

# Monthly MLS Statistics

## FEBRUARY 2026



*Compiled Data from the  
Santa Barbara Multiple Listing Service  
as of 3/5/2026*

FEBRUARY 1 – FEBRUARY 28

Home Estate/PUD  
Districts 05-35

# Summary of Stats

	Total	Total List Volume	Median List Price	Average List Price	DOM	CDOM	Total Sold Volume	Median Sold Price	Average Sold Price	SP/LP	SP/OLP
<b>Sold</b>	66	\$211,526,999	\$2,060,000	\$3,204,954	42	51	\$202,547,195	\$1,997,500	\$3,068,896	95.75	93.58
<b>List/Sold</b>	11	\$26,602,000	\$1,500,000	\$2,418,363	30	35	\$26,210,000	\$1,525,000	\$2,382,727	98.53	95.79
<b>Co-Broker</b>	55	\$184,924,999	\$2,195,000	\$3,362,272	45	55	\$176,337,195	\$2,123,000	\$3,206,130	95.36	93.26
<b>New</b>	98	\$466,229,698	\$2,200,000	\$4,757,445	15	58					
<b>Pending</b>	90	\$340,288,998	\$2,275,000	\$3,780,988	49	64					
<b>Withdrawn</b>	6	\$36,334,000	\$4,347,500	\$6,055,666	104	203					
<b>Cancelled</b>	13	\$168,108,999	\$2,999,999	\$12,931,461	120	174					
<b>Expired</b>	15	\$78,016,000	\$4,273,000	\$5,201,066	263	354					
<b>Back On Market</b>	19	\$61,839,000	\$2,200,000	\$3,254,684	122	147					
<b>Extended</b>	26	\$410,629,999	\$5,625,000	\$15,793,461	108	175					
<b>Active In Range</b>	308	\$1,979,517,188	\$3,497,500	\$6,427,003	78	119					
<b>Current Active</b>	179	\$1,399,374,191	\$4,300,000	\$7,817,732	117	182					

# Previous Year Comparison

## Home Estate/PUD

### FEBRUARY 2026

	<u>Total</u>	<u>Total List Volume</u>	<u>Median List Price</u>	<u>Average List Price</u>	<u>DOM</u>	<u>CDOM</u>	<u>Total Sold Volume</u>	<u>Median Sold Price</u>	<u>Average Sold Price</u>	<u>SP/LP</u>	<u>SP/OLP</u>
Sold	66	\$211,526,999	\$2,060,000	\$3,204,954	42	51	\$202,547,195	\$1,997,500	\$3,068,896	95.75	93.58
Pending	90	\$340,288,998	\$2,275,000	\$3,780,988	49	64					

### FEBRUARY 2025

	<u>Total</u>	<u>Total List Volume</u>	<u>Median List Price</u>	<u>Average List Price</u>	<u>DOM</u>	<u>CDOM</u>	<u>Total Sold Volume</u>	<u>Median Sold Price</u>	<u>Average Sold Price</u>	<u>SP/LP</u>	<u>SP/OLP</u>
Sold	72	\$239,344,399	\$2,742,500	\$3,324,227	37	48	\$235,576,265	\$2,668,125	\$4,929,396	93.96	90.63
Pending	69	\$233,551,500	\$2,795,000	\$3,384,804	35	56					

# Sold Listings

List Price Range	Number of Listings	Average Days To Sold	CDOM
\$1,100,000-\$1,199,999	3	15	15
\$1,200,000-\$1,299,999	5	48	48
\$1,300,000-\$1,399,999	4	26	26
\$1,400,000-\$1,499,999	2	21	21
\$1,500,000-\$1,599,999	6	37	37
\$1,600,000-\$1,699,999	6	36	36
\$1,700,000-\$1,799,999	2	105	105
\$1,800,000-\$1,899,999	3	20	20
\$1,900,000-\$1,999,999	2	15	15
\$2,000,000-\$2,249,999	5	29	29

<b>List Price Range</b>	<b>Number of Listings</b>	<b>Average Days To Sold</b>	<b>CDOM</b>
\$2,250,000-\$2,499,999	2	52	73
\$2,500,000-\$2,749,999	4	35	140
\$2,750,000-\$2,999,999	4	66	84
\$3,000,000-\$3,249,999	3	58	58
\$3,500,000-\$3,749,999	3	74	74
\$4,000,000-\$4,249,999	1	1	1
\$4,750,000-\$4,999,999	1	198	198
\$5,000,000+	10	39	45

# Sold Listings

The average price for the **66** properties is **\$3,068,896**

The highest price is **\$15,495,000**

**4200 Marina Dr**

The median price is **\$1,997,500**

**5087 Rhoades Ave**

The lowest price is **\$1,100,000**

The average Market Time is **42**

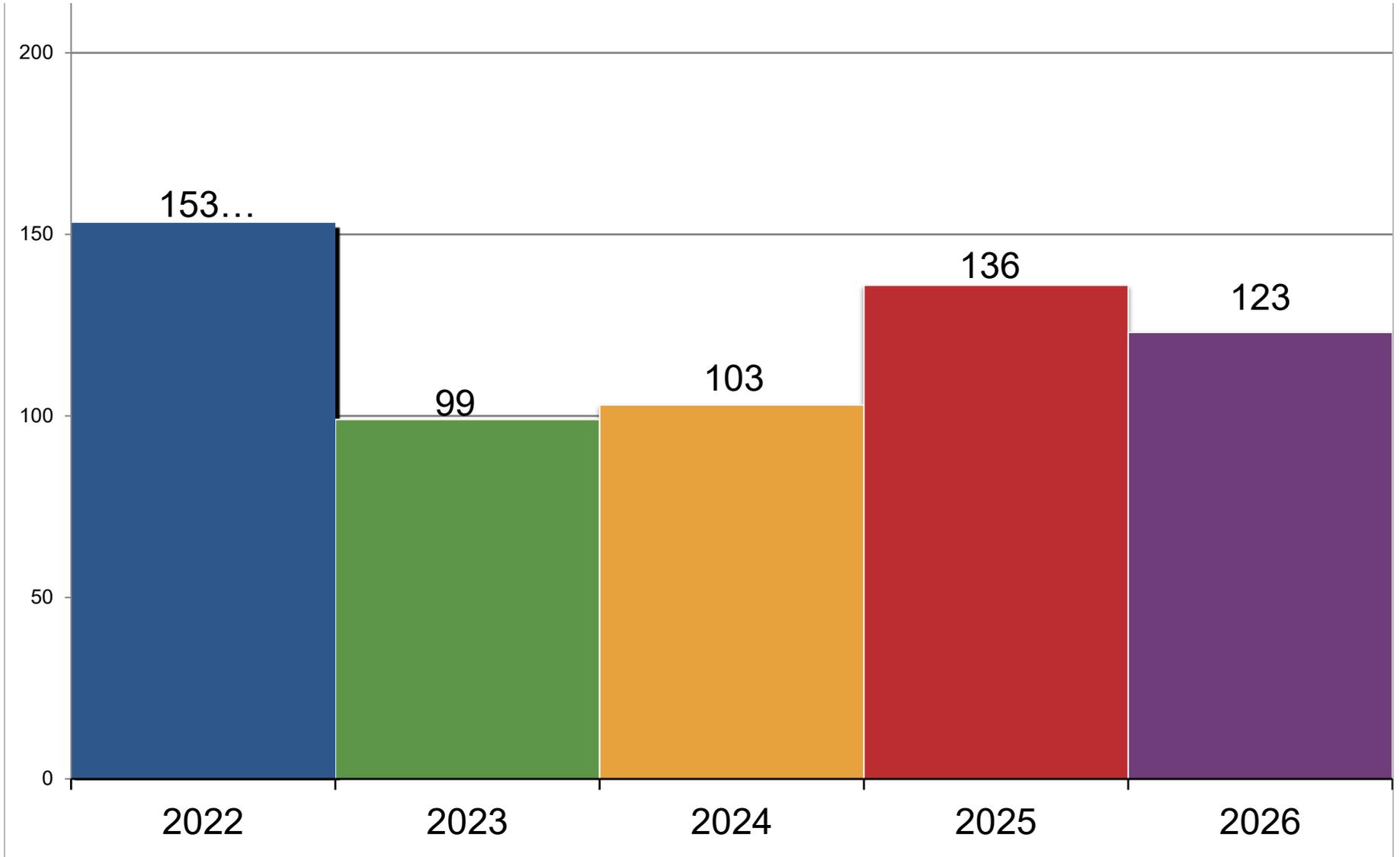
The average Continuous Market Time is **51**

# HOME ESTATE & PUD

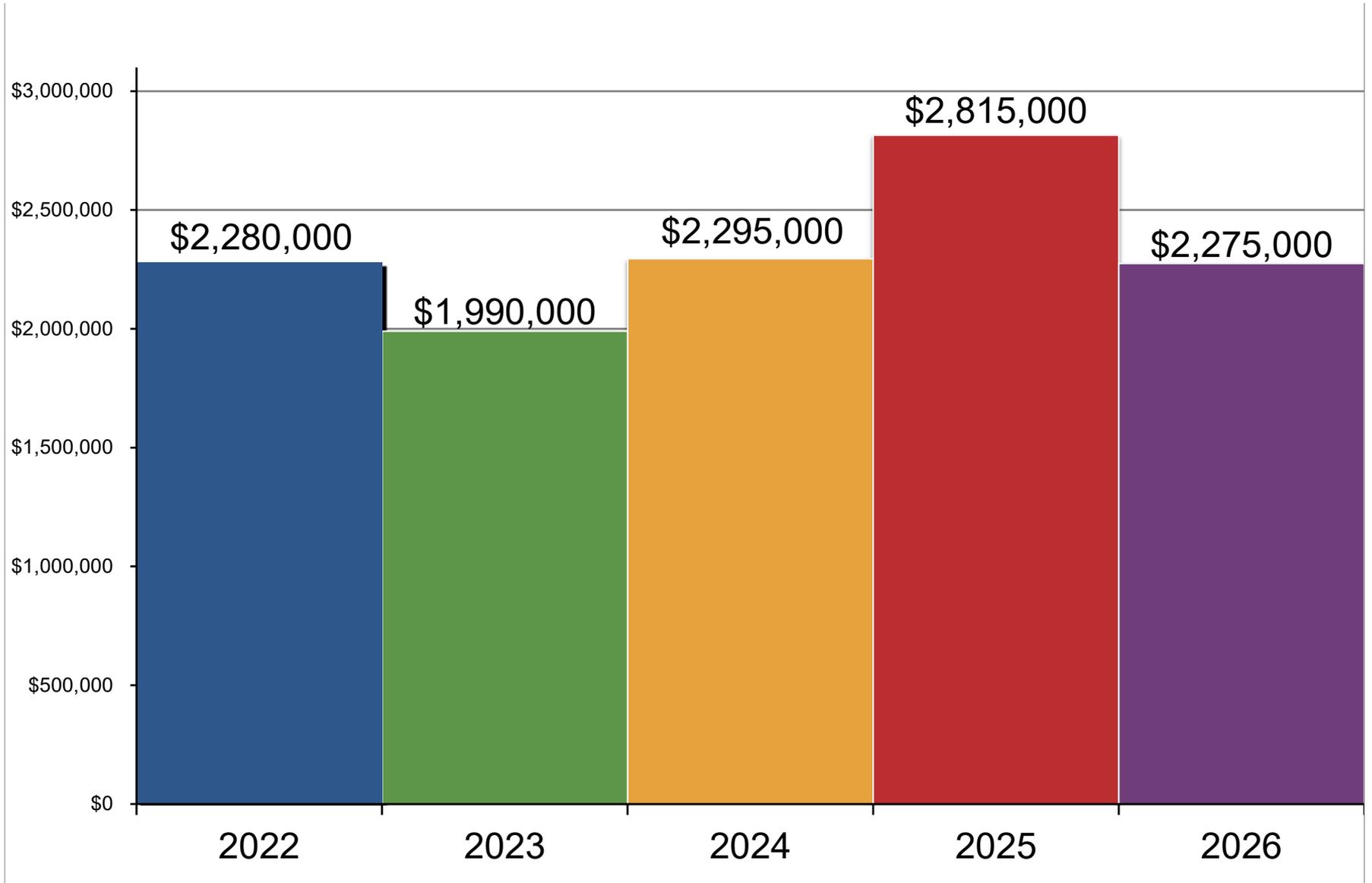
- **Number of Sales**
- **Median Sales Price**
- **Home Estate/PUDs Entering Escrow**
- **Number of Listings**
- **Median List Price**

