

REAL DEALS: Radius Group has sold 510 W. Pueblo St., Santa Barbara, to Jack Byers of Jack n' Tool Box to convert the existing house into a freestanding medical office building. Steve Brown and Austin Herlihy represented both parties. ... Daniel Encell, director of estates division for Prudential California Realty, tells Real Deals that he isn't optimistic about the South Coast residential market. If the first half of 2008 is any indication, the market still has a ways to go to hit bottom. The two bright spots: Hope Ranch and Montecito, which saw a decrease of inventory and a median price rise of 10 percent to a record \$2.975 million.

e-mail: drim@newspress.com