



April 2018

City staff compiled data on rental housing listings in the Santa Barbara and South Coast area. Attached are the results. We counted the number of rental listings and calculated median rents for various types of housing: apartments, duplexes, condos and single family residences. We did not include shared housing (rooms) or furnished rentals.

The geographic area covered included Carpinteria, Summerland, Montecito, Santa Barbara, Goleta and Isla Vista. The data sources used and the dates surveyed are below:

- 1) Craig's List during the period of April 1-30, 2018
- 2) April 1, 8, 15, 22, 29, 2018 Santa Barbara News Press Sunday House & Home Section (online and hard copy)
- 3) April 5, 12, 19, 26, 2018 Santa Barbara Independent (online and hard copy)

The survey provides a sense of the local private rental housing market and tracks changes in the market over time. It also includes a calculation of affordability, and provides information used to calculate benefits under the City's Tenant Displacement Assistance Ordinance (TDAO).

Should you have any questions about this survey, please email Deirdre Randolph drandolph@santabarbaraca.gov or call (805) 564-5511.

South Coast Rent Survey Data - Median Rents by Bedroom Count

| | 2008 | 2009 | 2010 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|-----------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| ALL TYPES OF HOUSING | | | | | | | | | | |
| 0 BR | \$ 1,020 | \$ 1,050 | \$ 1,095 | \$ 1,150 | \$ 1,150 | \$ 1,150 | \$ 1,288 | \$ 1,438 | \$ 1,495 | \$ 1,553 |
| 1 BR | \$ 1,343 | \$ 1,295 | \$ 1,295 | \$ 1,470 | \$ 1,375 | \$ 1,477 | \$ 1,650 | \$ 1,695 | \$ 1,750 | \$ 2,253 |
| 2 BR | \$ 1,950 | \$ 1,850 | \$ 1,750 | \$ 2,000 | \$ 2,200 | \$ 2,332 | \$ 2,500 | \$ 2,500 | \$ 2,550 | \$ 2,701 |
| 3 BR | \$ 2,700 | \$ 2,800 | \$ 2,500 | \$ 2,475 | \$ 3,100 | \$ 3,200 | \$ 3,950 | \$ 3,300 | \$ 3,700 | \$ 3,669 |
| 4 BR | \$ 3,400 | \$ 3,950 | \$ 4,000 | \$ 2,695 | \$ 4,998 | \$ 4,000 | \$ 4,000 | \$ 4,195 | \$ 5,000 | \$ 3,590 |
| Listings | 587 | 927 | 545 | 252 | 889 | 576 | 680 | 737 | 939 | 863 |
| APARTMENTS | | | | | | | | | | |
| 0 BR | \$ 1,020 | \$ 1,050 | \$ 1,095 | NSD | \$ 1,150 | \$ 1,100 | \$ 1,275 | \$ 1,438 | \$ 1,495 | \$ 1,456 |
| 1 BR | \$ 1,295 | \$ 1,270 | \$ 1,250 | \$ 1,425 | \$ 1,325 | \$ 1,400 | \$ 1,600 | \$ 1,695 | \$ 1,700 | \$ 1,748 |
| 2 BR | \$ 1,750 | \$ 1,675 | \$ 1,700 | \$ 1,940 | \$ 2,123 | \$ 2,295 | \$ 2,400 | \$ 2,325 | \$ 2,450 | \$ 2,525 |
| 3 BR | \$ 2,198 | \$ 2,350 | \$ 2,200 | \$ 2,095 | \$ 2,938 | \$ 3,080 | \$ 3,895 | \$ 3,040 | \$ 3,140 | \$ 3,838 |
| 4 BR | NSD | NSD | NSD | NSD | NSD | NSD | \$ 3,995 | \$ 3,138 | \$ 4,500 | \$ 3,290 |
| Listings | 195 | 370 | 227 | 147 | 556 | 342 | 426 | 493 | 646 | 457 |
| HOUSES | | | | | | | | | | |
| 0BR | | | | | | | | | | \$ 1,650 |
| 1 BR | \$ 1,600 | \$ 1,695 | \$ 1,500 | NSD | \$ 3,200 | \$ 2,100 | \$ 2,100 | \$ 2,500 | \$ 2,450 | \$ 2,256 |
| 2 BR | \$ 2,275 | \$ 2,100 | \$ 2,100 | \$ 2,495 | \$ 2,750 | \$ 3,200 | \$ 3,350 | \$ 2,900 | \$ 3,000 | \$ 3,425 |
| 3 BR | \$ 2,875 | \$ 2,950 | \$ 3,000 | \$ 2,650 | \$ 3,400 | \$ 3,750 | \$ 4,200 | \$ 3,600 | \$ 4,000 | \$ 4,869 |
| 4 BR | \$ 3,448 | \$ 3,950 | \$ 4,000 | \$ 2,750 | \$ 5,000 | \$ 4,000 | \$ 4,440 | \$ 4,450 | \$ 5,175 | \$ 5,375 |
| Listings | 116 | 185 | 88 | 30 | 142 | 86 | 131 | 206 | 216 | 271 |
| CONDOS | | | | | | | | | | |
| 0BR | | | | | | | NSD | NSD | NSD | \$ 3,195 |
| 1 BR | \$ 2,100 | \$ 1,450 | \$ 1,495 | \$ 1,875 | \$ 2,075 | \$ 1,625 | \$ 1,700 | \$ 2,500 | \$ 2,375 | \$ 2,250 |
| 2 BR | \$ 2,050 | \$ 2,010 | \$ 1,945 | \$ 2,100 | \$ 2,200 | \$ 2,812 | \$ 2,500 | \$ 2,700 | \$ 2,700 | \$ 2,550 |
| 3 BR | \$ 2,750 | \$ 2,700 | \$ 2,195 | \$ 2,350 | \$ 2,750 | \$ 2,947 | \$ 3,063 | \$ 2,987 | \$ 3,400 | \$ 3,500 |
| 4 BR | NSD | NSD | NSD | NSD | \$ 2,490 | \$ 4,000 | \$ 2,690 | \$ 4,000 | NSD | \$ 3,590 |
| Listings | 66 | 108 | 47 | 15 | 126 | 55 | 81 | 38 | 50 | 73 |
| DUPLEXES | | | | | | | | | | |
| 0BR | | | | | | | | | | \$ 1,411 |
| 1 BR | \$ 1,625 | \$ 1,225 | \$ 1,295 | \$ 1,695 | \$ 1,250 | \$ 1,570 | \$ 1,650 | | \$ 2,250 | \$ 2,314 |
| 2 BR | \$ 1,950 | \$ 1,950 | \$ 1,650 | \$ 1,950 | \$ 1,418 | \$ 2,350 | \$ 2,400 | | \$ 2,700 | \$ 2,853 |
| 3 BR | \$ 2,775 | \$ 2,400 | \$ 2,495 | \$ 2,475 | \$ 2,400 | \$ 2,995 | \$ 2,995 | | \$ 3,150 | \$ 3,200 |
| 4 BR | NSD | NSD | NSD | NSD | NSD | \$ 3,995 | NSD | NSD | NSD | NSD |
| Listings | 21 | 30 | 35 | 8 | 65 | 62 | 4 | 0 | 27 | 62 |
| TOTAL LISTINGS | | | | | | | | | | |
| Apts | 195 | 370 | 227 | 147 | 556 | 342 | 426 | 493 | 646 | 457 |
| Houses | 116 | 185 | 88 | 30 | 142 | 86 | 131 | 206 | 216 | 271 |
| Condos | 66 | 108 | 47 | 15 | 126 | 55 | 81 | 38 | 50 | 73 |
| Duplexes | 21 | 30 | 35 | 8 | 65 | 62 | 4 | 0 | 27 | 62 |
| ALL | 587 | 927 | 545 | 252 | 889 | 545 | 642 | 737 | 939 | 863 |