# HE/PU Sales

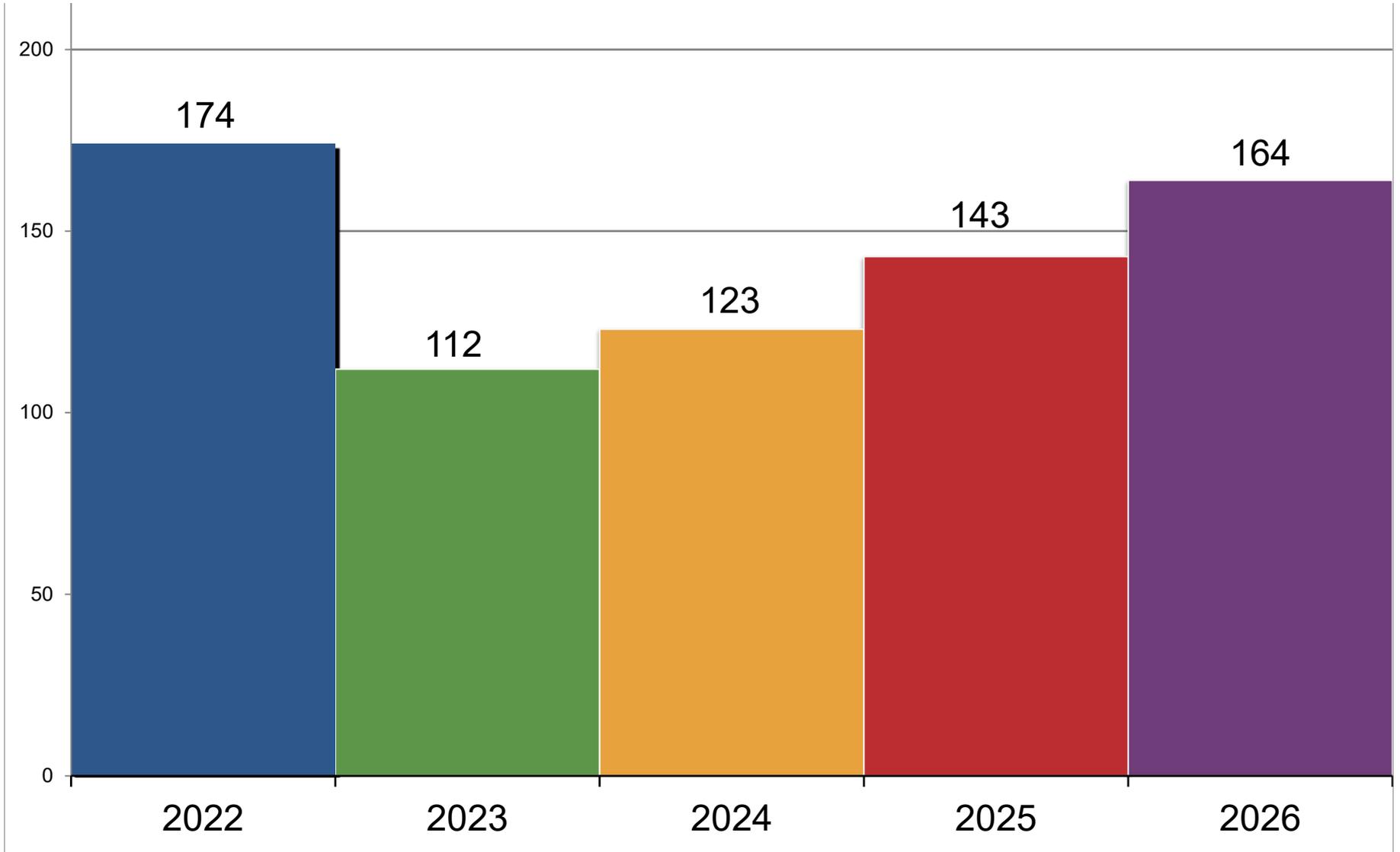
## YTD 2022 – 2026



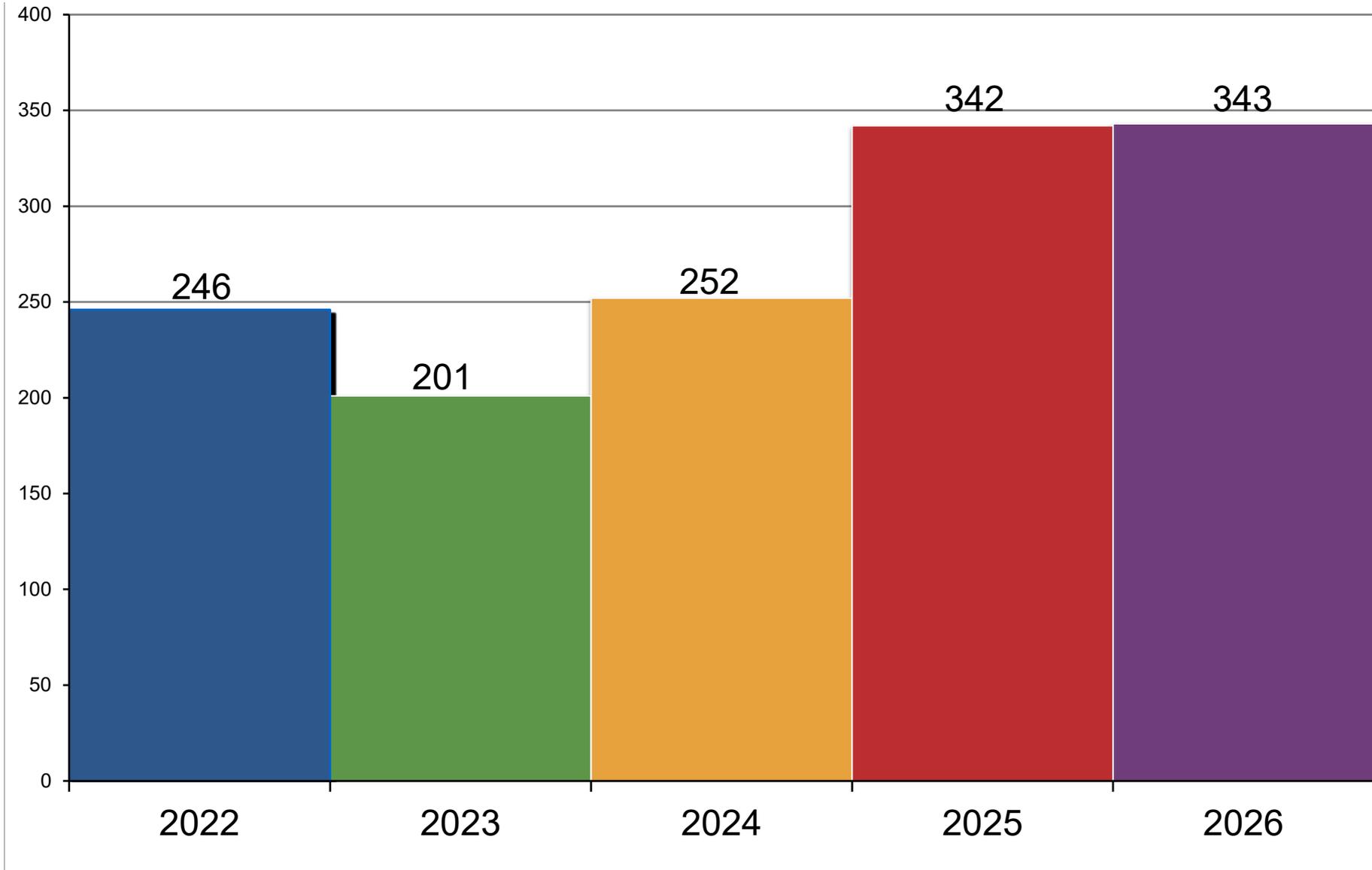
# HE/PU Median Sales Price YTD 2022 – 2026



