

Carpinteria

City · CA · California > Santa Barbara County

SELLER'S MARKET

\$1.5M

MEDIAN SALE PRICE

+30.2%

1-YR CHANGE

156

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

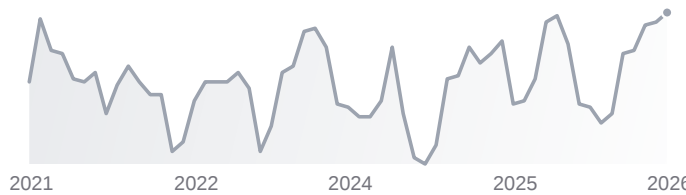
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

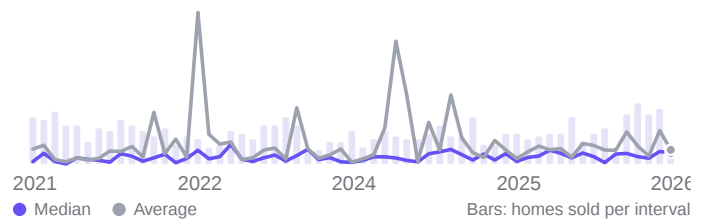
Market temperature (0–100)

70 / 100



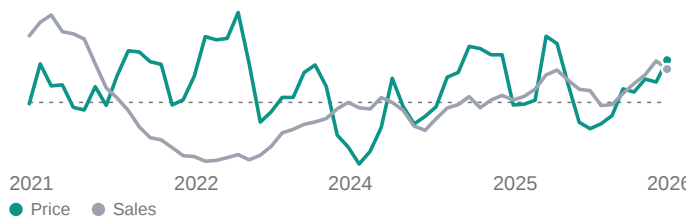
Sale prices

Median \$1.6M · Average \$1.9M



Growth (year over year)

Price +30.2% · Sales +23.8%



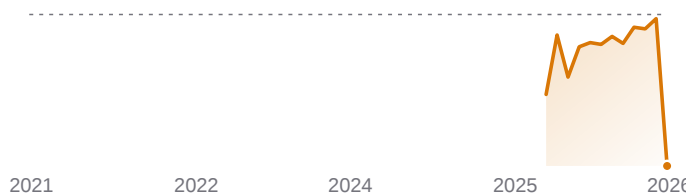
Price per square foot

\$966/ft²



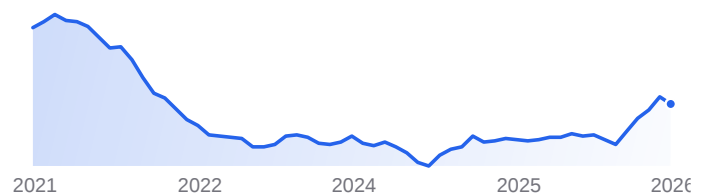
Sale premium vs estimated value

-6.3%



Annual turnover (share of homes sold)

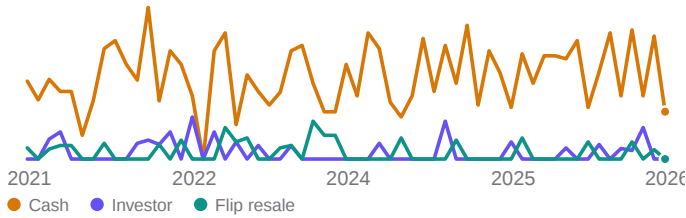
2.8%



BUYERS & OUTCOMES

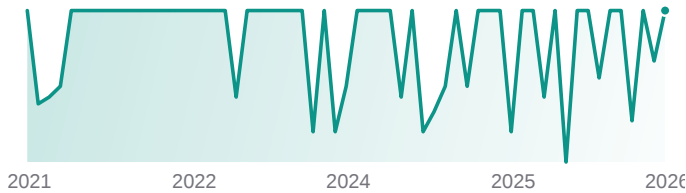
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



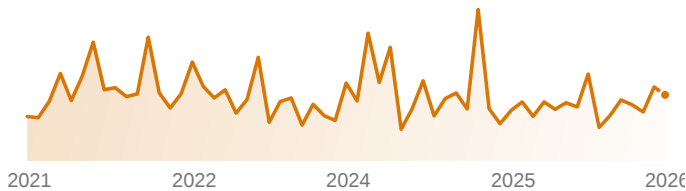
Sellers who sold at a gain

100%

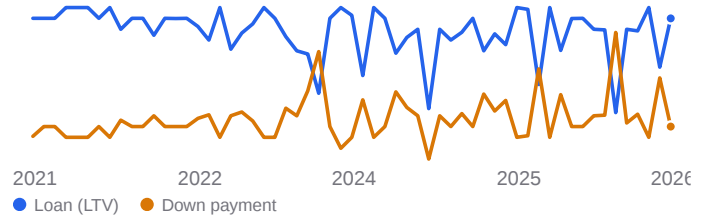


Median annualized return at resale

+7.1%

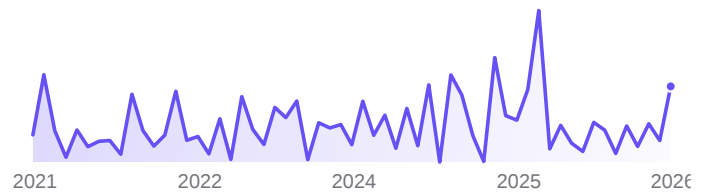


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



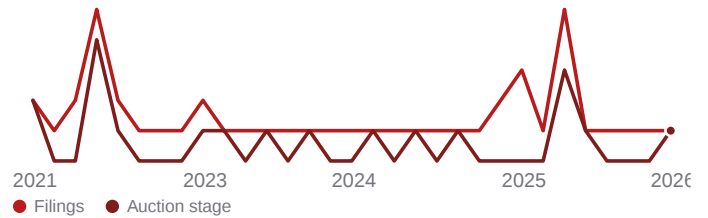
Typical hold before selling

13.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,594
Median value (AVM)	\$1.3M
Median size	1,353 ft²
Median bedrooms	3
Median year built	1972
Single family	48%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.4%
Owner occupied	54%
Company owned	61%
Median loan-to-value	25%

Typical ownership tenure

27.8 yrs

COMMUNITY

Population	13,220
Density	5,107 / mi²
Median household income	\$98K
Average household income	\$158K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	570
Homes occupied	84%
Bachelor's or higher	29%
Poverty rate	4.8%
Unemployment	1.4%
Average temp	60°F
Annual precip	17 in
Sunshine	75%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.