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Weekly Santa Ynez Valley Real Estate Update  
 4/1/2012 TO 4/30/2012

**I provide the information below as a courtesy to potential Buyers and Sellers!**  
**Activity listed is for APRIL 1, 2011 TO APRIL 30, 2012. Please call JUDY CRAWFORD**  
**at (805) 588-1425 for the best priced properties.**

NEW LISTINGS						
Type	Address	Town	Bed/Bath	Lot Size	Listed Price	
Condo	2071 Village Lane	Solvang	2/2		\$229,995	
Condo	1682 Eucalyptus Drive, #C	Solvang	2/2		\$247,500	
Condo	82 Victory Drive	Buellton	3/2		\$305,000	
Condo	1493 Aarhus Drive, #7	Solvang	3/3		\$329,900	
Residential	165 Leslie Street	Los Alamos	2/1	0.44	\$170,000	
Residential	1510 Kronborg Drive	Solvang	3/2	0.54	\$409,000	
Residential	2345 Olivet Avenue	Los Olivos	3/2	0.54	\$419,900	
Residential	160 Second Street	Buellton	3/3	0.16	\$430,000	
Residential	3335 Madera Street	Santa Ynez	3/2	0.24	\$459,000	
Residential	3641 Olive Street	Santa Ynez	3/2	0.36	\$499,000	
Residential	322 First Street	Solvang	3/2	0.20	\$535,000	
Residential	2275 Olivet Avenue	Los Olivos	3/2	0.45	\$539,000	
Residential	2994 Buckboard Lane	Solvang	4/2	0.74	\$579,900	
Residential	3310 Manzana Street	Santa Ynez	3/3	0.23	\$589,900	
Residential	1867 Ringsted Drive	Solvang	4/3	1.14	\$639,000	
Residential	1565 Meadowvale Road	Santa Ynez	3/2	2.51	\$749,000	
Residential	2004 High Meadow Drive	Solvang	4/3	1.16	\$749,900	
Residential	1000 Fredensborg Cyn. Road	Solvang	5/4	1.22	\$795,000	
Residential	1798 Viborg Road	Solvang	4/4	1.07	\$829,000	
Residential	2591 Deer Hill Lane	Solvang	4/4	2.84	\$849,900	
Residential	1461 W. Highway 246	Buellton	4/3	4.69	\$929,900	
Residential	993 Fredensborg Cyn. Road	Solvang	3/3	3.00	\$995,000	
Residential	3109 Fairlea Road	Santa Ynez	5/4	0.89	\$995,000	
Residential	1433 Edison Street	Santa Ynez	1/1	9.68	\$1,050,000	
Residential	3200 Long Canyon Road	Santa Ynez	4/4	10.4	\$1,095,000	
Residential	2405 Meadow Ranch Road	Solvang	4/4	2.92	\$1,125,000	
Residential	4102 Casey Avenue	Santa Ynez	3/2	5.07	\$1,149,000	
Residential	1270 Dove Meadow Road	Solvang	4/3	4.97	\$1,195,000	
Residential	2850 N. Refugio Road	Santa Ynez	4/4	17.1	\$1,350,000	

Residential	2997 Buckboard Lane	Solvang	4/4	0.96	\$1,895,000
Residential	818 Ballard Canyon Road	Solvang	3/2	25.7	\$1,895,000
Residential	4126 Casey Avenue	Santa Ynez	4/4	9.68	\$1,899,000
Residential	4815 Baseline Avenue	Santa Ynez	4/7	40.0	\$4,850,000
Residential	800 E. Highway 246	Solvang	1/2	60.3	\$8,000,000
Residential	560 Ranch Road	Solvang	4/6	65.0	\$8,900,000
Residential	3462 Brinkerhoff	Santa Ynez	6/9	3,250.0	\$24,500,000
Land	0 Count Fleet Street	Santa Ynez		105.2	\$3,950,000
Commercial	690 Alamo Pintado Road	Solvang		0.79	\$2,600,000