ALL CITIES - 2018

| Type | Bedrooms | Avg. | Median | Total Listing | Total |
|---------------|----------|---------|--------------------|---------------|------------|
| APT | | | | | |
| Santa Barbara | 0 | \$1,552 | \$ 1,563 | 58 | |
| Goleta | 0 | \$1,314 | \$ 1,315 | 7 | |
| IV | 0 | \$ 875 | \$ 875 | 1 | |
| CARP | 0 | \$1,350 | \$ 1,350 | 2 | |
| MONTECITO | 0 | \$1,705 | \$ 1,695 | 7 | |
| SUMMERLAND | 0 | \$1,843 | \$ 1,838 | 4 | |
| TOTAL | 0 | | \$ 1,456 | | 79 |
| APT | | | | | |
| Santa Barbara | 1 | \$2,017 | \$ 1,800 | 126 | |
| Goleta | 1 | \$1,799 | \$ 1,695 | 31 | |
| IV | 1 | \$1,588 | \$ 1,550 | 30 | |
| CARP | 1 | \$1,648 | \$ 1,633 | 4 | |
| MONTECITO | 1 | \$2,175 | \$ 1,973 | 6 | |
| SUMMERLAND | 1 | \$1,960 | \$ 1,898 | 4 | |
| TOTAL | 1 | | \$ 1,748 | | 201 |
| APT | | | | | |
| Santa Barbara | 2 | \$2,627 | \$ 2,450 | 88 | |
| Goleta | 2 | \$2,520 | \$ 2,600 | 28 | |
| IV | 2 | \$2,155 | \$ 2,060 | 24 | |
| CARP | 2 | \$2,257 | \$ 2,250 | 6 | |
| MONTECITO | 2 | \$3,167 | \$ 3,400 | 3 | |
| SUMMERLAND | 2 | \$2,623 | \$ 2,623 | 2 | |
| TOTAL | 2 | | \$ 2,525 | | 151 |
| APT | | | | | |
| Santa Barbara | 3 | \$2,625 | \$ 3,325 | 12 | |
| Goleta | 3 | \$3,895 | \$ 3,895 | 1 | |
| IV | 3 | \$2,625 | \$ 2,700 | 3 | |
| CARP | 3 | \$5,500 | \$ 5,500 | 1 | |
| MONTECITO | 3 | N/A | N/A | N/A | |
| SUMMERLAND | 3 | \$4,544 | \$ 3,838 | 4 | |
| TOTAL | 3 | | \$ 3,838 | | 21 |
| APT | | | | | |
| Santa Barbara | 4 | \$7,973 | \$ 7,973 | 2 | |
| Goleta | 4 | N/A | N/A | N/A | |
| IV | 4 | \$3,290 | \$ 3,290 | 2 | |
| CARP | 4 | \$3,100 | \$ 3,100 | 1 | |
| MONTECITO | 4 | N/A | N/A | N/A | |
| SUMMERLAND | 4 | N/A | N/A | N/A | |
| TOTAL | 4 | | \$ 3,290.00 | | 5 |
| | | | | APT | 457 |

