


SOUTH SANTA BARBARA COUNTY RESIDENTIAL STATISTICS

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february
YTD 2025

SINGLE FAMILY




\$4,118,277
Average Sales Price

\$2,767,500
Median Sales Price

YTD

CONDOMINIUM



\$1,558,715
Average Sales Price

\$1,205,000
Median Sales Price

YTD

Total Sales

200
↑ 15%

\$3,427,195 ↑ 22%
Average Price

\$2,000,000 ↑ 23%
Median Price

Feb.'25 v Feb.'24



146
Singe Family Sold
Jan-Feb 2025 YTD

SINGLE

YTD Sales

	2024	2025	%Chg
Carpinteria	2	9	350%
Avg	\$ 2,447,500	\$ 3,533,335	44%
Median	\$ 2,447,500	\$ 1,775,000	-27%
Goleta	26	29	12%
Avg	\$ 1,666,775	\$ 1,699,812	2%
Median	\$ 2,270,000	\$ 1,600,000	-30%
Hope Ranch	2	4	100%
Avg	\$ 5,935,350	\$ 5,432,500	-8%
Median	\$ 5,935,350	\$ 5,395,000	-9%
Montecito	28	38	36%
Avg	\$ 7,176,946	\$ 8,333,147	16%
Median	\$ 4,957,500	\$ 5,877,634	19%
Santa Barbara	57	64	12%
Avg	\$ 2,894,305	\$ 2,767,614	-4%
Median	\$ 2,150,000	\$ 2,587,500	20%
Summerland	1	2	100%
Avg	\$ 3,700,000	\$ 2,328,500	-37%
Median	\$ 3,700,000	\$ 2,328,500	-37%


CONDO

YTD Sales

	2024	2025	%Chg
Carpinteria	15	13	-13%
Avg	\$816,633	\$1,114,981	37%
Median	\$800,000	\$900,000	13%
Goleta	18	10	-44%
Avg	\$911,417	\$1,039,400	14%
Median	\$878,000	\$1,087,500	24%
Montecito	0	8	n/a
Avg	\$0	\$3,292,360	n/a
Median	\$0	\$2,519,440	n/a
Santa Barbara	25	22	-12%
Avg	\$1,152,041	\$1,414,455	23%
Median	\$1,010,000	\$1,219,500	21%
Summerland	0	1	n/a
Avg	\$0	\$1,825,000	n/a
Median	\$0	\$1,825,000	n/a



54
Condos Sold
Jan-Feb 2025 YTD



ALL-CASH Sales

41%



Condominium
Feb '25 v Feb '24

↓ -7%

2025 **54** Total Sales
2024 **58** Total Sales

↑ 57%

2025 **\$1,558,715** Average
2024 **\$990,621** Average

↑ 34%

2025 **\$1,205,000** Median
2024 **\$902,500** Median



Single Family
Feb '25 v Feb '24

↑ 26%

2025 **146** Total Sales
2024 **116** Total Sales

↑ 11%

2025 **\$4,118,277** Average
2024 **\$3,704,584** Average

↑ 20%

2025 **\$2,767,500** Median
2024 **\$2,300,000** Median