

Buellton 93427

ZIP code · CA · California > Santa Barbara County > Buellton

BALANCED MARKET

\$897K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

57

SALES (12 MO)

\$884K

MEDIAN VALUE (AVM)

Market temperature

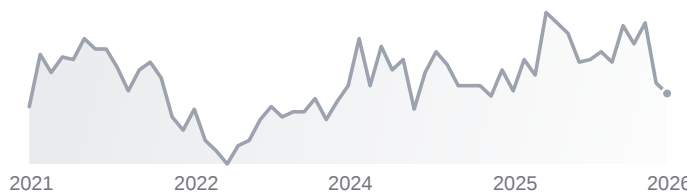
Balanced market · 42 / 100



MARKET TRENDS (5 YEARS)

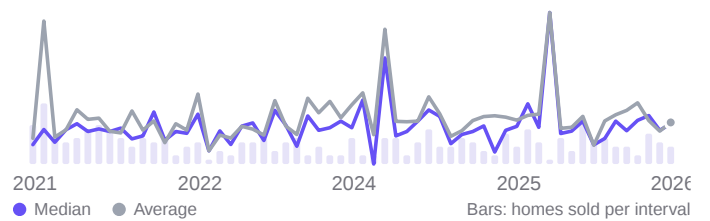
Market temperature (0–100)

42 / 100



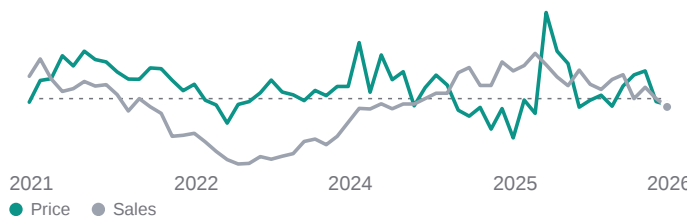
Sale prices

Median \$890K · Average \$905K



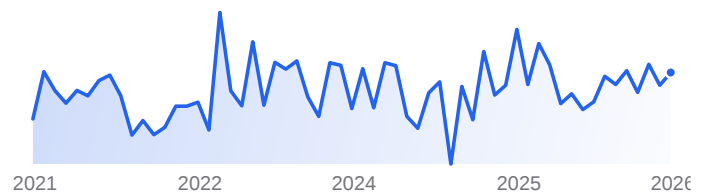
Growth (year over year)

Price -4.9% · Sales -6.6%



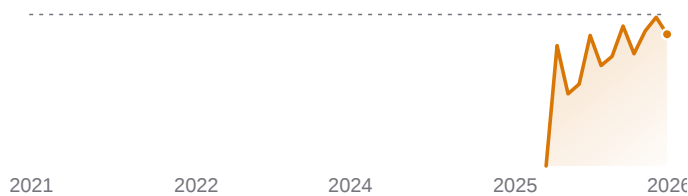
Price per square foot

\$526/ft²



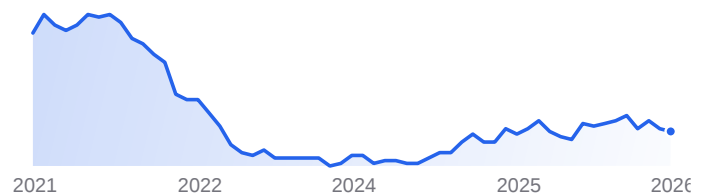
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

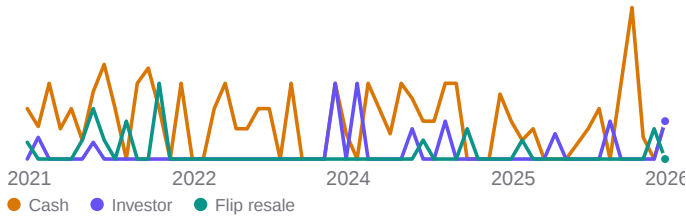
2.9%



BUYERS & OUTCOMES

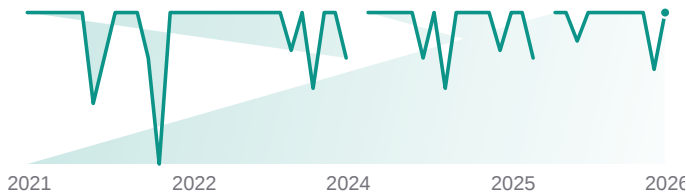
Buyer mix

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



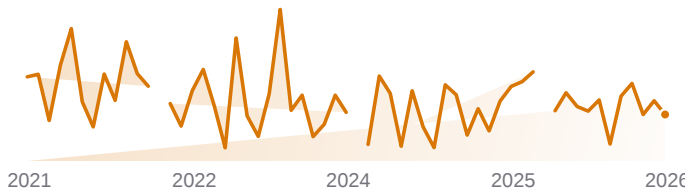
Sellers who sold at a gain

100%

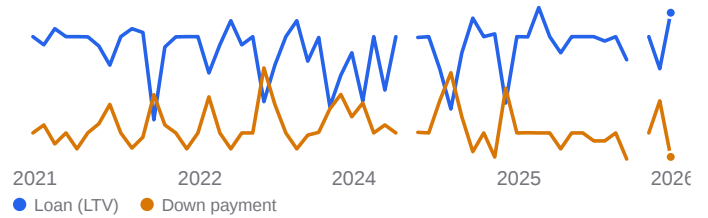


Median annualized return at resale

+4.2%

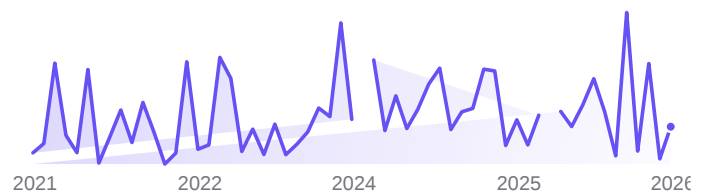


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



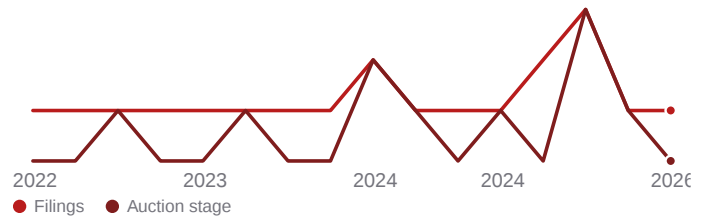
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,966
Median value (AVM)	\$884K
Median size	1,593 ft²
Median bedrooms	3
Median year built	1989
Single family	53%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	43%
Median loan-to-value	44%

Typical ownership tenure

22.1 yrs

COMMUNITY

Population	5,752
Density	76 / mi²
Median household income	\$100K
Average household income	\$132K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	395
Homes occupied	93%
Bachelor's or higher	27%
Poverty rate	3.8%
Unemployment	1.6%
Average temp	59°F
Annual precip	20 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.