ALL CITIES - 2018

| Type | Bedrooms | Avg. | Median | Total Listing | Total |
|---------------|----------|---------|-----------------|---------------|-----------|
| CONDO | | | | | |
| Santa Barbara | 0 | \$3,195 | \$ 3,195 | 1 | |
| Goleta | 0 | N/A | | | |
| IV | 0 | N/A | | | |
| CARP | 0 | N/A | | | |
| MONTECITO | 0 | N/A | | | |
| SUMMERLAND | 0 | N/A | | | |
| TOTAL | 0 | | \$ 3,195 | | 1 |
| CONDO | | | | | |
| Santa Barbara | 1 | \$1,933 | \$ 1,950 | 10 | |
| Goleta | 1 | \$1,908 | \$ 1,795 | 5 | |
| IV | 1 | \$2,550 | \$ 2,550 | 1 | |
| CARP | 1 | N/A | | | |
| MONTECITO | 1 | \$3,233 | \$ 3,200 | 3 | |
| SUMMERLAND | 1 | N/A | | | |
| TOTAL | 1 | | \$ 2,250 | | 19 |
| CONDO | | | | | |
| Santa Barbara | 2 | \$3,240 | \$ 2,950 | 23 | |
| Goleta | 2 | \$2,542 | \$ 2,500 | 9 | |
| IV | 2 | N/A | | | |
| CARP | 2 | \$2,525 | \$ 2,400 | 4 | |
| MONTECITO | 2 | \$4,950 | \$ 4,950 | 2 | |
| SUMMERLAND | 2 | \$2,550 | \$ 2,550 | 1 | |
| TOTAL | 2 | | \$ 2,550 | | 39 |
| CONDO | | | | | |
| Santa Barbara | 3 | \$4,383 | \$ 3,800 | 6 | |
| Goleta | 3 | \$3,392 | \$ 3,500 | 3 | |
| IV | 3 | N/A | | | |
| CARP | 3 | N/A | | | |
| MONTECITO | 3 | \$3,682 | \$ 3,295 | 3 | |
| SUMMERLAND | 3 | N/A | | | |
| TOTAL | 3 | | \$ 3,500 | | 12 |
| CONDO | | | | | |
| Santa Barbara | 4 | \$3,200 | \$ 3,200 | 1 | |
| Goleta | 4 | \$3,980 | \$ 3,980 | 1 | |
| IV | 4 | N/A | | | |
| CARP | 4 | N/A | | | |
| MONTECITO | 4 | N/A | | | |
| SUMMERLAND | 4 | N/A | | | |
| TOTAL | 4 | | \$ 3,590 | | 2 |
| | | | | CONDO | 73 |

ALL CITIES - 2018

| Type | Bedrooms | Avg. | Median | Total Listing | Total |
|---------------|----------|------------|-----------------|---------------|-----------|
| DUPLEX | | | | | |
| Santa Barbara | 0 | \$ 1,828 | \$ 1,411 | 4 | |
| Goleta | 0 | N/A | N/A | | |
| IV | 0 | N/A | N/A | | |
| CARP | 0 | N/A | N/A | | |
| MONTECITO | 0 | N/A | N/A | | |
| SUMMERLAND | 0 | N/A | N/A | | |
| TOTAL | 0 | | \$ 1,411 | | 4 |
| DUPLEX | | | | | |
| Santa Barbara | 1 | \$ 1,585 | \$ 1,828 | 9 | |
| Goleta | 1 | \$ 1,500 | \$ 1,500 | 1 | |
| IV | 1 | \$ 2,960 | \$ 2,980 | 3 | |
| CARP | 1 | N/A | N/A | | |
| MONTECITO | 1 | \$ 2,800 | \$ 2,800 | 1 | |
| SUMMERLAND | 1 | N/A | N/A | | |
| TOTAL | 1 | | \$ 2,314 | | 14 |
| DUPLEX | | | | | |
| Santa Barbara | 2 | \$ 3,483 | \$ 3,625 | 16 | |
| Goleta | 2 | \$ 2,600 | \$ 2,600 | 1 | |
| IV | 2 | \$ 2,604 | \$ 2,780 | 7 | |
| CARP | 2 | \$ 2,750 | \$ 2,750 | 1 | |
| MONTECITO | 2 | \$ 2,988 | \$ 2,925 | 4 | |
| SUMMERLAND | 2 | \$ 3,495 | \$ 3,495 | 1 | |
| TOTAL | 2 | | \$ 2,853 | | 30 |
| DUPLEX | | | | | |
| Santa Barbara | 3 | \$ 3,195 | \$ 3,195 | 1 | |
| Goleta | 3 | \$ 3,150 | \$ 3,150 | 2 | |
| IV | 3 | \$ 3,352 | \$ 3,373 | 8 | |
| CARP | 3 | \$ 3,200 | \$ 3,200 | 1 | |
| MONTECITO | 3 | \$4,375.00 | \$4,375.00 | 2 | |
| SUMMERLAND | 3 | N/A | N/A | | |
| TOTAL | 3 | | \$ 3,200 | | 14 |
| DUPLEX | | | | | |
| Santa Barbara | 4 | N/A | N/A | | |
| Goleta | 4 | N/A | N/A | | |
| IV | 4 | N/A | N/A | | |
| CARP | 4 | N/A | N/A | | |
| MONTECITO | 4 | N/A | N/A | | |
| SUMMERLAND | 4 | N/A | N/A | | |
| TOTAL | 4 | | N/A | TOTAL | 0 |
| | | | | DUPLEX | 62 |

