

MAURIE McGUIRE

Santa Barbara & Montecito Real Estate Update ~ May 2011

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CORT PRICE REPORT April 2011							
South Santa Barbara County							
THE SOUTH COUNTY RECAP OF TOTAL SALES (APRIL ONLY)							
(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
Apr-11	113	-26%	\$1,193,924	-27%	\$702,000	-8%	40
Apr-10	153	38%	\$1,629,172	56%	\$762,500	4%	48
Apr-09	111	-18%	\$1,046,192	-46%	\$730,000	-27%	35
Apr-08	135	-20%	\$1,931,118	-7%	\$999,000	-19%	66
Apr-07	169	21%	\$2,072,502	34%	\$1,230,000	8%	102
Apr-06	140	-27%	\$1,550,087	-23%	\$1,137,500	13%	81
Apr-05	191	-19%	\$2,003,280	34%	\$1,005,000	10%	98
Apr-04	235	16%	\$1,489,861	50%	\$915,700	31%	95
Apr-03	203		\$995,704		\$700,000		57

CORT Sales by Area April 2011						
South Santa Barbara County						
Santa Barbara						
REO	Price	Date	Address	City	Zip	
	\$118,500	4/29/11	4535 OAK GLEN DR F	SBAR	93110	
	\$125,000	4/29/11	875 WINDSOR WAY	SBAR	93105	
	\$195,000	4/13/11	4119 SAN MARTIN WAY	SBAR	93110	
*	\$215,000		638 SUTTON AVE	SBAR	93101	
*	\$275,000	4/06/11	872 HIGHLAND DR 3	SBAR	93109	
	\$309,000	4/13/11	118 N SOLEDAD ST	SBAR	93103	
	\$328,500	4/14/11	831 W ANAPAMU ST 1	SBAR	93101	
	\$335,000	4/12/11	823 JENNINGS AVE	SBAR	93103	
	\$387,000	4/08/11	642 LAS ALTURAS RD	SBAR	93103	
*	\$455,000	4/22/11	1215 CHINO ST	SBAR	93101	
*	\$460,000	4/27/11	621 DEL MONTE AVE	SBAR	93101	
	\$490,000	4/08/11	4601 GRANADA CIR	SBAR	93110	
*	\$510,000	4/25/11	154 VALDIVIA DR	SBAR	93110	

For full report please visit www.FidelitySB.com and click on "Cort Sales by Area"



Free Solar Workshop & Group Purchase Discount – Money Saving Home Improvements

Carpinteria Workshop
 June 1st, 6:30-8:00pm
 Carpinteria Women's Club
 1059 Vallencito Rd

Goleta Workshop
 June 7th, 6:30-8:00pm
 Goleta Community Center
 5679 Hollister Ave.

With plenty of sunshine and culture of environmental awareness, Santa Barbara would seem the perfect place for a solar movement - especially with the price of fossil fuels increasing at a rate of 5% a year, while the price of solar drops. CEC is looking to jumpstart to solar movement this summer by launching a new group-purchasing discount program- kind of like a "Groupon" for solar panels. Modeled after a similar effort in Portland, Solarize Santa Barbara is connecting homeowners with a pre-approved solar contractor to make it easier to "go solar." For more information contact the Community Environmental Council: www.SolarizeSB.org, info@SolarizeSB.com or 805.963.0583 x 102

Save \$\$ and Improve Your Home Rebates & Incentives for Greening Your Life

Community Environmental Council has published some very useful tips on how to get rebates and many incentives for greening your home. They say that "Energy efficiency is more cost effective than ever in 2011. New rebates and tax incentives have drastically reduced the upfront cost of many new and efficient technologies providing a payback period that may fit your budget. And let's face it, in the economic climate, who couldn't use a little extra cash?" Included tips are for the home, roof and transportation. To get this publication visit: www.cecsb.org/get-started and click on "rebates & incentives."



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3 Hikes at Sedwich Reserve

June 11th at 8:30am

Three hikes with varying themes such as geology, landforms, Sedgwick panoramas, plants and animals or birds, and approximately two to three hours each are conducted simultaneously, followed by the opportunity to picnic with your own lunch at the Reserve. In addition to the hikes, other activities such as a tour of the newly-renovated old barn, the new observatory, the pond, and the new Tipton House, as well as a set up for painters at the pond, and the use of a bocce ball court are all planned for those who don't want to hike and would like to just enjoy the Reserve attractions while the hikes are being conducted.



Sedgwick operates on a very limited University budget; therefore a donation of \$10 per hiker or \$15 per couple or family is suggested for the hikes. Donations can be made on the day of the hike, and reservations are required. Also, be advised that if there is inclement weather, the hikes will be cancelled and a message will be placed on the Sedgwick answering machine. For further information and reservations, email sedgwick@lifesci.ucsb.edu or 805-686-1941, Ex 6.

5 Easy Steps to your MLS Search

1. Go to www.MontecitoLand.com
2. Click the Property Search link.
3. Click on the left image, the Santa Barbara MLS Search button.
4. Check the boxes on this form. Remember to not get too specific when during your search. Do the broadest search criteria, but still focus on what is most important to you.
5. After you've filled out the property type, desired city and quick search criteria fields click on the MLS Search button. Results will pop up on the next page. Adjust your search according to more specific desires from this point.



MontecitoLand.com - New and Improved!

We recently launched a new website at MontecitoLand.com. It's cleaner, easier to use and chock-full of great area information about the various areas in and around Santa Barbara and Montecito. Visit us online at www.MontecitoLand.com and let us know what you think. We look forward to hearing from you soon!

Contact Us Today

If you're looking to buy or sell a property in Santa Barbara, Montecito, Hope Ranch or surrounding areas, you owe it to yourself to contact Maurie & her team today! Their extensive knowledge of the Santa Barbara real estate market, combined with years of experience, a stellar track record and a record number of repeat clients ensures you will be taken care of with the utmost attention to detail, integrity and personalized service.

Contact Maurie at 805.565.8816, or Scott at 805-403-4313, or email at Maurie@MaurieMcGuire.com



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