



Dan Beightol's (Beckto) Sun Coast Real Estate 4th Quarter Newsletter



December 2009

Happy Holidays!

O.K., O.K., so it was a tough year! There is not an option to put my head in the sand and ignore it or just walk away. During the Great Depression, my grandfather, was laid off by the railroad. He walked door to door in his small town in Iowa asking people if they needed roof work. He worked his way through it! Work. That's what I plan to do in 2010. "It's in the working, where the satisfaction comes", I heard once.

I am for Hire, if you or somebody you know, wants a great service at a great price.

Dan

Solds 2009

302, 304 Barry—Duplex	Ventura	\$235,000
1533 Crestline Drive	Santa Barbara	\$965,000
565 Barling Terrace	Santa Barbara	\$479,000
677 Andy Lane	Goleta	\$750,000
635 Grove Lane	Santa Barbara	\$899,000
163, 165 East Warner	Ventura	\$200,000
916 West Micheltorena	Santa Barbara	\$605,000
1607 Payeras Street	Santa Barbara	\$865,000
10 Portola Lane	Santa Barbara	\$360,000
387 Cannon Green	Goleta	\$489,000
5233 Larkspur Drive	Ventura	\$315,000
4785 El Carro Lane	Carpinteria	\$522,000
241 Moreton Bay #3	Goleta	\$393,000
7263 Georgetown Road	Goleta	\$750,000

"Your Real Estate Resource"

Remember, you're paying Dan for peace of mind.

Protection.

It's done right.

Dan offers expert service, flexible commission options that save you \$, fees for services, advice on loans (private & conventional), residential, commercial, rental income sales, property management, 1031 Exchanges—knowledge and experience from over 400 sales.

Solds 2008

5290 Overpass Rd #39	Santa Barbara	\$510,000
1801 & 1811 Gina Drive	Oxnard	\$487,000
1300 Saratoga Ave #1590	Ventura	\$135,000
709 West Micheltorena	Santa Barbara	\$537,000
2465 Calle Almonte	Santa Barbara	\$2,000,000
945 Ward Drive # 36	Santa Barbara	\$445,000
327 Saratoga Street	Fillmore	\$260,000
312 Rancheria Street	Santa Barbara	\$930,000
427 W De La Guerra	Santa Barbara	\$575,000
521 West Pedregosa	Santa Barbara	\$500,000
812 Cheltenham Road	Santa Barbara	\$616,000
6778 Sargent Lane	Ventura	\$320,000
3761 Gregory Way #5	Santa Barbara	\$699,000
7349 Elmhurst Place	Goleta	\$524,000
2111 Red Rose Way	Santa Barbara	\$775,000
114 & 116 W Harrison	Ventura	\$290,000
345 Kellogg Way #26	Goleta	\$565,000
1300 Saratoga Ave # 801	Ventura	\$99,000
635 Grove Lane	Santa Barbara	\$725,000
6180 Via Real # 60	Carpinteria	\$90,000
63 James Drive	Ventura	\$275,000



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2009 YTD Stats

Below are the sales statistics for the year from 1/01/09 through 12/01/09 as per the Santa Barbara Multiple Listing Service. These are brokered transactions, which represent about 98% of the market. These figures are only for single family residential properties (house & condos); they do not include residential income, commercial, land/lot, or manufactured/mobile home sales.

Area Recap of Total Sales

Sales:	1,013
Average Price:	\$1,145,944
Median Price:	\$720,000
Price Range:	\$118,300—\$25,279,165
Average Days on the Market:	81

Santa Barbara Sales

Sales:	444
Average Price:	\$862,004
Median Price:	\$736,000
Price Range:	\$230,000—\$3,295,000
Average Days on the Market:	77

Goleta Sales

Sales:	328
Average Price:	\$693,068
Median Price:	\$605,000
Price Range:	\$118,300—\$3,300,000
Average Days on the Market:	66

Montecito Sales

Sales:	124
Average Price:	\$3,225,165
Median Price:	\$2,250,000
Price Range:	\$625,000—\$25,279,165
Average Days on the Market:	111

Hope Ranch Sales

Sales:	17
Average Price:	\$3,586,617
Median Price:	\$2,350,000
Price Range:	\$1,540,000—\$12,800,000
Average Days on the Market:	110

Carpinteria/Summerland Sales

Sales:	100
Average Price:	\$898,927
Median Price:	\$547,000
Price Range:	\$210,000—\$6,350,000
Average Days on the Market:	102