ALL CITIES - 2018

| Type | Bedrooms | Avg. | Median | Total Listing | Total |
|---------------|----------|---------|-----------------|---------------|------------|
| HOUSE | | | | | |
| Santa Barbara | 0 | \$2,067 | \$ 2,100 | 3 | |
| Goleta | 0 | \$1,200 | \$ 1,200 | 1 | |
| IV | 0 | N/A | N/A | | |
| CARP | 0 | N/A | N/A | | |
| MONTECITO | 0 | N/A | N/A | | |
| SUMMERLAND | 0 | N/A | N/A | | |
| TOTAL | 0 | | \$ 1,650 | | 4 |
| HOUSE | | | | | |
| Santa Barbara | 1 | \$2,047 | \$ 1,963 | 20 | |
| Goleta | 1 | \$1,758 | \$ 1,595 | 3 | |
| IV | 1 | \$1,700 | \$ 1,700 | 1 | |
| CARP | 1 | \$2,783 | \$ 2,550 | 3 | |
| MONTECITO | 1 | \$3,011 | \$ 2,600 | 13 | |
| SUMMERLAND | 1 | \$2,798 | \$ 2,995 | 3 | |
| TOTAL | 1 | | \$ 2,256 | | 43 |
| HOUSE | | | | | |
| Santa Barbara | 2 | \$3,083 | \$ 3,000 | 40 | |
| Goleta | 2 | \$2,682 | \$ 2,549 | 6 | |
| IV | 2 | \$4,591 | \$ 4,660 | 8 | |
| CARP | 2 | \$3,474 | \$ 3,150 | 4 | |
| MONTECITO | 2 | \$4,357 | \$ 4,200 | 15 | |
| SUMMERLAND | 2 | \$3,717 | \$ 3,700 | 3 | |
| TOTAL | 2 | | \$ 3,425 | | 76 |
| HOUSE | | | | | |
| Santa Barbara | 3 | \$4,585 | \$ 4,250 | 61 | |
| Goleta | 3 | \$3,840 | \$ 3,600 | 15 | |
| IV | 3 | \$6,394 | \$ 6,200 | 8 | |
| CARP | 3 | \$4,175 | \$ 3,950 | 6 | |
| MONTECITO | 3 | \$8,079 | \$ 7,950 | 14 | |
| SUMMERLAND | 3 | \$5,488 | \$ 5,488 | 2 | |
| TOTAL | 3 | | \$ 4,869 | | 106 |
| HOUSE | | | | | |
| Santa Barbara | 4 | \$6,805 | \$ 5,375 | 18 | |
| Goleta | 4 | \$4,759 | \$ 4,600 | 9 | |
| IV | 4 | \$6,299 | \$ 5,825 | 4 | |
| CARP | 4 | \$4,267 | \$ 3,950 | 1 | |
| MONTECITO | 4 | \$8,973 | \$ 8,000 | 10 | |
| SUMMERLAND | 4 | N/A | N/A | | |
| TOTAL | 4 | | \$ 5,375 | | 42 |
| HOUSE | | | | | 271 |

2018 RENT SURVEY - AFFORDABILITY

| Apartment Size | Median Rent | Hourly Income Needed* | Annual Income Needed* | 2018 Median Income | 2018 Min Wage Income (\$11/hr) 2080 hrs | % of Min Wage Income Needed |
|-------------------|-------------|-----------------------|-----------------------|-------------------------|---|-----------------------------|
| Studio: | \$1,553 | \$29.87 | \$62,125 | \$51,720 (1 person) | \$22,880 | 272% |
| 1-Bedroom: | \$2,253 | \$43.33 | \$90,125 | \$63,680 (2 persons) | \$45,760 | 197% |
| 2-Bedroom: | \$2,701 | \$51.95 | \$108,050 | \$71,640 (3 persons) | \$68,640 | 157% |
| 3-Bedroom: | \$3,669 | \$70.55 | \$146,750 | \$79,600 (4 persons) | \$91,520 | 160% |
| 4-Bedroom: | \$3,590 | \$69.04 | \$143,600 | \$85,968 (5 persons) | \$114,400 | 126% |

