

SOUTH SANTA BARBARA COUNTY
RESIDENTIAL STATISTICS

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august
YTD 2026

SINGLE FAMILY



\$3,521,445
Average Sales Price

\$2,147,500
Median Sales Price

YTD

CONDOMINIUM



\$1,271,003
Average Sales Price

\$1,060,000
Median Sales Price

YTD

Total Sales

989

↑ 9%

\$2,891,139

↓ -4%

Average Price

↓ -5%

\$1,795,000

Median Price

Aug'26 v Aug'25



712

Singe Family Sold

Jan-Aug 2026 YTD



277

Condos Sold

Jan-Aug 2026 YTD



ALL-CASH Sales

39%

SINGLE			
YTD Sales			
	2025	2026	%Chg
Carpinteria	41	47	15%
Avg	\$2,802,955	\$4,483,272	60%
Median	\$1,980,000	\$2,025,000	2%
Goleta	170	196	15%
Avg	\$1,936,523	\$1,931,292	0%
Median	\$1,650,000	\$1,625,000	-2%
Hope Ranch	26	28	8%
Avg	\$7,481,958	\$7,571,200	1%
Median	\$6,200,000	\$7,037,500	14%
Montecito	127	108	-15%
Avg	\$7,601,140	\$8,122,101	7%
Median	\$6,150,000	\$5,650,000	-8%
Santa Barbara	291	326	12%
Avg	\$2,688,516	\$2,435,725	-9%
Median	\$2,640,000	\$2,035,000	-23%
Summerland	8	7	-13%
Avg	\$2,219,779	\$4,970,714	124%
Median	\$2,081,115	\$3,195,000	54%

CONDO			
YTD Sales			
	2025	2026	%Chg
Carpinteria	39	44	13%
Avg	\$941,929	\$956,886	2%
Median	\$850,000	\$875,000	3%
Goleta	74	79	7%
Avg	\$1,045,840	\$989,858	-5%
Median	\$954,000	\$910,000	-5%
Montecito	21	18	-14%
Avg	\$3,220,542	\$3,165,611	-2%
Median	\$2,750,000	\$2,787,500	1%
Santa Barbara	108	135	25%
Avg	\$1,363,211	\$1,287,519	-6%
Median	\$1,155,500	\$1,118,000	-3%
Summerland	3	1	0%
Avg	\$1,611,667	\$970,000	n/a
Median	\$1,825,000	\$970,000	n/a



Condominium

Jan- Aug'26 v Jan-Aug '25

↑ 13%

2026 277 Total Sales
2025 245 Total Sales

↓ -7%

2026 \$1,271,003 Average
2025 \$1,362,533 Average

↑ 1%

2026 \$1,060,000 Median
2025 \$1,049,000 Median



Single Family

Jan-Aug '26 v Jan-Aug '25

↑ 7%

2026 712 Total Sales
2025 663 Total Sales

↓ -3%

2026 \$3,521,445 Average
2025 \$3,626,127 Average

↓ -9%

2026 \$2,147,500 Median
2025 \$2,365,000 Median