



Dan Beightol's (Becktol) SUN COAST REAL ESTATE 4th Qtr 2017 NEWSLETTER

January 2018

Hello, Well, it was a pretty rough ending and start to the new year, to say the least, for Santa Barbarans. Those directly and horrificly impacted by the fires and mudslide, as well as, many businesses affected, literally shut down, in the aftermath.

On another note, for what it's worth: It was Southern California's worst year for inflation since 2008. And housing is clearly to blame. Think what you want about the accuracy of the government's Consumer Price Index, but the ebb-and-flow of this cost yardstick often tells a noteworthy tale. Last year, local inflation rose 2.8 percent in the Southern California region. That CPI jump was up from 1.9 percent in 2016 and the highest since 3.5 percent in 2008, the year the previous economic boom ended. Nationally, CPI was up 2.1 percent in 2017 after rising 1.3 percent in 2016. It's probably a surprise to nobody that rising inflation is linked to the local CPI's "shelter expense" — one measure of what it takes to own or rent and operate a household — which remains at its highest rate since 2007.

Shelter costs in So Cal rose 4.5 percent in 2017. Nationally, shelter expenses rose 3.3 percent last year and 3.4 percent in 2016.

"Your Real Estate Resource"

Remember, you're paying Dan for peace of mind.

Protection.

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
1236 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
1709 Thomas Ave	Santa Barbara	\$ 800,000

* In Escrow

RECENTLY SOLD PROPERTIES



902 Paseo Ferrello, SB FOR SALE



2206 Cliff Dr., SB SOLD



4652 Gerona Way, SB FOR SALE

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2017 YTD STATISTICS

Below are the sales statistics for the year from 10/01/2017 - 12/31/2017 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:	395
Average Price:	\$1,628,124
Average Days on the Market:	59

Santa Barbara Sales	CONDOS	HOMES / ESTATES
Sales:	53	149
Average Price:	\$890,085	\$1,376,249
Average Days on the Market:	39	57

Goleta Sales

Sales:	24	72
Average Price:	\$575,182	\$1,326,334
Average Days on the Market:	35	47

Montecito Sales

Sales:	13	42
Average Price:	\$1,532,797	\$2,886,129
Average Days on the Market:	83	82

Hope Ranch Sales

Sales:	0	12
Average Price:		\$5,086,125
Average Days on the Market:		189

Carpinteria / Summerland Sales

Sales:	12	25
Average Price:	\$631,417	\$2,872,755
Average Days on the Market:	51	51