sales

|                      | 2025         | 2026         | %Chg        |
|----------------------|--------------|--------------|-------------|
| <b>Carpinteria</b>   | <b>36</b>    | <b>37</b>    | <b>3%</b>   |
| Avg                  | \$ 957,785   | \$ 918,784   | -4%         |
| Median               | \$ 862,500   | \$ 844,000   | -2%         |
| <b>Goleta</b>        | <b>67</b>    | <b>71</b>    | <b>6%</b>   |
| Avg                  | \$ 1,061,181 | \$ 978,313   | -8%         |
| Median               | \$ 960,000   | \$ 885,000   | -8%         |
| <b>Montecito</b>     | <b>19</b>    | <b>16</b>    | <b>-16%</b> |
| Avg                  | \$ 3,201,441 | \$ 3,131,625 | -2%         |
| Median               | \$ 2,653,500 | \$ 2,495,000 | -6%         |
| <b>Santa Barbara</b> | <b>96</b>    | <b>119</b>   | <b>24%</b>  |
| Avg                  | \$ 1,401,468 | \$ 1,296,723 | -7%         |
| Median               | \$ 1,176,000 | \$ 1,100,000 | -6%         |
| <b>Summerland</b>    | <b>3</b>     | <b>1</b>     | <b>-67%</b> |
| Avg                  | \$ 1,611,667 | \$ 970,000   | -40%        |
| Median               | \$ 1,825,000 | \$ 970,000   | -47%        |



**Condominium**

**Jan- Jul '26 v Jan-Jul '25**

**↑ 10%**

2026 **244** Total Sales  
2025 **221** Total Sales

**↓ -9%**

2026 **\$1,252,575** Average  
2025 **\$1,383,632** Average

**↓ -6%**

2026 **\$1,027,500** Median  
2025 **\$1,093,000** Median



**Single Family**

**Jan-Jul '26 v Jan-Jul '25**

**↑ 7%**

2026 **613** Total Sales  
2025 **575** Total Sales

**↓ -4%**

2026 **\$3,551,734** Average  
2025 **\$3,706,194** Average

**↓ -12%**

2026 **\$2,145,000** Median  
2025 **\$2,430,000** Median