Min wage \$11 as of 1/1/18

(* Income required if household pays 30% of income for rent)

City of Santa Barbara

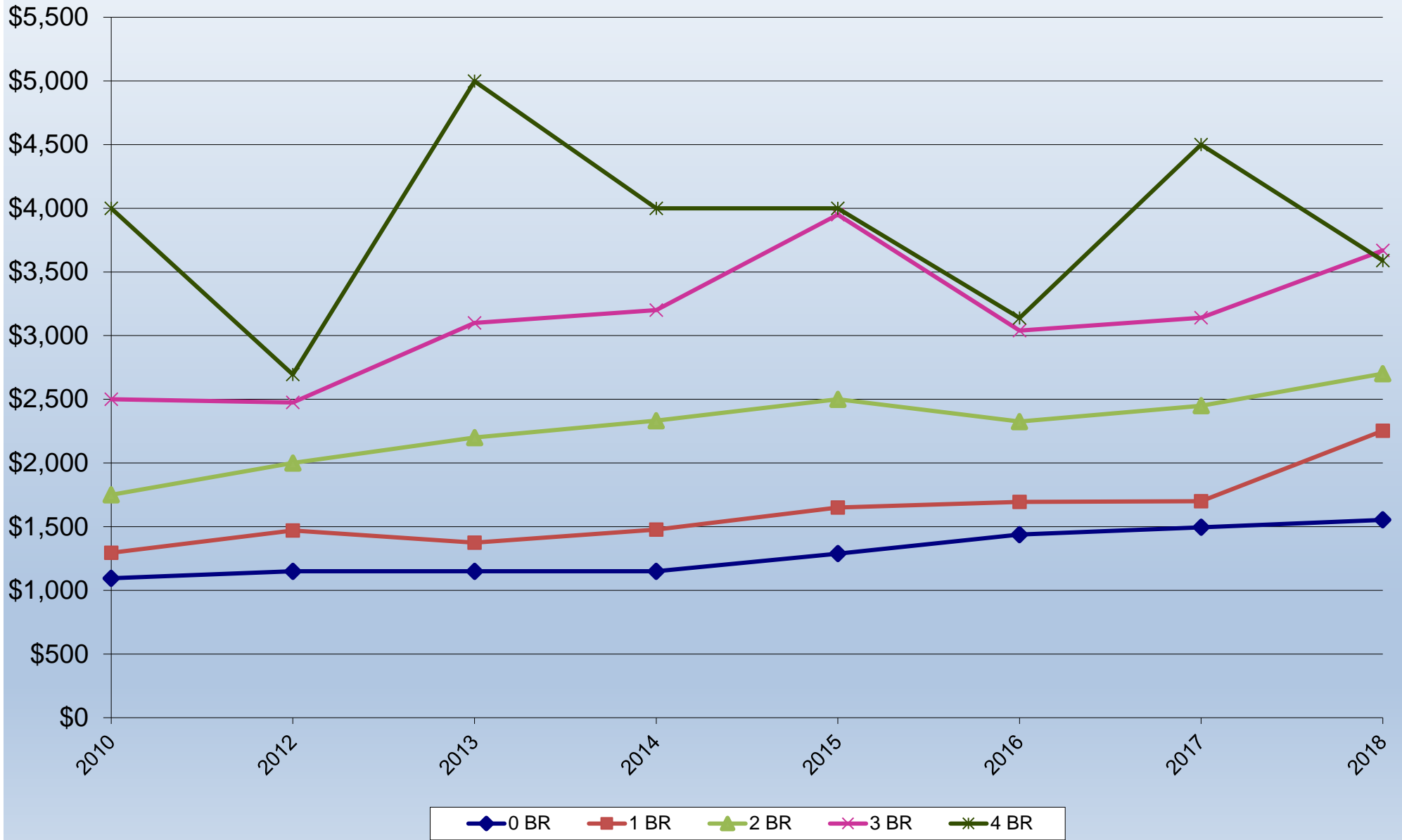
Tenant Displacement Assistance Ordinance (TDAO)

