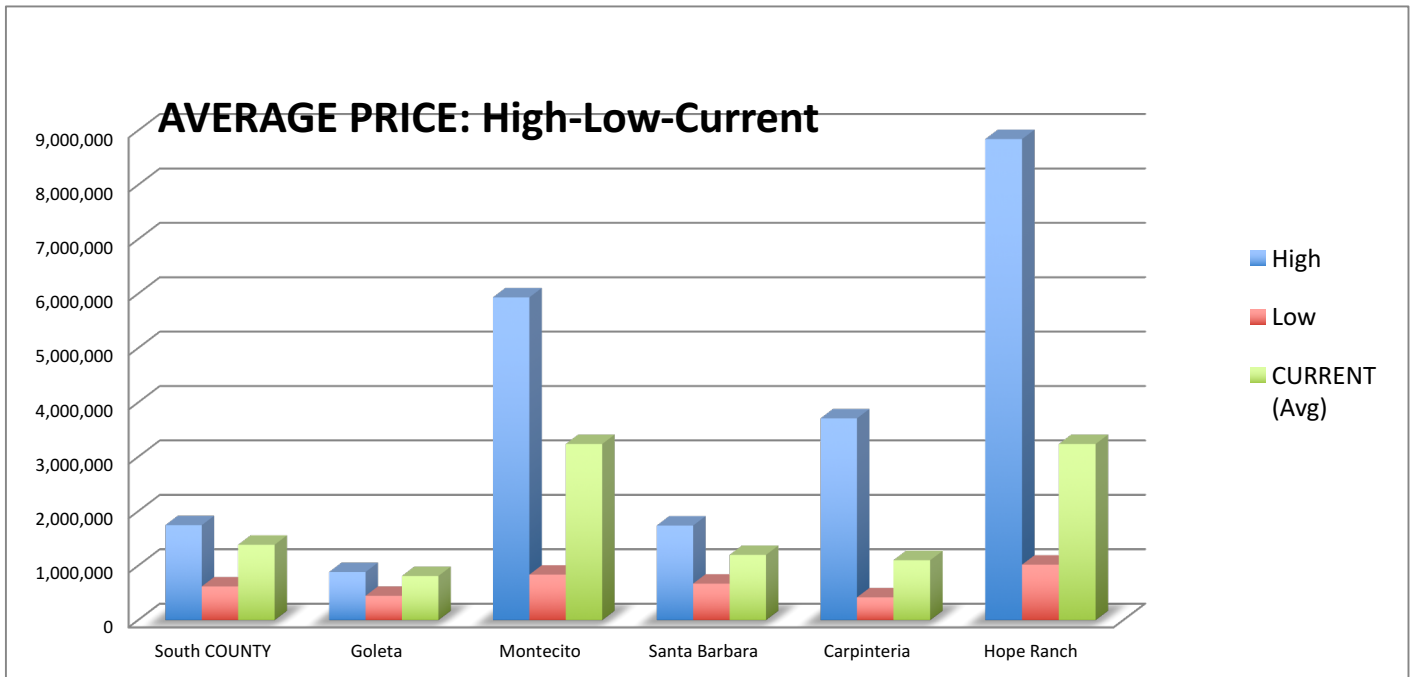


HIGH to LOW Average & Median Prices 2003-Current



AVERAGE	High	Low	CURRENT(Avg)
South COUNTY	1,746,239	620,000	1,386,056
Goleta	885,151	448,015	811,532
Montecito	5,933,643	836,894	3,237,899
Santa Barbara	1,739,286	671,914	1,199,215
Carpinteria	3,709,050	418,875	1,100,658
Hope Ranch	8,842,727	1,020,000	3,238,000



MEDIAN	High	Low	Current
South COUNTY	\$1,150,000	\$662,000	\$944,250
Goleta	\$949,000	\$412,500	\$765,000
Montecito	\$4,300,000	\$1,230,000	\$2,500,000
Santa Barbara	\$1,212,500	\$605,000	\$999,000
Carpinteria	\$1,105,000	\$330,000	\$719,500
Hope Ranch	\$8,842,727	\$1,020,000	\$2,612,500