



# CORT PRICE REPORT February 2011

South Santa Barbara County



## » THE SOUTH COUNTY RECAP OF TOTAL SALES (All of Santa Barbara Sales. Does not include Ventura & Santa Ynez)

Date	Sales	Change	Avg. Price	Price Change	Median Price	Price Change	Sales Over 1 Million
Feb-11	88	0%	\$1,011,669	-28%	\$700,000	-3%	27
Feb-10	88	21%	\$1,397,949	25%	\$725,000	4%	27
Feb-09	73	-18%	\$1,120,500	-45%	\$696,000	-30%	22
Feb-08	89	-30%	\$2,051,601	-26%	\$1,000,000	4%	45
Feb-07	127	-3%	\$2,782,166	46%	\$965,000	-8%	63
Feb-06	131	-9%	\$1,906,080	14%	\$1,050,000	7%	71
Feb-05	144	-12%	\$1,665,993	49%	\$977,500	16%	67
Feb-04	164	21%	\$1,120,070	11%	\$842,000	27%	51
Feb-03	135		\$1,012,518		\$662,000		36

## » SANTA BARBARA

Date	Sales	Change	Avg. Price	Price Change	Median Price	Price Change
Feb-11	47	12%	\$1,007,989	20%	\$810,000	17%
Feb-10	42	14%	\$837,452	-25%	\$690,000	-3%
Feb-09	37	-5%	\$1,122,945	-34%	\$715,000	-24%
Feb-08	39	-43%	\$1,691,615	6%	\$935,000	4%
Feb-07	69	5%	\$1,590,310	19%	\$900,000	-19%
Feb-06	66	-1%	\$1,341,409	16%	\$1,114,500	11%
Feb-05	67	-29%	\$1,159,150	25%	\$1,006,500	16%
Feb-04	94	59%	\$923,627	-17%	\$868,750	9%
Feb-03	59		\$1,116,627		\$799,000	

## » MONTECITO

Date	Sales	Change	Avg. Price	Price Change	Median Price	Price Change
Feb-11	10	11%	\$1,688,250	-55%	\$1,522,500	-26%
Feb-10	9	0%	\$3,740,889	59%	\$2,050,000	-29%
Feb-09	9	-47%	\$2,357,394	-48%	\$2,900,000	-20%
Feb-08	17	-35%	\$4,518,029	83%	\$3,625,000	84%
Feb-07	26	100%	\$2,473,173	12%	\$1,975,000	7%
Feb-06	13	-28%	\$2,210,192	-24%	\$1,850,000	-26%
Feb-05	18	-40%	\$2,897,166	61%	\$2,515,000	62%
Feb-04	30	43%	\$1,799,839	-11%	\$1,550,000	-7%
Feb-03	21		\$2,032,785		\$1,675,000	

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» HOPE RANCH						
Date	Sales	Change	Avg. Price	Price Change	Median Price	Price Change
Feb-11	NO DATA AVAILABLE					
Feb-10	0	-200%	\$1,626,000	0%	\$1,626,000	0%
Feb-09	2	0%	\$1,626,000	-63%	\$1,626,000	-63%
Feb-08	2	0%	\$4,383,750	20%	\$4,383,750	20%
Feb-07	2	-50%	\$3,655,000	-56%	\$3,655,000	-2%
Feb-06	4		\$8,234,125		\$3,723,250	
Feb-05	NO DATA AVAILABLE					
Feb-04	NO DATA AVAILABLE					
Feb-03	NO DATA AVAILABLE					

» GOLETA (Includes I.V.)						
Date	Sales	Change	Avg. Price	Price Change	Median Price	Price Change
Feb-11	18	-28%	\$623,417	-65%	\$580,500	-11%
Feb-10	25	39%	\$1,796,420	176%	\$650,000	11%
Feb-09	18	-25%	\$651,833	-38%	\$583,000	-26%
Feb-08	24	9%	\$1,055,040	20%	\$792,000	-6%
Feb-07	22	-31%	\$878,523	-42%	\$845,000	-3%
Feb-06	32	-18%	\$1,521,843	-3%	\$870,500	24%
Feb-05	39	8%	\$1,569,025	83%	\$700,000	-5%
Feb-04	36	-12%	\$858,597	25%	\$735,750	21%
Feb-03	41		\$688,097		\$610,000	

» CARPINTERIA						
Date	Sales	Change	Avg. Price	Price Change	Median Price	Price Change
Feb-11	11	57%	\$743,091	12%	\$635,000	20%
Feb-10	7	0%	\$662,286	15%	\$530,000	-10%
Feb-09	7	75%	\$578,000	-76%	\$591,000	-20%
Feb-08	4	-43%	\$2,377,500	19%	\$742,500	-21%
Feb-07	7	17%	\$1,993,857	0%	\$935,000	5%
Feb-06	6	100%	\$1,996,666	90%	\$887,500	5%
Feb-05	3	-67%	\$1,051,666	65%	\$845,000	47%
Feb-04	9	-44%	\$635,555	3%	\$575,000	14%
Feb-03	16		\$616,156		\$502,500	

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