Median Rents as of April 2018

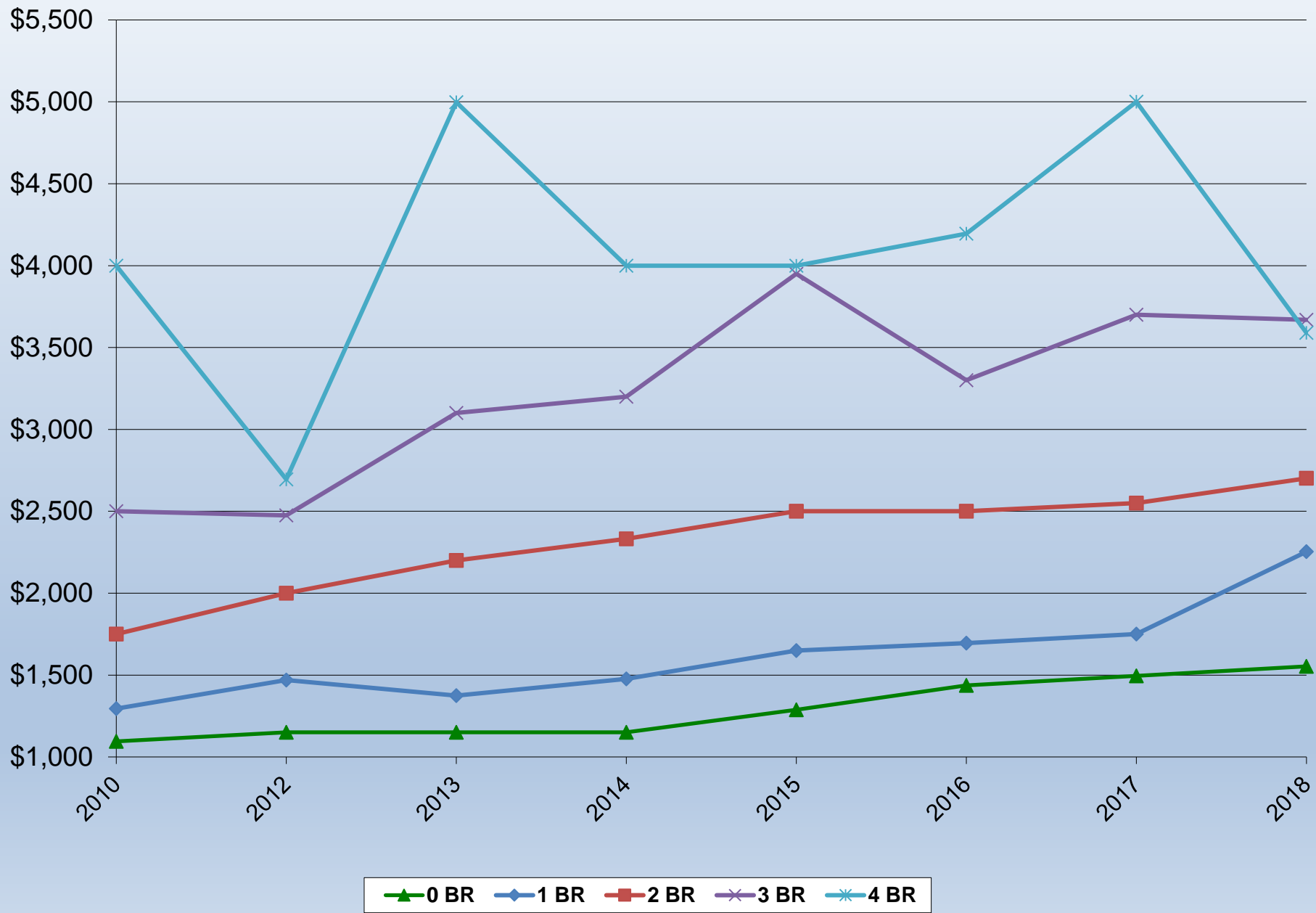
By Unit Type and Bedroom Count

| | Studio | 1 BR | 2 BR | 3 BR | 4 BR |
|------------|---------|---------|---------|---------|---------|
| Apartments | \$1,456 | \$1,748 | \$2,525 | \$3,838 | \$3,290 |
| Duplexes | \$1,411 | \$2,314 | \$2,853 | \$3,200 | n/a |
| Condos | \$3,195 | \$2,250 | \$2,550 | \$3,500 | \$3,590 |
| Houses | \$1,650 | \$2,256 | \$3,425 | \$4,869 | \$5,375 |

