

Guadalupe 93434

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

BALANCED MARKET

\$607K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

50

SALES (12 MO)

\$523K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



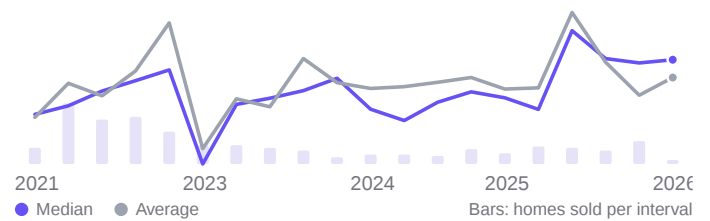
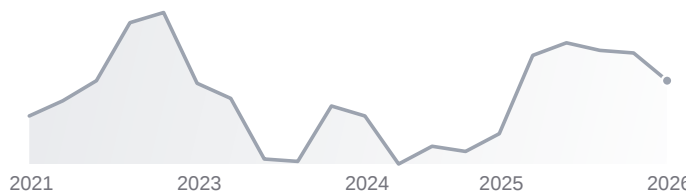
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$620K · Average \$585K

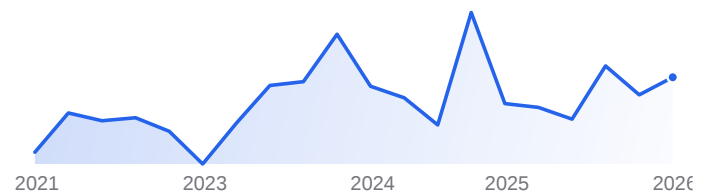
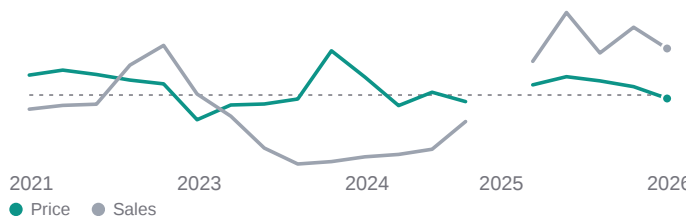


Growth (year over year)

Price -3.2% · Sales +42.9%

Price per square foot

\$417/ft²

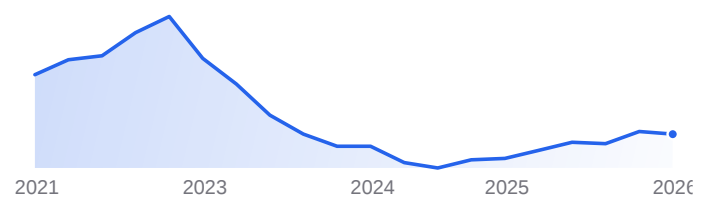


Sale premium vs estimated value

+0.7%

Annual turnover (share of homes sold)

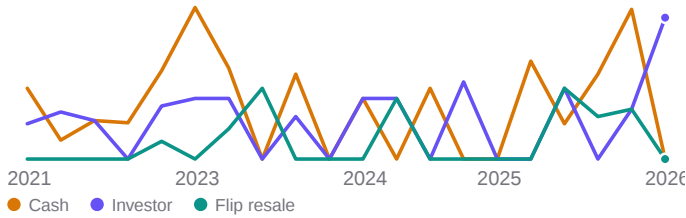
2.6%



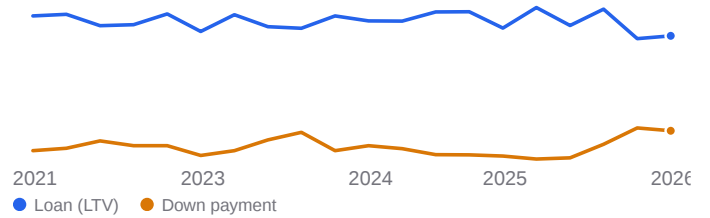
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 33% · Flip resale 0%

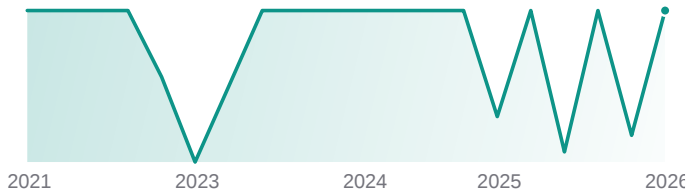


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



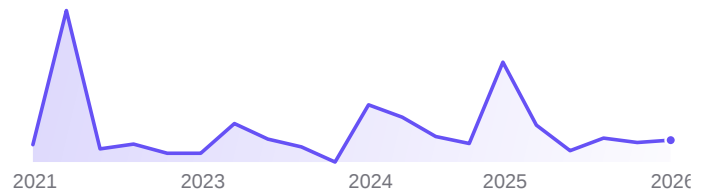
Sellers who sold at a gain

100%



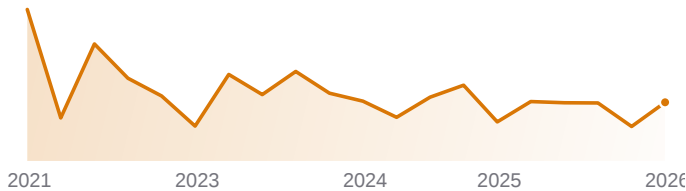
Typical hold before selling

5.4 yrs



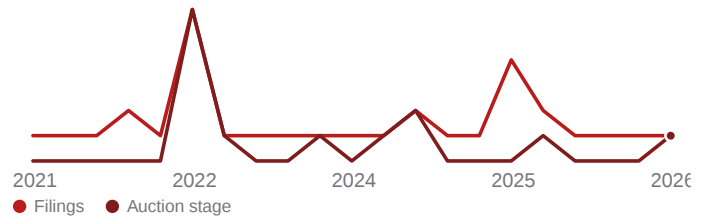
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,940
Median value (AVM)	\$523K
Median size	1,255 ft²
Median bedrooms	3
Median year built	1986
Single family	93%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.0%
Owner occupied	67%
Company owned	32%
Median loan-to-value	47%

Typical ownership tenure

18.2 yrs

COMMUNITY

Population	6,596
Density	318 / mi²
Median household income	\$63K
Average household income	\$82K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	293
Homes occupied	97%
Bachelor's or higher	6%
Poverty rate	31.7%
Unemployment	1.5%
Average temp	57°F
Annual precip	21 in
Sunshine	75%

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