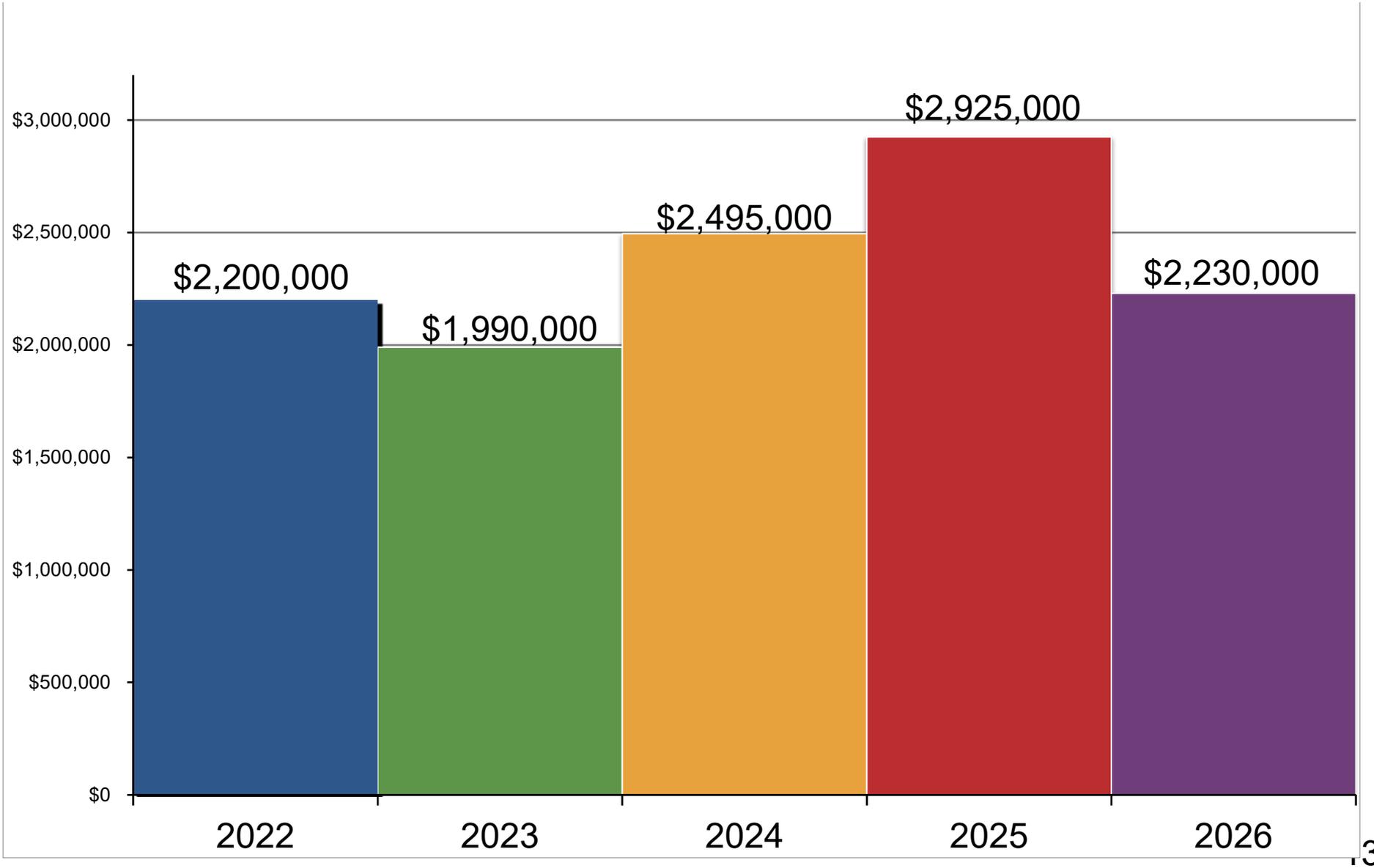
# HE/PU Pending Sales YTD 2021 – 2025



# HE/PU Active Listings YTD 2021 – 2025



# HE/PU Median List Price YTD 2021 – 2025



**Last Year vs. This Year**  
**FEBRUARY**  
**for Home Estate/PUD**  
**Districts 05-35**

# ACTIVE and PENDING

## 2025 vs. 2026 ~ YTD

### Total Active Listings

2025 ~ 342

UP



+0.3%

2026 ~ 343

### New Listings

2025 ~ 245

DOWN



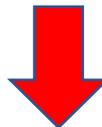
-14.7%

2026 ~ 209

### Median List Price

2025 ~ \$2,925,000

DOWN



-23.8%

2026 ~ \$2,230,000

### Properties that went into Escrow

2025 ~ 143

UP



+14.7

2026 ~ 164

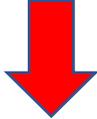
# SOLD Properties

## 2025 vs. 2026 ~ YTD

### Sold Properties

2025 ~ 136

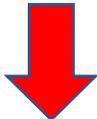
2026 ~ 123

**DOWN**  -9.6%

### Median Sales Price

2025 ~ \$2,815,000

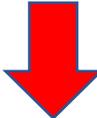
2026 ~ \$2,275,000

**DOWN**  -19.2%

### Median Sales Prices w/o Hope Ranch/Montecito

2025 ~ \$2,125,000

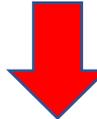
2026 ~ \$1,925,000

**DOWN**  -9.4%

### Average Sold Price

2025 ~ \$4,012,859

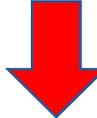
2026 ~ \$3,183,068

**DOWN**  -20.7%

### Average Sold Price w/o Hope Ranch/Montecito

2025 ~ \$2,615,729

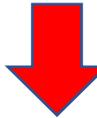
2026 ~ \$2,503,577

**DOWN**  -4.3%

### Sold Volume

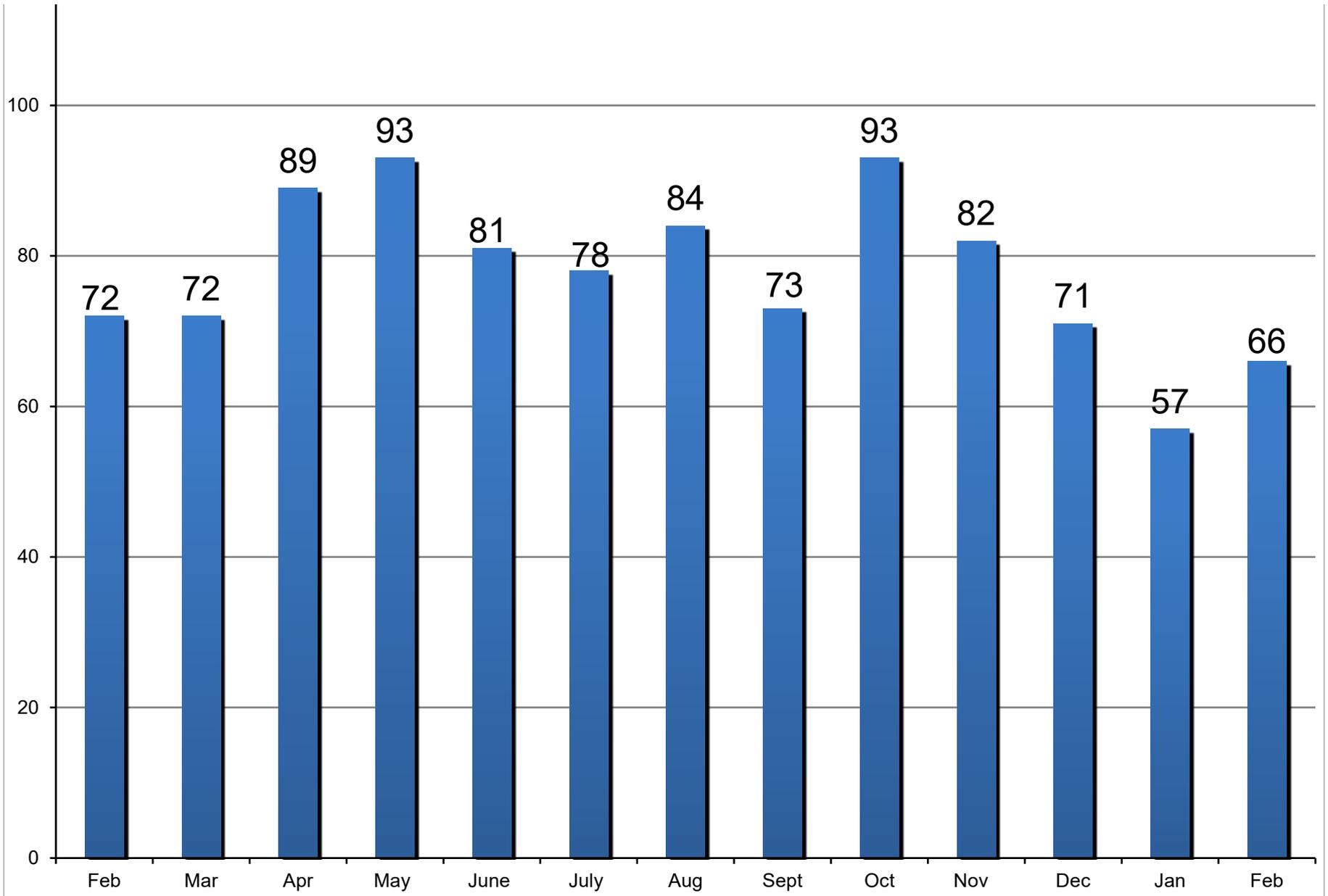
2025 ~ \$545,748,828

2026 ~ \$391,517,420

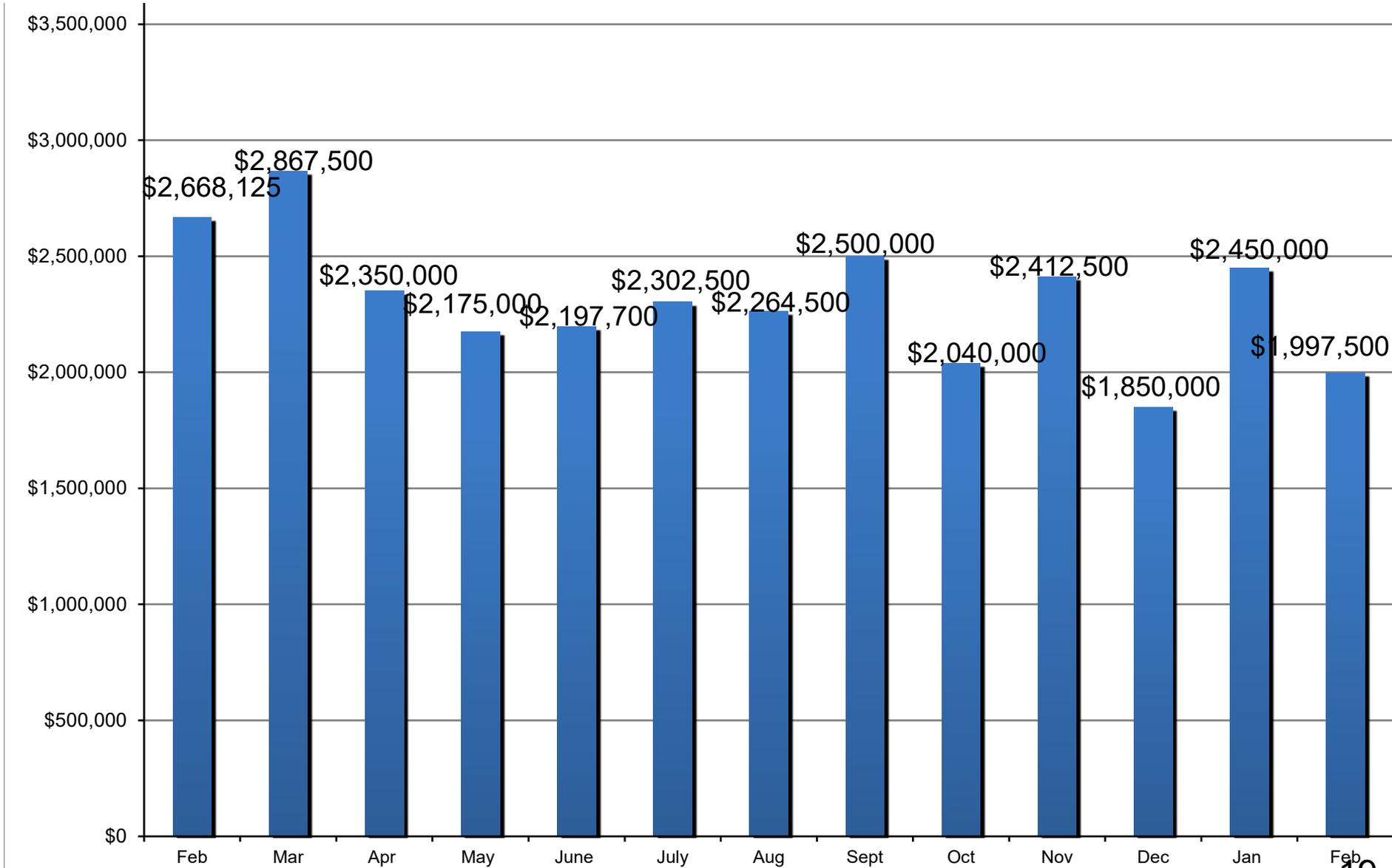
**DOWN**  -28.3%

**February 2025 to February 2026**  
**Month by Month**  
**Home Estate/PUD**  
**Districts 05-35**

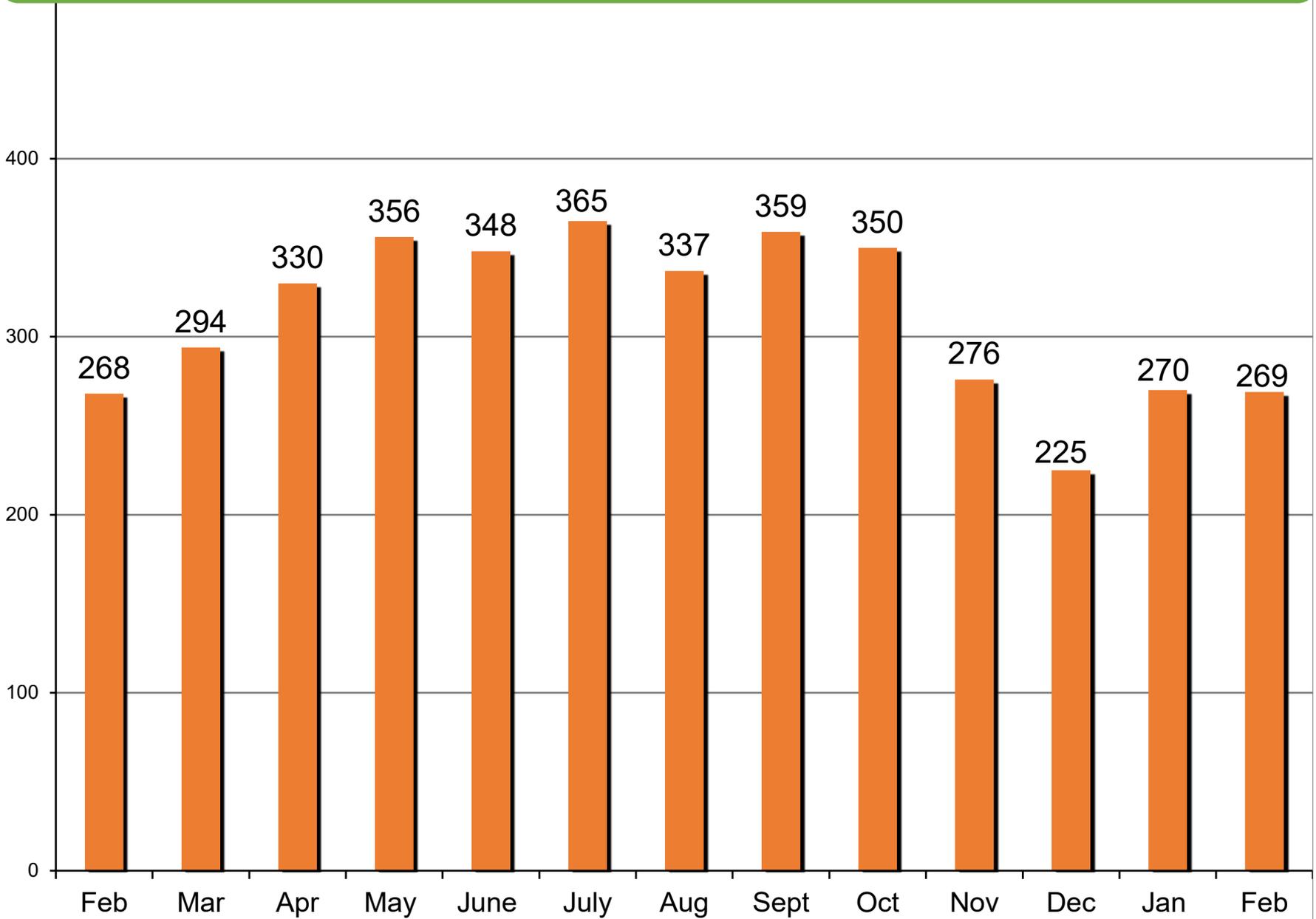
