



Dan Beightol's (Becktol) SUN COAST REAL ESTATE 2nd Qtr 2017 NEWSLETTER

August 2017

Interestingly, there has been about a 5% rise in our median price for our local single family home market as compared to last year. However, this can be deceiving when looking at specific areas. Montecito, Hope Ranch seem to have more inventory, with much longer market times, especially in the 5 million plus range. Feels like late comers to a party. Goleta North and South don't have much inventory, but their sales prices are pretty flat this year as compared to last year. Market time throughout our area has extended across the board for all property types and prices. With continued low interest rates, I look for the fall selling season to be good.

SOLDS 2016

6160 Malva Ave	Goleta	\$ 720,000
1033 Laguna St.	Santa Barbara	\$ 625,000
4787 Chandler St.	Santa Barbara	\$ 780,000
6008 Jacaranda Wy	Carpinteria	\$ 545,000
243 Moreton Bay Ln. #2	Goleta	\$ 422,000
6536 Camino Venturoso	Goleta	\$ 855,000
543 1/2 Arroyo Ave	Santa Barbara	\$1,782,000
1235 Riverside Dr.	Lompoc	\$ 212,000
5118 San Lorenzo	Santa Barbara	\$ 752,000

SOLDS 2017

6287 Marlborough Dr.	Goleta	\$ 860,000
945 Ward Dr. #90	Santa Barbara	\$ 350,000
148 Palisades Dr.	Santa Barbara	\$1,400,000
5650 N Bryn Mawr ST	Ventura	\$ 545,000
1761 Woodscent Lane	Simi Valley	\$ 455,000
2206 Cliff Drive	Santa Barbara	\$ 710,000

* In Escrow

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RECENTLY SOLD PROPERTIES



1761 Woodscent, Simi Valley SOLD



2206 Cliff Dr., SB SOLD



5650 N Bryn Mawr, Ventura SOLD

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2017 YTD STATISTICS

Below are the sales statistics for the year from 1/01/2017 - 6/30/2017 as per Santa Barbara Multiple Listing Service. These are brokered transactions, which represent about 98% of the market. These figures are only for single family residential properties (house & condos); they do not include residential income, commercial, land/lot, or manufactured home sales.

Area Recap of Total Sales

Sales:	839
Average Price:	\$1,553,922
Average Days on the Market:	63

Santa Barbara Sales

	CONDOS	HOMES / ESTATES
Sales:	106	301
Average Price:	\$756,969	\$1,460,539
Average Days on the Market:	64	52

Goleta Sales

Sales:	67	148
Average Price:	\$562,526	\$1,185,377
Average Days on the Market:	39	38

Montecito Sales

Sales:	9	103
Average Price:	\$1,370,111	\$3,712,172
Average Days on the Market:	95	123

Hope Ranch Sales

Sales:	0	23
Average Price:		\$2,727,496
Average Days on the Market:		128

Carpinteria / Summerland Sales

Sales:	33	49
Average Price:	\$608,220	\$1,903,398
Average Days on the Market:	34	74