## PRICE CHANGE

					Original	New Listed
Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Price
Condo	2031 Village Lane	Solvang	2/2		\$199,000	\$185,000
Residential	235 Helena Street	Los Alamos	2/1	0.11	\$234,900	\$219,900
Residential	500 Rancho Alisal Drive	Solvang	3/3	0.76	\$339,000	\$314,200
Residential	560 Augusta Street	Los Alamos	3/3	0.23	\$450,000	\$382,000
Residential	1436 Mission Drive	Solvang	3/3	0.23	\$495,000	\$429,400
Residential	1195 Cuesta Street	Santa Ynez	3/2	0.22	\$516,000	\$499,000
Residential	2225 Alamo Pintado Avenue	Solvang	3/2	0.32	\$549,000	\$510,000
Residential	2765 Grand Avenue	Los Olivos	3/2	0.52	\$619,000	\$525,000
Residential	2765 Grand Avenue	Los Olivos	3/2	0.52	\$619,000	\$555,000
Residential	1889 Ringsted Drive	Solvang	4/2	0.44	\$649,000	\$565,000
Residential	771 Fredensborg Cyn. Road	Solvang	3/3	1.00	\$630,900	\$569,900
Residential	938 Nysted Drive	Solvang	3/3	0.53	\$699,000	\$587,000
Residential	2974 Deer Trail Circle	Solvang	3/2	1.10	\$649,000	\$595,000
Residential	3025 Calle Pico Court	Santa Ynez	3/3	0.89	\$695,000	\$625,000
Residential	2839 Grand Avenue	Los Olivos	3/3	0.16	\$695,000	\$625,000
Residential	765 Alamo Pintado Road	Solvang	3/3	0.58	\$799,000	\$699,000
Residential	2549 Elk Grove Road	Solvang	3/2	1.22	\$795,000	\$759,000
Residential	2395 Janin Place	Solvang	3/2	1.20	\$949,000	\$929,000
Residential	1945 Old Mill Road	Solvang	5/4	0.46	\$1,200,000	\$1,099,000
Residential	1062 Highland	Santa Ynez	5/4	1.23	\$1,595,000	\$1,195,000
Residential	2695 Long Canyon Road	Santa Ynez	4/3	10.6	\$1,595,000	\$1,395,000
Residential	2450 Long Canyon Road	Santa Ynez	3/3	11.8	\$2,465,000	\$1,850,000
Residential	5574 Baseline Avenue	Santa Ynez	4/4	5.33	\$2,295,000	\$2,149,500
Residential	2121 Highway 154	Santa Ynez	3/5	24.7	\$4,500,000	\$3,900,000
Land	0 Long Valley Road	Santa Ynez		20.0	\$750,000	\$699,000
Land	1810 West Highway 154	Santa Ynez		5.19	\$2,395,000	\$2,200,000

## PENDING SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price
Condo	1676 Maple Avenue, #7	Solvang	2/1		\$120,000
Condo	2031 Village Lane	Solvang	2/2		\$185,000
Condo	361 Savanna Drive	Los Alamos	3/1		\$194,900
Condo	1674 Eucalyptus Drive, #B	Solvang	2/2		\$199,000
Condo	601 Central Avenue, #2	Buellton	3/3		\$230,000
Condo	2129 Village Lane	Solvang	2/2		\$249,950
Condo	82 Victory Drive	Buellton	3/2		\$305,000
Condo	1493 Aarhus Drive, #7	Solvang	3/3		\$329,900
Residential	361 Savanna Drive	Los Alamos	3/2	0.12	\$219,000
Residential	354 Shaw Street	Los Alamos	4/3	0.18	\$264,900
Residential	64 Valley Station Circle	Buellton	4/3	0.08	\$349,000
Residential	88 First Street	Solvang	3/2		\$350,000
Residential	455 Farmland Drive	Buellton	3/2	0.17	\$375,000