# HE/PU Sales – Month by Month



# HE/PU Median Sales Price Month by Month

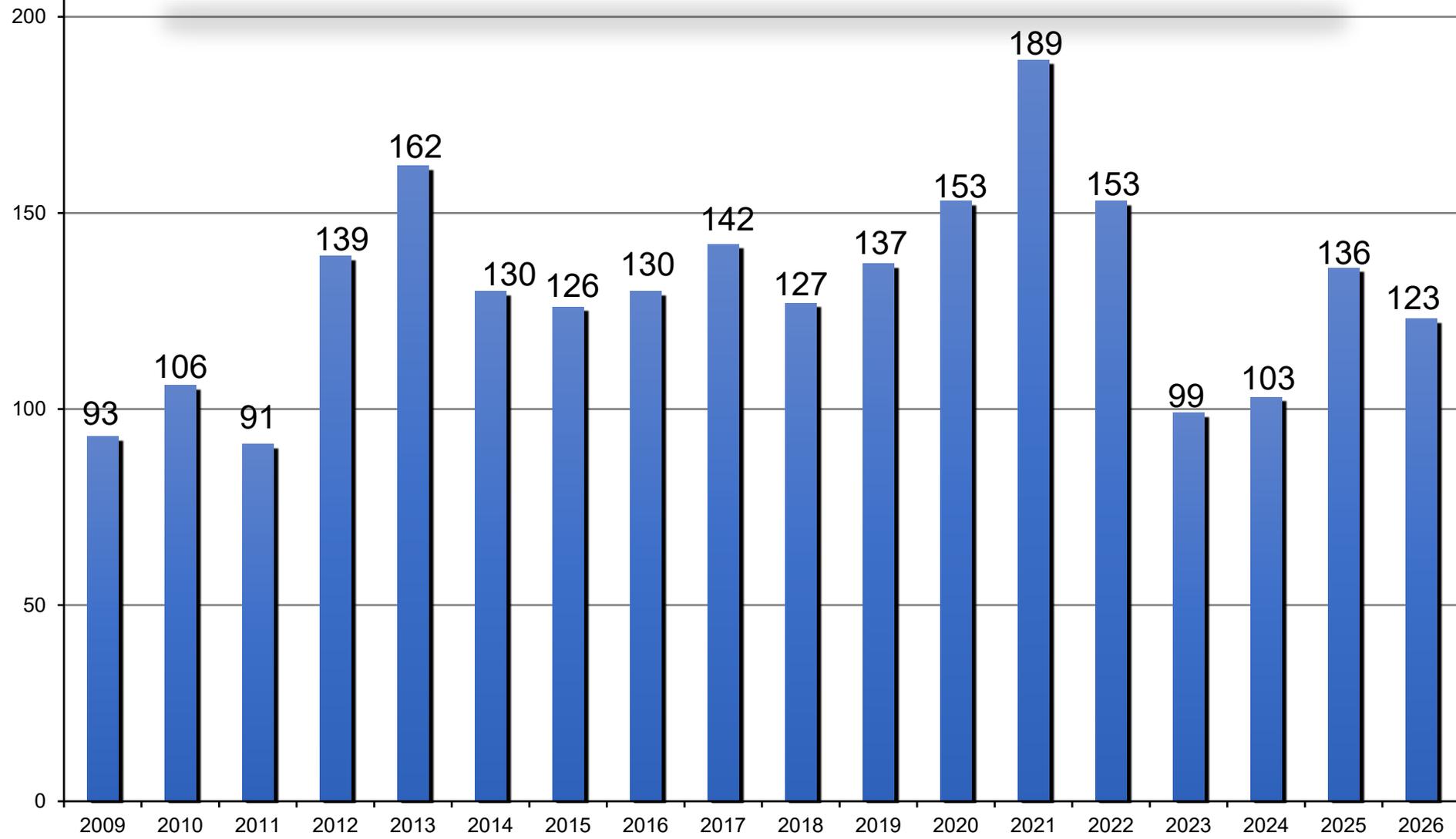


# HE/PU Active Listings for the Last 12 Months

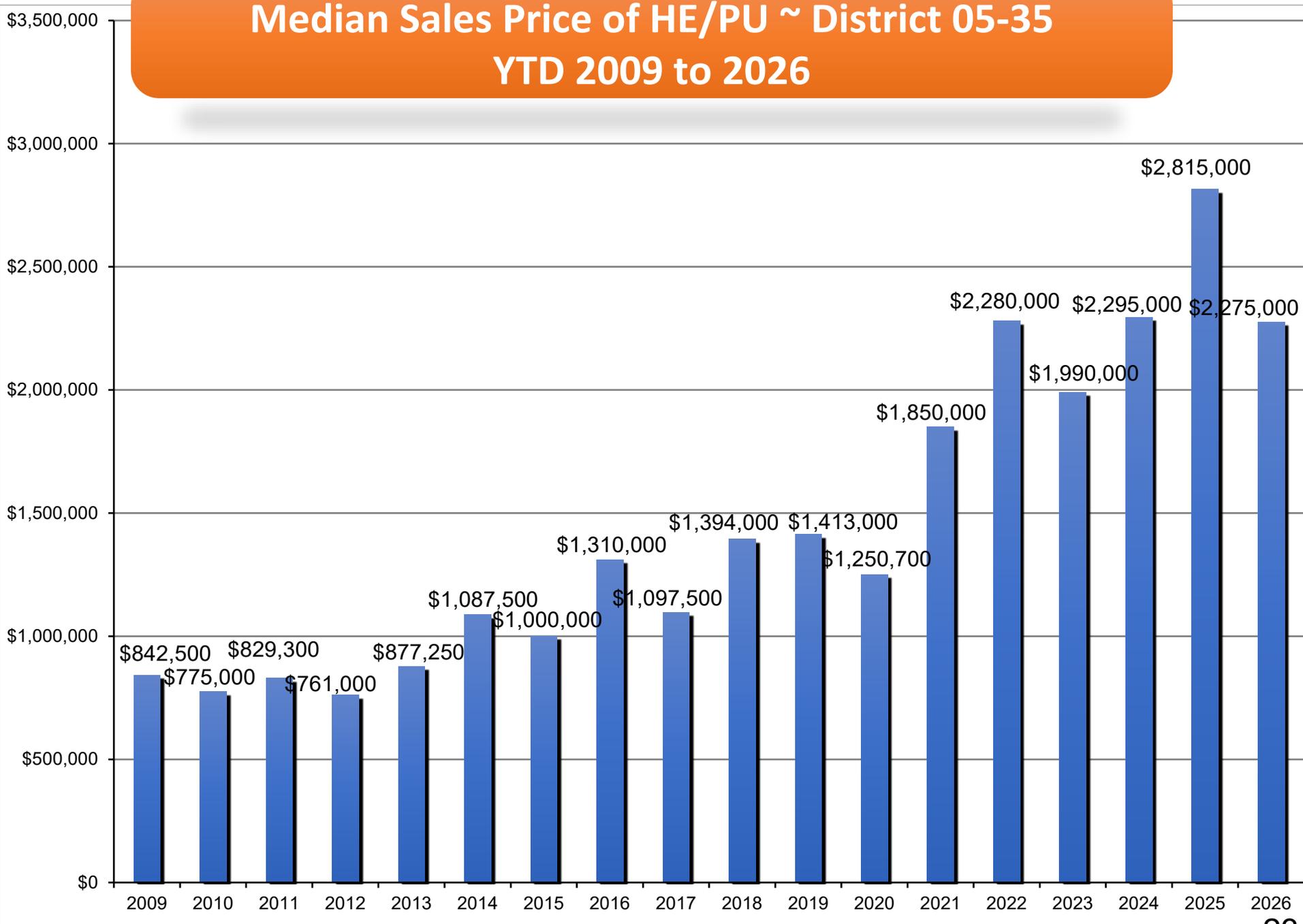


# Perspective for Home Estates & PUDs 2009 – 2026

# Number of HE/PU Sales ~ District 05-35 YTD 2009 to 2026



# Median Sales Price of HE/PU ~ District 05-35 YTD 2009 to 2026



FEBRUARY 1 – FEBRUARY 28

Condos  
Districts 05-35

# Summary of Stats

	Total	Total List Volume	Median List Price	Average List Price	DOM	CDOM	Total Sold Volume	Median Sold Price	Average Sold Price	SP/LP	SP/OLP
<b>Sold</b>	31	\$41,993,000	\$1,099,000	\$1,354,612	50	68	\$41,215,000	\$1,099,000	\$1,329,516	98.15	96.77
<b>List/Sold</b>	3	\$4,240,000	\$1,195,000	\$1,413,333	25	25	\$4,221,000	\$1,170,000	\$1,407,000	99.55	98.30
<b>Co-Broker</b>	28	\$37,753,000	\$1,097,000	\$1,348,321	52	73	\$36,994,000	\$1,087,000	\$1,321,214	97.99	96.60
<b>New</b>	39	\$52,575,950	\$1,160,000	\$1,348,101	17	39					
<b>Pending</b>	27	\$34,539,000	\$1,160,000	\$1,279,222	37	63					
<b>Withdrawn</b>	1	\$722,100	\$722,100	\$722,100	29	29					
<b>Cancelled</b>	8	\$14,155,100	\$1,235,000	\$1,769,387	122	139					
<b>Expired</b>	5	\$14,005,000	\$1,695,000	\$2,801,000	147	179					
<b>Back On Market</b>	2	\$3,448,000	\$1,724,000	\$1,724,000	85	85					
<b>Extended</b>	8	\$10,058,000	\$1,177,000	\$1,257,250	87	118					
<b>Active In Range</b>	91	\$130,686,198	\$1,150,000	\$1,436,112	51	65					
<b>Current Active</b>	48	\$71,108,098	\$1,197,000	\$1,481,418	79	103					

# Previous Year Comparison

## CONDOS

### February 2026

	<u>Total</u>	<u>Total List Volume</u>	<u>Median List Price</u>	<u>Average List Price</u>	<u>DOM</u>	<u>CDOM</u>	<u>Total Sold Volume</u>	<u>Median Sold Price</u>	<u>Average Sold Price</u>	<u>SP/LP</u>	SP/OLP
