SOUTH SANTA BARBARA COUNTY
RESIDENTIAL STATISTICS

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October YTD 2026

SINGLE FAMILY

$3,673,556
Average Sales Price

$2,180,000
Median Sales Price

YTD

CONDOMINIUM

$1,303,211
Average Sales Price

$1,059,000
Median Sales Price

YTD

Total Sales
1234
7%

$3,030,067 -1%
Average Price

$1,800,000 -5%
Median Price

Oct'26 v Oct'25

899
Singe Family Sold
Jan-Oct 2026 YTD

335
Condos Sold
Jan-Oct 2026 YTD

ALL-CASH Sales
38%

SINGLE

YTD Sales

	2025	2026	%Chg
Carpinteria	**54**	**57**	**6%**
Avg	$2,727,679	$4,440,119	63%
Median	$1,827,500	$2,200,000	20%
Goleta	**219**	**247**	**13%**
Avg	$1,960,581	$1,932,710	-1%
Median	$1,725,000	$1,640,000	-5%
Hope Ranch	**29**	**30**	**3%**
Avg	$8,225,204	$7,877,287	-4%
Median	$6,300,973	$7,037,500	12%
Montecito	**160**	**145**	**-9%**
Avg	$8,200,269	$8,543,910	4%
Median	$6,192,500	$5,500,000	-11%
Santa Barbara	**372**	**411**	**10%**
Avg	$2,616,713	$2,465,159	-6%
Median	$2,302,500	$2,075,000	-10%
Summerland	**9**	**9**	**0%**
Avg	$2,128,692	$9,299,444	337%
Median	$1,800,000	$3,900,000	117%

CONDO

YTD Sales

	2025	2026	%Chg
Carpinteria	**52**	**52**	**0%**
Avg	$940,414	$920,683	-2%
Median	$850,000	$852,500	0%
Goleta	**94**	**98**	**4%**
Avg	$1,046,781	$1,003,860	-4%
Median	$954,000	$942,000	-1%
Montecito	**28**	**24**	**-14%**
Avg	$3,291,121	$3,553,167	8%
Median	$2,875,000	$3,285,000	14%
Santa Barbara	**135**	**160**	**19%**
Avg	$1,398,952	$1,275,000	-9%
Median	$1,172,000	$1,100,000	-6%
Summerland	**4**	**1**	**n/a**
Avg	$1,521,250	$970,000	n/a
Median	$1,537,500	$970,000	n/a

Condominium
Jan- Oct'26 v Jan-Oct '25

7%
2026 **335** Total Sales
2025 **313** Total Sales

-6%
2026 **$1,303,211** Average
2025 **$1,387,840** Average

-1%
2026 **$1,059,000** Median
2025 **$1,075,000** Median

Single Family
Jan-Oct '26 v Jan-Oct '25

7%
2026 **899** Total Sales
2025 **843** Total Sales

-1%
2026 **$3,673,556** Average
2025 **$3,700,844** Average

-7%
2026 **$2,180,000** Median
2025 **$2,350,000** Median

information deemed reliable but not guaranteed