Residential	1230 Faraday Street	Santa Ynez	3/2	0.23	\$399,000
Residential	1646 Juniper	Solvang	3/2	0.17	\$399,000
Residential	1510 Kronborg Drive	Solvang	3/2	0.54	\$409,000
Residential	554 Dairy Way	Buellton	4/2	0.16	\$409,900
Residential	262 Riverview Drive	Buellton	4/3	0.16	\$439,000
Residential	3335 Madera Street	Santa Ynez	3/2	0.24	\$459,000
Residential	930 Hornbeck Place	Solvang	3/3	0.57	\$490,000
Residential	2909 Stadium Drive	Solvang	3/2	0.65	\$495,000
Residential	1271 N. Refugio Road	Santa Ynez	3/2	0.85	\$499,000
Residential	1392 Faraday Street	Santa Ynez	3/2	0.26	\$499,000
Residential	2189 Creekside Drive	Solvang	4/2	0.23	\$520,000
Residential	345 Bakke Way	Solvang	3/3	0.23	\$549,000
Residential	1288 Deer Trail Lane	Solvang	3/2	0.80	\$549,000
Residential	2397 Janin Place	Solvang	3/2	1.10	\$549,000
Residential	1225 Coast Oak Drive	Solvang	3/2	0.29	\$565,000
Residential	938 Nysted Drive	Solvang	3/3	0.53	\$587,000
Residential	1867 Ringsted Drive	Solvang	4/3	1.14	\$639,000
Residential	1221 Hager Lane	Buellton	3/3	1.10	\$640,000
Residential	783 Fredensborg Cyn. Road	Solvang	3/3	1.00	\$795,000
Residential	1444 N. Refugio Road	Santa Ynez	6/6	0.84	\$840,000
Residential	201 Valhalla Drive	Solvang	3/3	0.35	\$898,000
Residential	2231 Hill Haven Road	Solvang	3/3	1.05	\$1,095,000
Residential	1885-1887 Augustenborg Pl.	Solvang	4/4	0.96	\$1,140,000
Residential	4909 Baseline Avenue	Santa Ynez	4/3	5.81	\$1,195,000
Residential	2850 N. Refugio Road	Santa Ynez	4/4	17.1	\$1,350,000
Residential	2505 School Street	Solvang	2/2	9.57	\$1,495,000
Residential	1629 N. Refugio Road	Santa Ynez	3/3	6.95	\$1,790,000
Residential	1440 Dove Meadow Road	Santa Ynez	6/6	4.14	\$2,495,000
Multi-Family	1135 Edison Street, #A/#B	Santa Ynez	4/4	0.96	\$675,000
Commercial	2948 San Marcos Avenue	Los Olivos		0.33	\$1,295,000
Land	0 Cerrito Street	Santa Ynez		0.24	\$250,000

## FINAL SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Sold Price
Condo	597 Central Avenue	Buellton	2/2		\$184,900	\$180,000
Condo	1674 Eucalyptus Drive, #B	Solvang	2/2		\$199,000	\$190,000
Condo	617 Central Avenue, #2	Buellton	3/3		\$285,000	\$260,000
Residential	94 Six Flags Circle	Buellton	3/2	0.11	\$299,000	\$280,000
Residential	475 Heritage Lane	Los Alamos	3/2	0.25	\$289,900	\$292,900
Residential	35 Freedom Place	Buellton	3/2	0.23	\$342,000	\$310,000
Residential	442 Dove Canyon	Buellton	4/3	0.15	\$425,000	\$420,000
Residential	2245 Alamo Pintado Avenue	Los Olivos	3/2	0.31	\$525,000	\$457,000
Residential	2339 Olivet Avenue	Los Olivos	3/2	0.55	\$599,000	\$580,000
Residential	1446 Edison Street	Santa Ynez	4/3	5.00	\$850,000	\$715,000
Residential	1436 Remington Drive	Santa Ynez	4/4	1.00	\$1,143,000	\$1,080,000
Residential	5125 Happy Canyon Road	Santa Ynez	1/2	117.48	\$6,200,000	\$5,100,000
Multi-Family	1135 Edison Street, #A, B	Santa Ynez		0.23	\$675,000	\$665,000
Commercial	422 First Street	Solvang		0.24	\$369,000	\$320,000
Commercial	431 Second Street	Solvang		0.16	\$595,000	\$575,000