Sold	31	\$41,993,000	\$1,099,000	\$1,354,612	50	68	\$41,215,000	\$1,099,000	\$1,329,516	98.15	96.77
Pending	27	\$34,539,000	\$1,160,000	\$1,279,222	37	63					

### February 2025

	<u>Total</u>	<u>Total List Volume</u>	<u>Median List Price</u>	<u>Average List Price</u>	<u>DOM</u>	<u>CDOM</u>	<u>Total Sold Volume</u>	<u>Median Sold Price</u>	<u>Average Sold Price</u>	<u>SP/LP</u>	SP/OLP
Sold	25	\$38,687,700	\$1,350,000	\$1,547,508	27	37	\$38,325,250	\$1,350,000	\$1,533,010	99.06	98.08
Pending	29	\$39,303,900	\$1,150,000	\$1,355,306	33	54					

# Sold Listings

List Price Range	Number of Listings	Average Days To Sold	CDOM
\$650,000-\$699,999	2	113	113
\$700,000-\$749,999	4	60	60
\$750,000-\$799,999	2	10	66
\$900,000-\$949,999	1	1	1
\$950,000-\$999,999	3	61	75
\$1,000,000-\$1,099,999	4	64	64

<b>List Price Range</b>	<b>Number of Listings</b>	<b>Average Days To Sold</b>	<b>CDOM</b>
\$1,100,000-\$1,199,999	1	69	69
\$1,200,000-\$1,299,999	3	63	116
\$1,300,000-\$1,399,999	1	17	17
\$1,500,000-\$1,599,999	3	55	90
\$1,800,000-\$1,899,999	4	12	12
\$2,000,000-\$2,249,999	1	1	1
\$3,250,000-\$3,499,999	1	120	283
\$3,750,000-\$3,999,999	1	6	6

# Sold Listings

The average price for the **31** properties is **\$1,329,516**

The highest price is **\$3,750,000**

**526 San Ysidro Rd A**

The median price is **\$1,099,000**

The lowest price is **\$650,000**

**2727 Miradero Dr #302**

The average Market Time is **50**

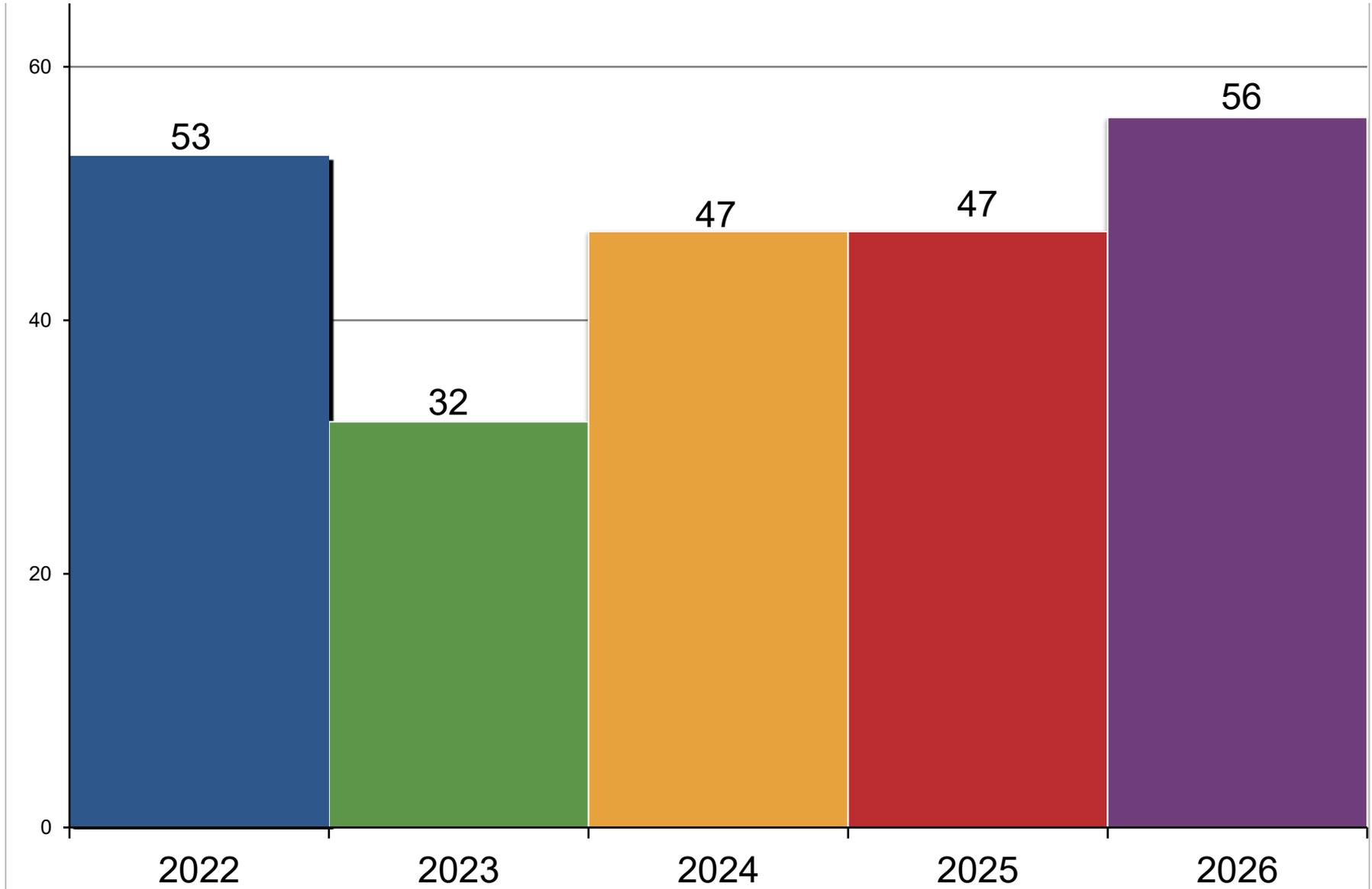
The average Continuous Market Time is **68**

# CONDO STATISTICS

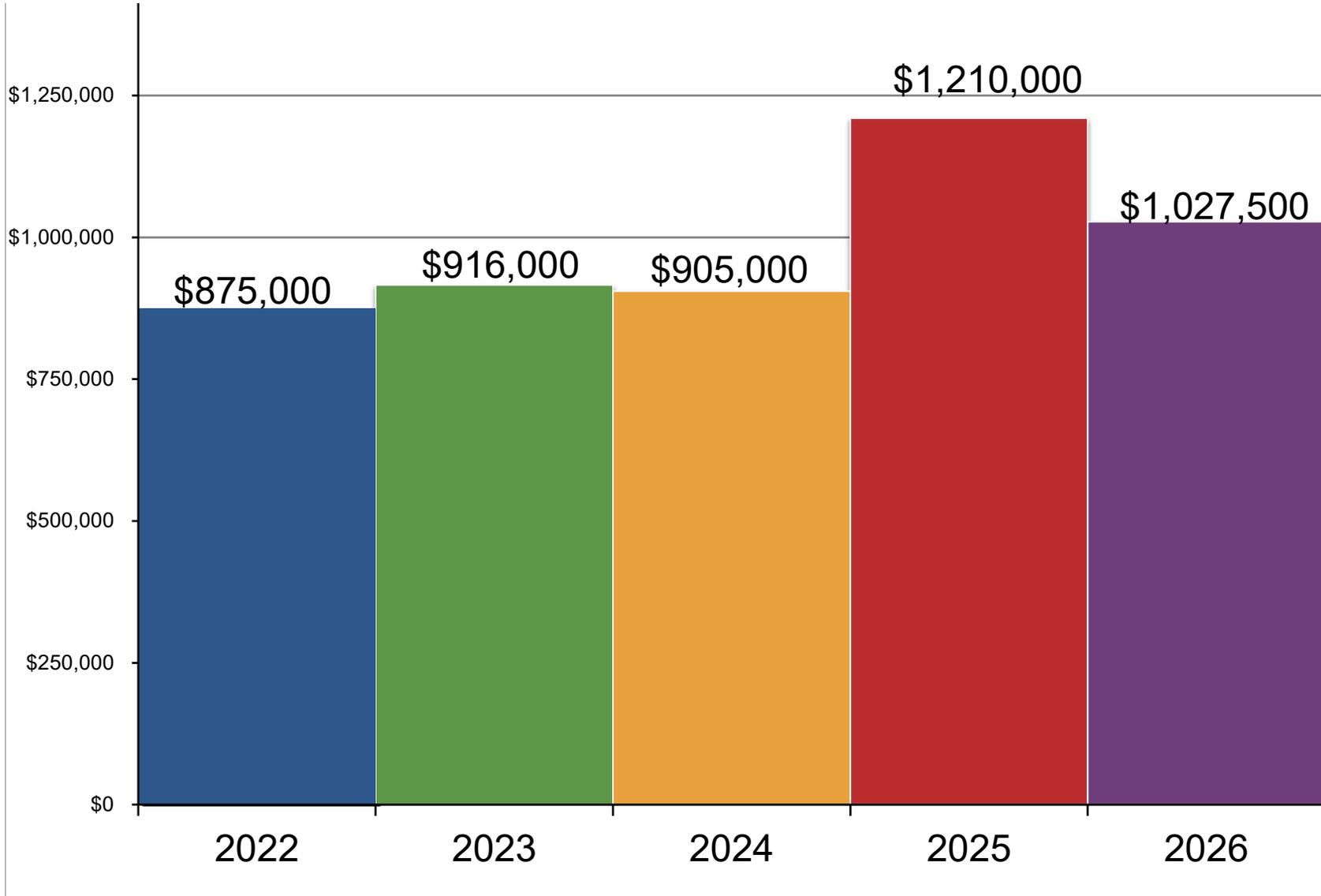
- Number of Sales
- Median Sales Price
- Condos Entering Escrow
- Number of Listings
- Median List Price