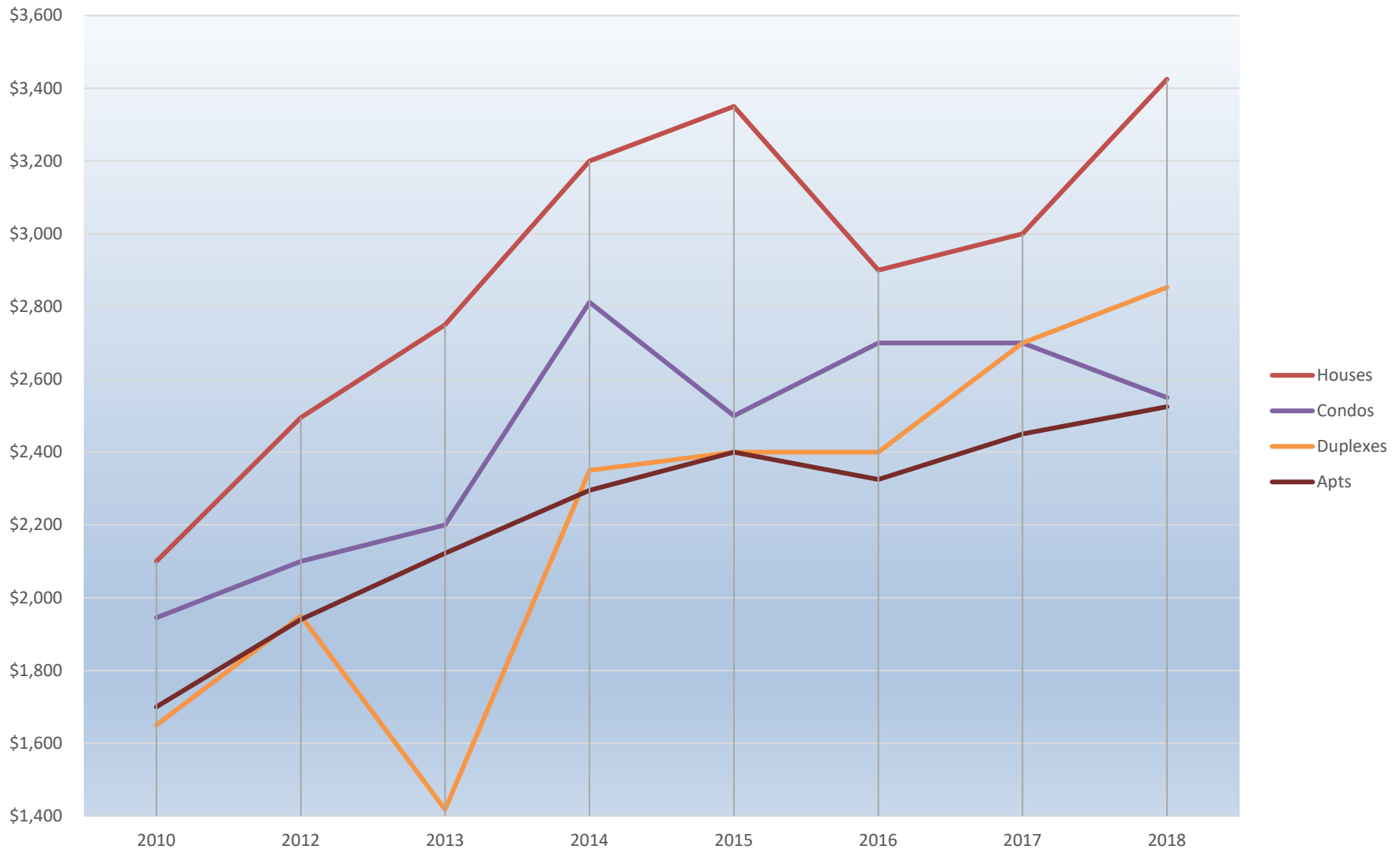
South Coast Apartment Rents by Bedroom Count



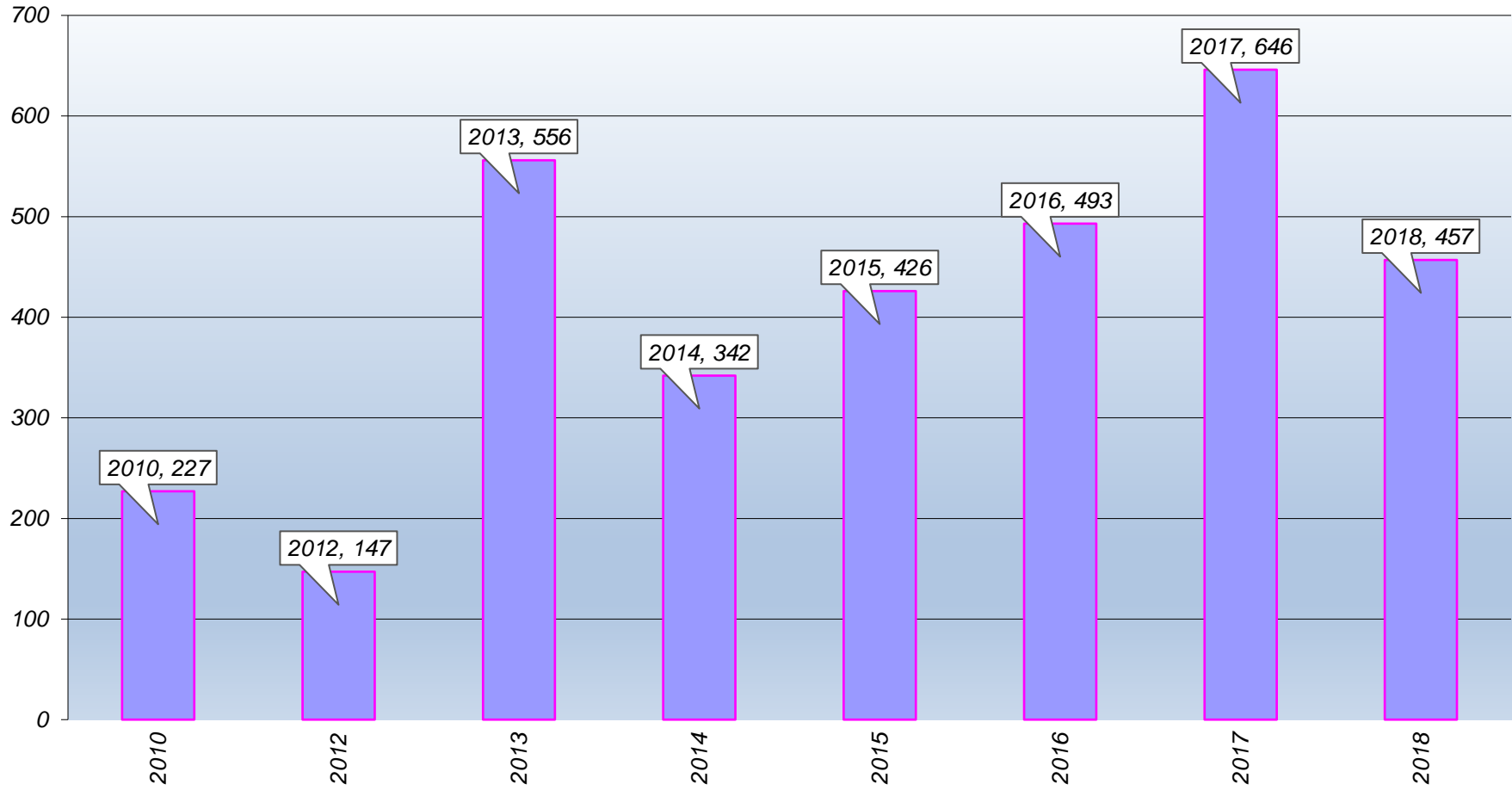
South Coast Rents by Bedroom Count (Apartments, Condos, Duplexes, Houses)



