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UPPER *Santa Barbara* EAST

Real Estate Market Report Presented by Angela Moloney Braverman



Prepared Especially for Future Friends and Neighbors



'TIS THE SEASON TO BE

MERRY

HAPPY HOLIDAYS

Future Friends and Neighbors,
I take pride in representing our community and protecting its home values. I look forward to another year as your trusted local resource for any of your real estate needs!



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"May your home always be too small to hold all your friends" - An Irish Blessing

Santa Barbara Real Estate

Through the end of October 2018
(including Montecito, Hope Ranch, Santa Barbara, Goleta, Carpinteria, and Summerland)

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Upper East

Real Estate Market Report

Future Friends and Neighbors,

As your Santa Barbara neighborhood expert, it is my mission to help you earn the most from your investment. Call me today at 805.451.1553 to learn how my marketing and negotiation skills have achieved proven results for your neighbors and could help you achieve your goals in 2018!

ACTIVE and PENDING Listings 2017 vs. 2018

Total Active Listings

2017 ~ 1,394 2018 ~ 1,385
DOWN ↓ -0.6%

New Listings

2017 ~ 1,423 2018 ~ 1,535
UP ↑ +7.9%

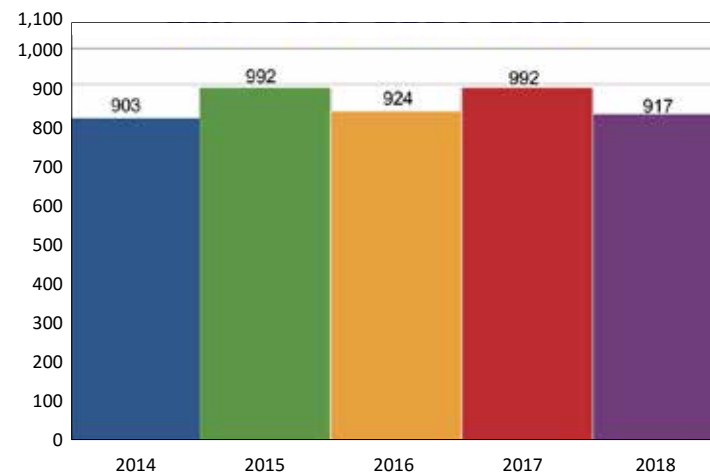
Median List Price

2017 ~ \$1,295,000 2018 ~ \$1,270,000
DOWN ↓ -1.9%

Properties that went into Escrow

2017 ~ 1,037 2018 ~ 961
DOWN ↓ -7.3%

HE/PU Median Sales Price Jan. - Oct. 2014-2018



For more information and analysis of all areas in Santa Barbara, please visit my website at www.AngelaMoloney.com.

(All information compiled from SBMLS)

	Total	Total List Volume	Median List Price	Average List Price	Days on Market	Total Sold Volume
Sold	99	\$167,172,302	\$1,249,000	\$1,688,609	54	\$162,009,141
						Median Sold Price
						\$1,195,000
						Average Sold Price
						\$1,636,455
						Sold Price/List Price
						97%
New Listings	142	\$329,726,653	\$1,309,500	\$2,322,018	16	
In Escrow	93	\$166,226,201	\$1,195,000	\$1,930,413	56	
Back on the Market	36	\$93,088,800	\$1,510,000	\$2,585,800	119	
Current Active	424	\$1,707,981,510	\$2,095,000	\$4,028,258	119	

Homes Currently Listed

For more information on any of these listings, call me today at 805.451.1553.

Status	Street Name	Bedrooms	Total Baths	Estimated Square Feet	List Price	List Date
Active	E Islay Street	2	1.5	1,824	\$1,295,000	10/02/18
Active	Cleveland Avenue	5	3	NA	\$1,398,000	10/22/18
Active	Garden Street	4	2	2,113	\$1,675,000	10/22/18
Active	State Street	5	4	2,700	\$1,799,900	10/03/18
Active	Anacapa Street	3	3	2,150	\$1,895,000	08/08/18
Active	Garden Street	3	3	NA	\$6,100,000	06/25/18

Homes Currently in Escrow

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Status	Street Name	Bedrooms	Total Baths	Estimated Square Feet	List Price	List Date	Under Contract Date
Pending	E Micheltorena Street	3	2	1,598	\$1,295,000	07/18/18	10/08/18
Pending	Anacapa Street	5	4	3,506	\$1,700,000	08/07/18	10/28/18
Pending	Constance Lane	3	2	2,493	\$1,895,000	06/19/18	11/09/18

Homes Sold in the Last 90 Days

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Status	Address	Bedrooms	Total Baths	Estimated Square Feet	List Price	List Date	Sold Price	Sold Date
Sold	1732 Santa Barbara Street	5	4	5,593	\$4,795,000	03/13/18	\$4,250,000	11/14/18
Sold	1766 Prospect Avenue	3	2	1,076	\$1,399,000	08/14/18	\$1,307,000	11/02/18
Sold	620 Sierra Street	2	2.5	NA	\$1,439,000	04/03/18	\$1,410,000	11/01/18
Sold	115 E Islay Street	6	6	3,668	\$3,500,000	01/12/18	\$3,170,000	10/30/18
Sold	1600 Olive Street	5	5	3,032	\$2,085,000	03/21/18	\$1,860,000	10/26/18
Sold	811 Via Granada	3	3	2,028	\$1,149,000	06/26/18	\$1,035,000	10/02/18
Sold	306 E Mission Street	5	5	3,058	\$2,600,000	06/26/18	\$2,460,000	09/28/18
Sold	24 E Pedregosa Street	6	4	4,189	\$2,799,000	04/09/18	\$2,680,000	09/13/18
Sold	105 E Pedregosa Street	4	5.5	4,681	\$2,795,000	05/23/18	\$2,640,000	09/06/18
Sold	2010 Garden Street	5	6	4,620	\$3,999,000	01/31/18	\$3,600,000	08/31/18
Sold	2020 Santa Barbara Street	4	5	NA	\$3,250,000	05/09/18	\$2,800,000	08/17/18

Future Friends and Neighbors,
If you want to keep up with your home's value, contact me today at 805.451.1553 to receive a no-obligation consultation of your home.

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