# Condo Sales

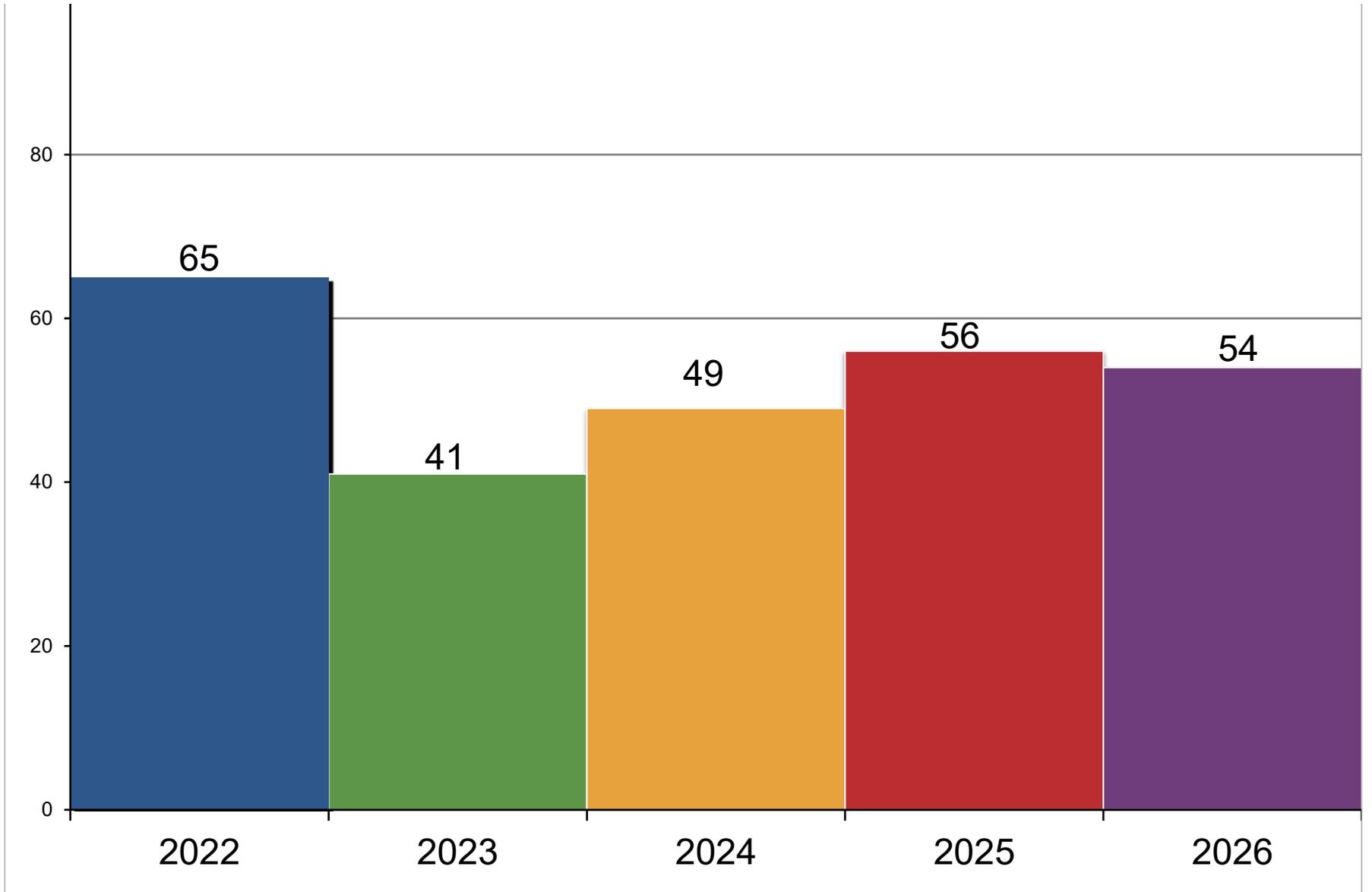
## YTD 2022 – 2026



# Condo Median Sales Price YTD 2022 – 2026

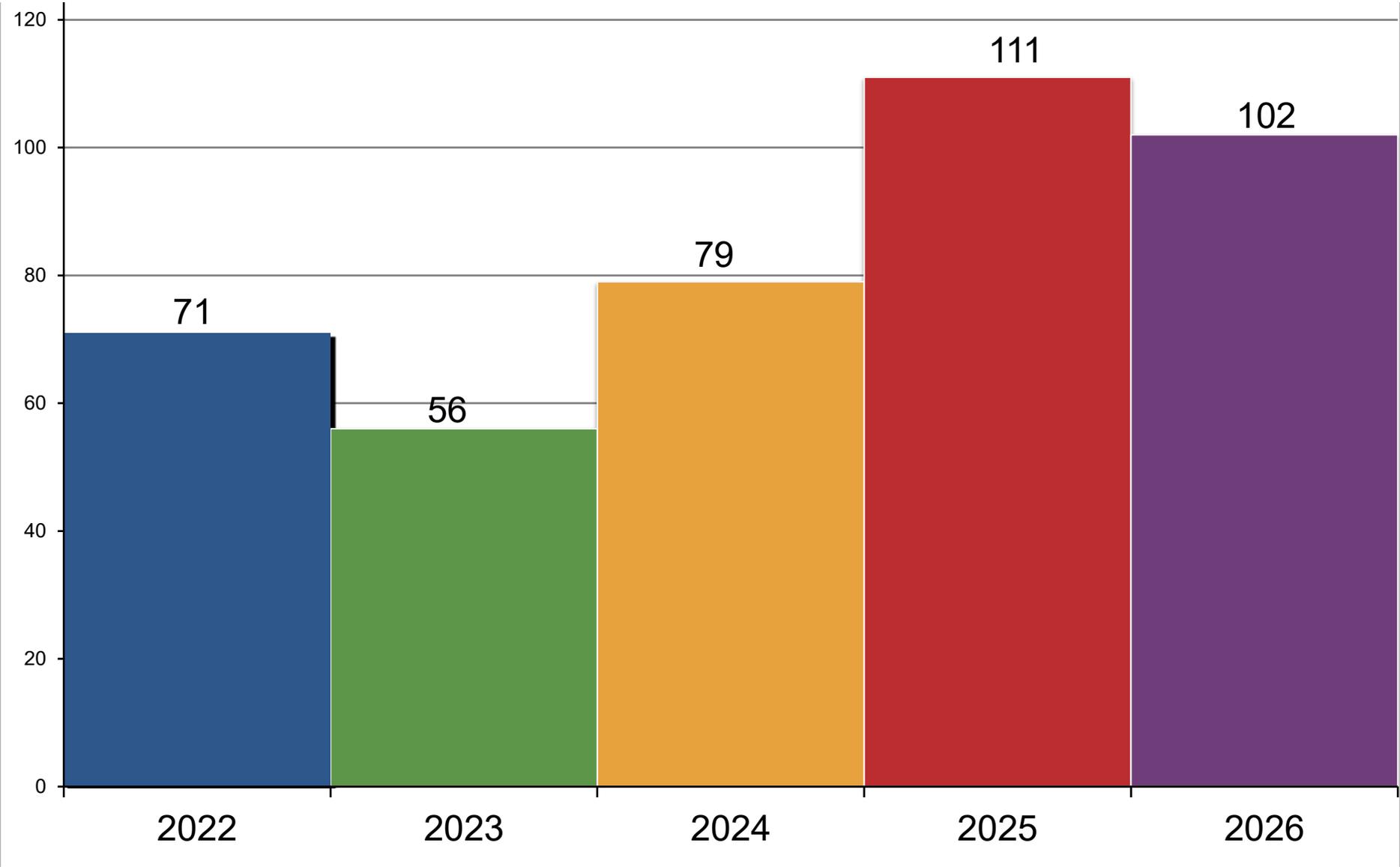


# Condo Pending Sales YTD 2022 – 2026

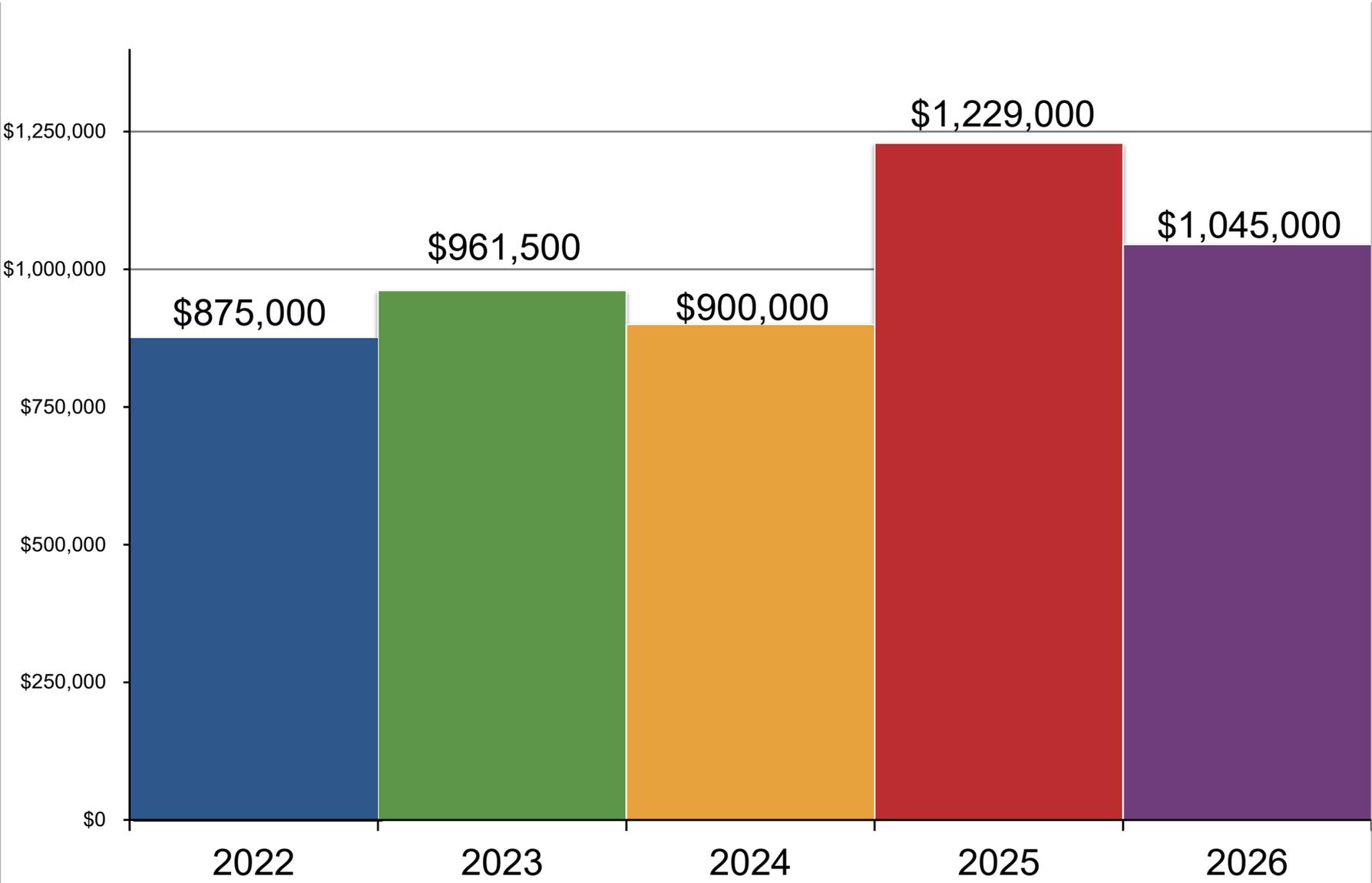


# Condo Active Listings

## YTD 2022 – 2026



# Condo Median List Price YTD 2022 – 2026



Last Year vs. This Year  
FEBRUARY  
for Condos  
Districts 05-35

# ACTIVE and PENDING

## 2025 vs. 2026 ~ YTD95

### Total Active Listings

2025 ~ 111

**DOWN**



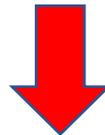
-8.1%

2026 ~ 102

### New Listings

2025 ~ 77

**DOWN**



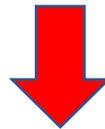
-5.2%

2026 ~ 73

### Median List Price

2025 ~ \$1,229,000

**DOWN**



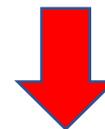