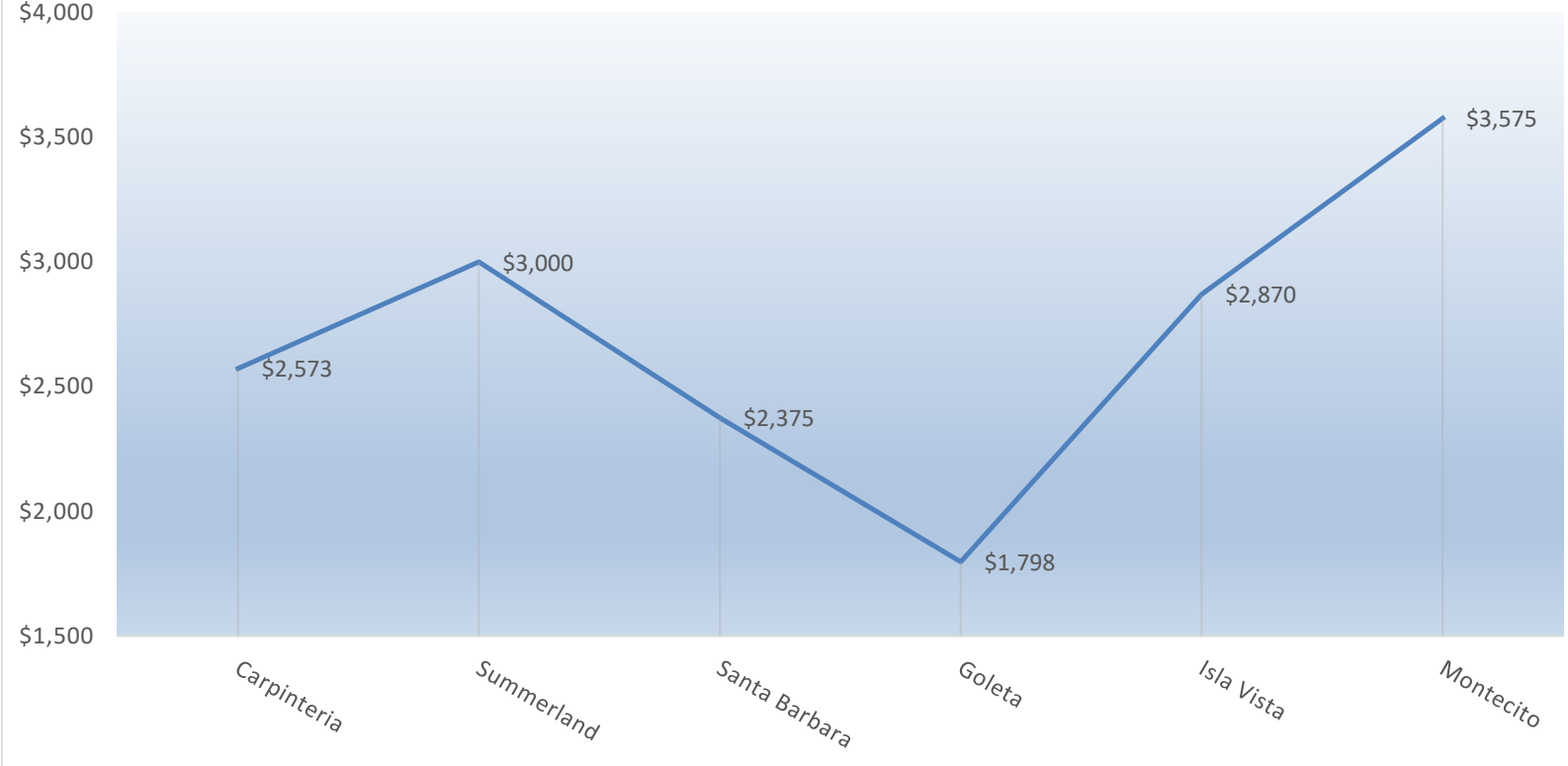
South Coast Area Rent Survey Data 2 Bedroom Units in Various Housing Types



**South Coast Area Rent Survey Data
Number of Apartment Listings**



**2018 Median Rent By Location
Two Bedroom All Types**



All Types of South Coast Rental Housing

2017 to 2018

