

### Housing and the e-x-t-e-n-d-e-d family

#### Many homes in Goleta are being transformed to accommodate new household members

Whether it's kids who move back home after college, or aging parents moving back in with their adult children, or just relatives combining households, there are many extended living situations all about town. It might be temporary, or it might be permanent. This could happen when you least expect!

Recently my wife and I experienced this ourselves. Our daughter had a child, our first grandchild, right about the time her military-employed husband was being transferred from N. Carolina to Florida. No problem except their house in Florida was not ready to move into for another few weeks. So we got the call from my daughter asking if it would be ok to come home, with the baby, while the new home was being finished. No problem, right? Well, one thing led to another and one delay after another, and a few weeks turned into 4 and a half months! Fortunately my wife and I had not downsized yet, and had unused rooms available for daughter and baby. This was a transformative experience for us. We never really envisioned our kids and grandkids living with us (gee we never really got to be empty nesters), and while it was temporary, we could easily see how this could become a permanent situation. We did not need to partition off part of the house and add new entrances, but in the future it is a distinct possibility. In looking around our neighborhood we see very few new young families moving in, and the older homeowners, well, they are staying put for the most part. But the reality is that with our highly desirable climate, good healthcare, and few affordable alternatives, it just might pay to stay put and add a family member or two to share the experience!



### Condominiums and Houses Currently for Sale

| Status    | Address                         | Price               | Beds | Baths | Sq Ft   | DOM    |
|-----------|---------------------------------|---------------------|------|-------|---------|--------|
| Active    | 3 Grove condos-Hollister Ave. * | \$514,000-\$596,000 | 2    | 2     | 960     | varies |
| Active    | Pepperdine Ct                   | \$899,000           | 4    | 2.5   | 1714    | 36     |
| Active    | Ellwood Station Rd *            | \$574,000           | 2    | 2.5   | 1134    | 71     |
| Pending   | Hollister Ave *                 | \$489,000           | 2    | 2     | 960     | 170    |
| Pending   | Ellwood Station Rd *            | \$569,000           | 2    | 2.5   | 1166    | 125    |
| Pending   | Cannon Green Dr *               | \$599,000           | 3    | 2.5   | unknown | 23     |
| Pending   | Hollister Ave *                 | \$615,000           | 3    | 2     | 1370    | 5      |
| Pending   | Carmel Beach Cir                | \$1,175,000         | 4    | 2     | 2036    | 11     |
| Pending   | Marymount Way *                 | \$595,000           | 2    | 2     | 1054    | 12     |
| Expired   | Ellwood Station Rd *            | \$585,000           | 2    | 2.5   | 1166    | 6      |
| Cancelled | Lowell Way                      | \$799,000           | 2    | 2     | 1220    | 84     |
| Cancelled | Palo Alto Dr                    | \$1,180,000         | 4    | 3     | 2346    | 4      |
| Cancelled | Hollister Ave *                 | \$585,000           | 2    | 2     | 1104    | 82     |

\* indicates condominium

## Closed Sales – Condominiums and Houses

| Address                  | Sold Price | Beds | Baths | Sq Ft | DOM | Sale Date |
|--------------------------|------------|------|-------|-------|-----|-----------|
| 7602 Hollister Ave 101*  | \$425,000  | 1    | 1     | 696   | 7   | 09/18/18  |
| 452 Linfield Place K*    | \$420,000  | 1    | 1     | 770   | 29  | 10/18/18  |
| 7624 Hollister Ave 327*  | \$444,000  | 1    | 1     | 766   | 42  | 09/26/18  |
| 7630 Hollister Ave 341*  | \$440,000  | 2    | 1     | 870   | 89  | 12/18/18  |
| 241 Mathilda Dr*         | \$442,000  | 1    | 1.5   | 885   | 27  | 11/09/18  |
| 7638 Hollister Ave 264*  | \$519,000  | 2    | 2     | 960   | 6   | 09/27/18  |
| 7602 Hollister Ave 302*  | \$525,000  | 2    | 2     | 960   | 101 | 10/12/18  |
| 7025 Marymount Way*      | \$575,000  | 2    | 1.5   | 1054  | 6   | 11/08/18  |
| 363 Cannon Green Dr D*   | \$610,000  | 3    | 3     | 1360  | 81  | 10/24/18  |
| 355 Cannon Green Dr D*   | \$650,000  | 3    | 3     | 1462  | 16  | 09/05/18  |
| 333 Pacific Oaks Rd*     | \$660,000  | 2    | 2.5   | 1411  | 10  | 10/25/18  |
| 302 La Salle Rd*         | \$789,000  | 3    | 3     | 1881  | 6   | 09/12/18  |
| 499 Mills Way            | \$779,000  | 2    | 2     | 1327  | 61  | 12/21/18  |
| 7064 Scripps Crescent St | \$826,000  | 3    | 2     | 1450  | 11  | 12/18/18  |
| 7105 Georgetown Rd*      | \$817,000  | 3    | 2.5   | 1881  | 56  | 10/19/18  |
| 356 Santa Barbara Shores | \$785,700  | 3    | 2     | 1255  | 30  | 11/26/18  |
| 395 Daytona Dr           | \$810,000  | 3    | 2     | 1259  | 13  | 11/29/18  |
| 7318 Greensboro St       | \$890,000  | 4    | 2     | 1725  | 61  | 11/09/18  |
| 460 Pomona Ct            | \$975,000  | 5    | 2.5   | 1811  | 7   | 09/14/18  |
| 7624 Hollister Ave 113   | \$385,000  | 1    | 1     | 696   | 47  | 12/07/18  |
| 484 Linfield Pl H        | \$561,000  | 2    | 1     | 1066  | 9   | 10/03/18  |
| 396 Santa Barbara Shores | \$839,000  | 3    | 2     | 1248  | 47  | 12/07/18  |

\* indicates condominium



Median condominium sale price in the Ellwood area Jan.–Dec. 2018: \$575,000 (up 5.5% in 2018) - 38 sales  
 Median home sale price in the Ellwood area Jan.–Dec. 2018: \$840,000 (down 1.7% in 2018) - 13 sales



MATT VAUGHAN  
 3112 STATE STREET  
 SANTA BARBARA, CA  
 93105

*When selecting a Real Estate Agent to represent you, compare **services, experience, and price!***



**Matt Vaughan, GRI, ABR, ePro**  
 Residential & Land Specialist  
 (805) 689-9351  
 vaughanvilla@gmail.com  
 www.vaughanvilla.com