-15%

2026 ~ \$1,045,000

### Properties that went into Escrow

2025 ~ 56

**DOWN**



-3.6%

2026 ~ 54

# SOLD Properties

## Sold Properties

2025 ~ 47

**2025 vs. 2026 ~ YTD**

**UP**



+19.1%

2026 ~ 56

## Median Sales Price

2025 ~ \$1,210,000

**DOWN**



-15.1%

2026 ~ \$1,027,500

## Median Sales Prices w/o Hope Ranch/Montecito

2025 ~ \$1,132,500

**DOWN**



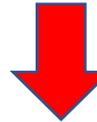
-11.9%

2026 ~ \$998,000

## Average Sold Price

2025 ~ \$1,599,141

**DOWN**



-23.5%

2026 ~ \$1,224,235

## Average Sold Price w/o Hope Ranch/Montecito

2025 ~ \$1,283,018

**DOWN**



-14.3%

2026 ~ \$1,099,196

## Sold Volume

2025 ~ \$75,159,630

**DOWN**

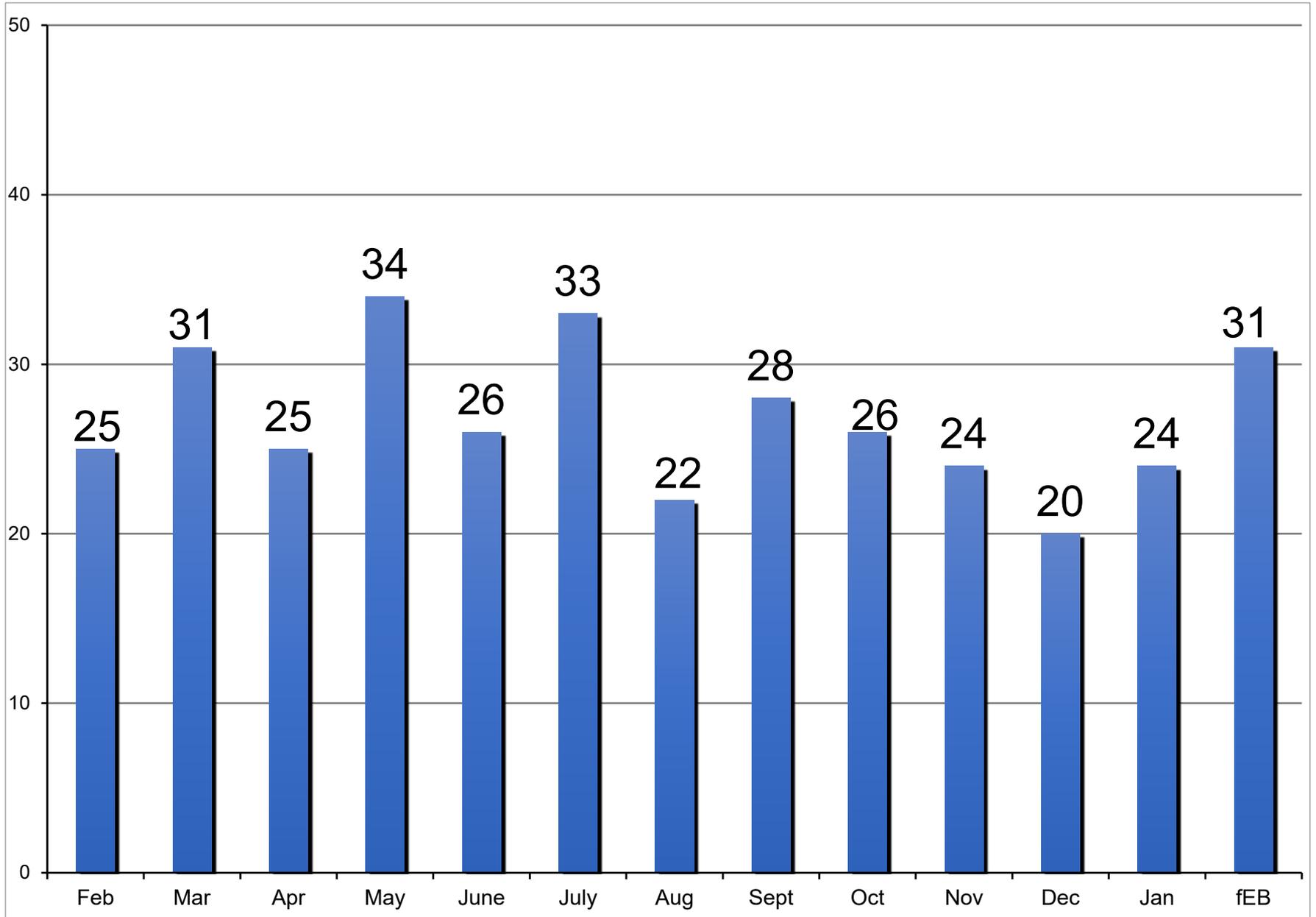


-8.8%

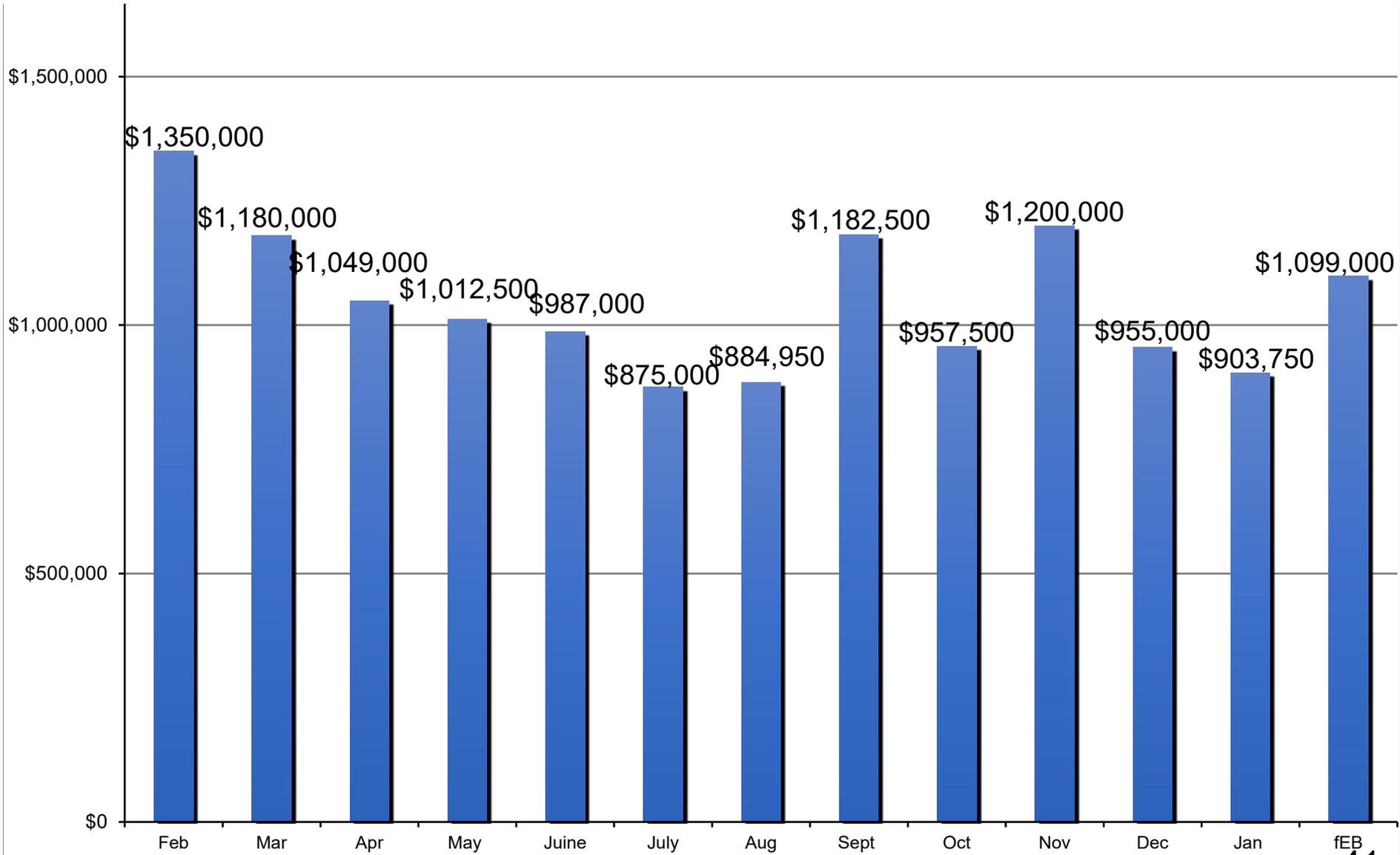
2026 ~ \$68,557,200

**February 2025 to February 2026**  
**Month by Month**  
**for Condos**  
**Districts 05-35**

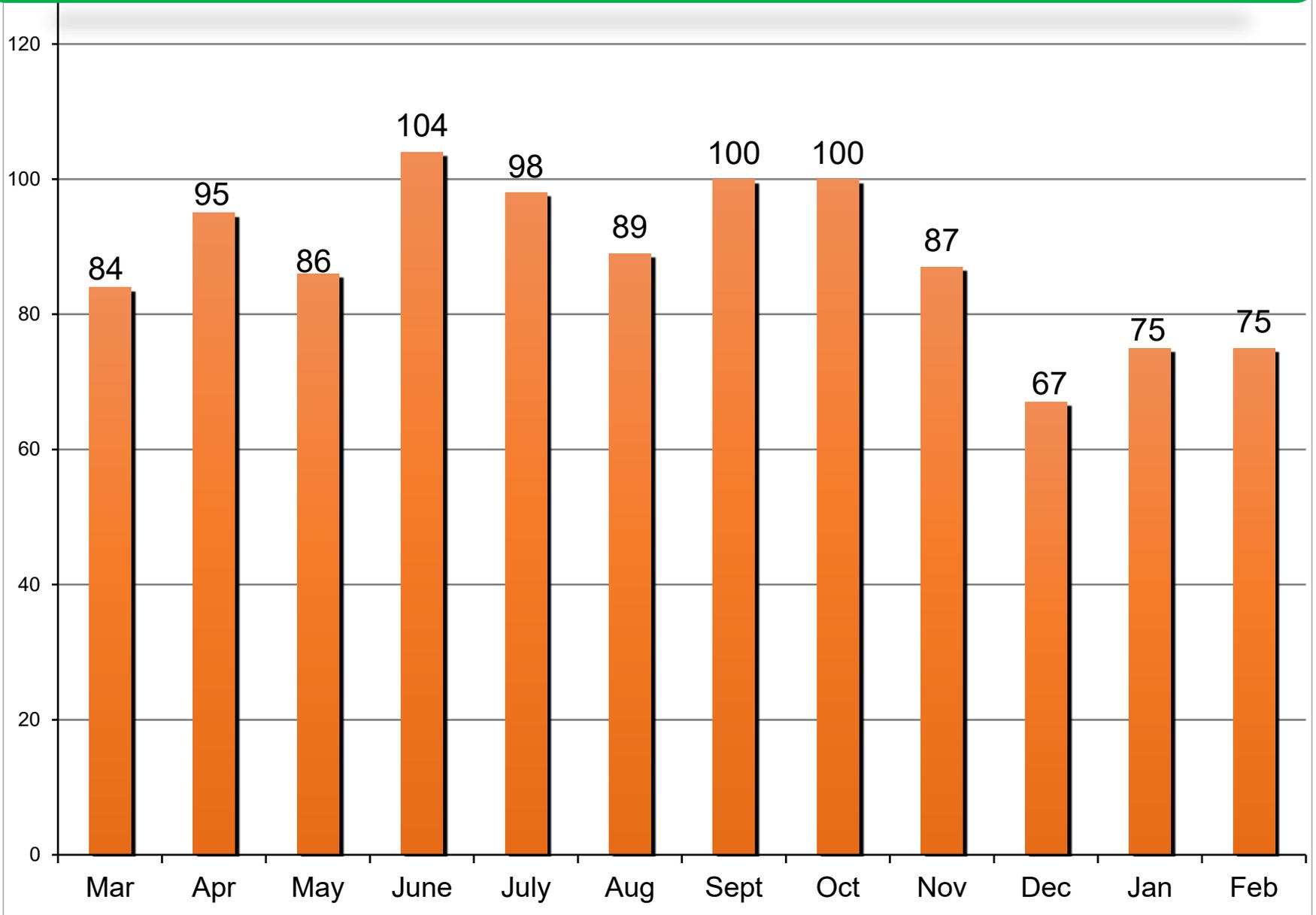
# Condo Sales – Month by Month



# Condo Median Sales Price Month by Month

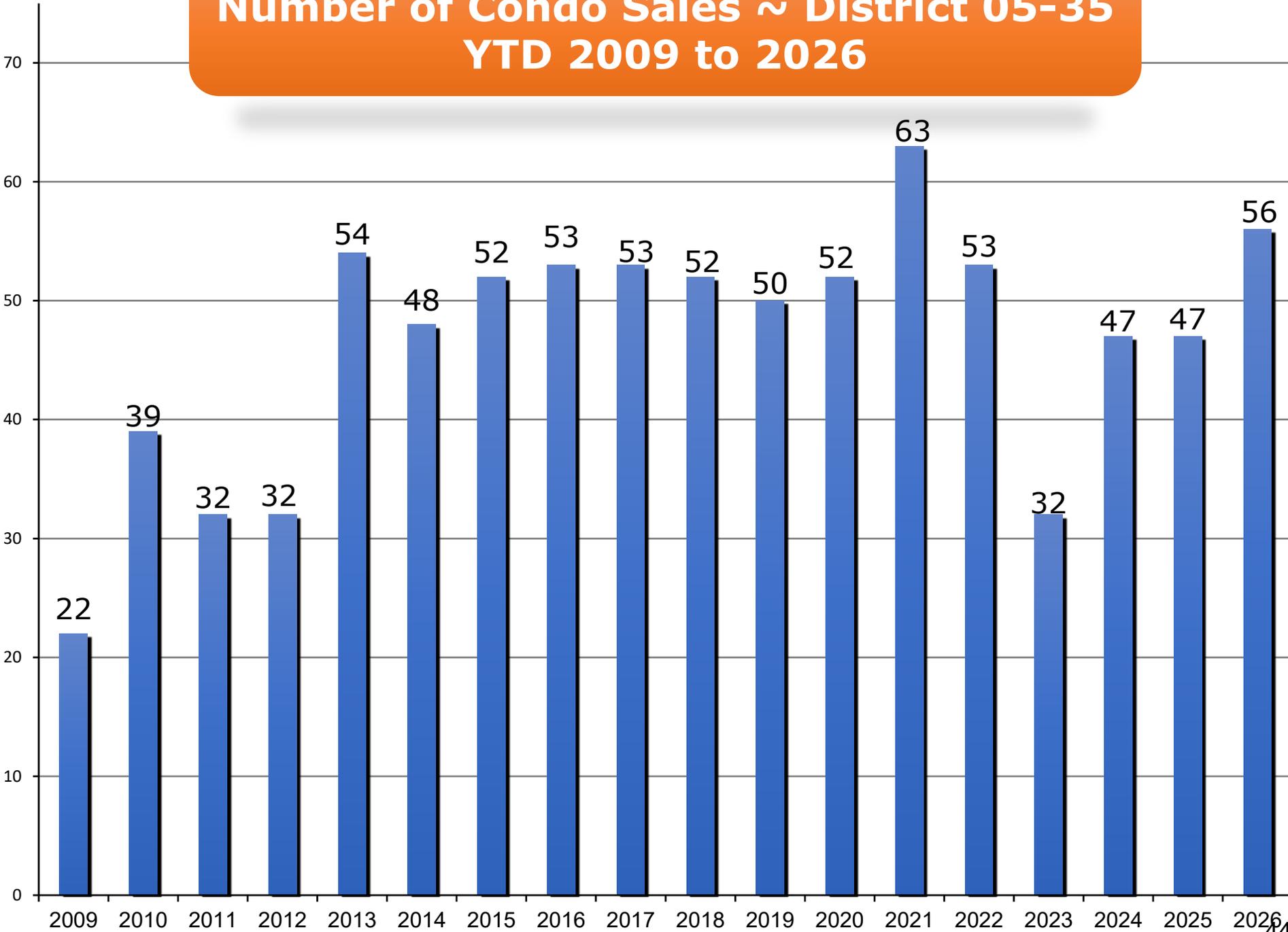


# Condo Active Listings for the Last 12 Months

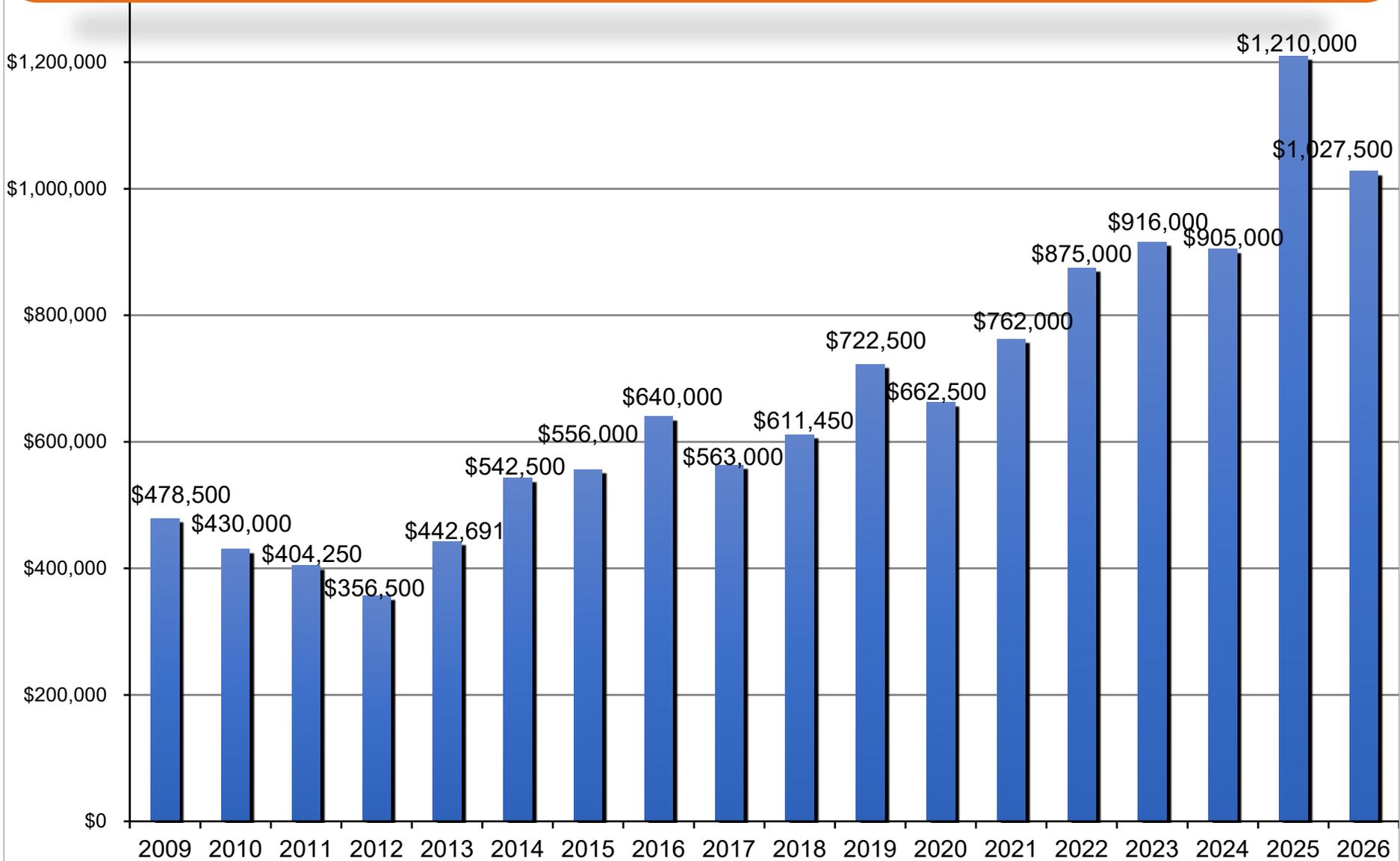


Perspective  
for Condos  
*2009 – 2026*

# Number of Condo Sales ~ District 05-35 YTD 2009 to 2026



# Median Sales Price of Condo ~ District 05-35 YTD 2009 to 2026



*All information compiled from the  
Santa Barbara  
Multiple Listing Service Data  
on 3/5/2026*

**Statistics Through February 2026**