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Weekly Santa Ynez Valley Real Estate Update  
 4/1/2011 TO 4/30/2011

**I provide the information below as a courtesy to potential Buyers and Sellers!  
 Activity listed is for APRIL 1, 2011 TO APRIL 30, 2011. 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	629 Central Avenue, #A	Buellton	2/2		\$175,000
Residential	550 Pine Street	Solvang	3/2	0.17	\$299,000
Residential	349 Savanna Drive	Los Alamos	3/2	0.20	\$315,000
Residential	850 Rancho Alisal Drive	Solvang	2/3	0.56	\$350,000
Residential	1852 Laurel Avenue	Solvang	3/2	0.28	\$410,000
Residential	1548 Laurel Avenue	Solvang	3/2	0.16	\$420,000
Residential	1562 Aalborg Court	Solvang	3/3	0.47	\$459,000
Residential	1290 Edison Street	Santa Ynez	3/2	0.23	\$465,000
Residential	3524 Olive Street	Santa Ynez	3/2	0.35	\$475,000
Residential	532 Dairy Way	Buellton	3/2	0.26	\$497,000
Residential	1031 Jason Way	Solvang	3/2	1.00	\$525,000
Residential	2187 Rebild Drive	Solvang	3/2	0.30	\$548,500
Residential	70 Pepperwood Way	Solvang	3/3	0.24	\$549,000
Residential	81 Manzanita Drive	Solvang	3/2	0.27	\$575,000
Residential	2213 Alamo Pintado Avenue	Solvang	3/2	0.32	\$669,000
Residential	811 Kolding Avenue	Solvang	4/2	0.49	\$669,000
Residential	689 Rancho Alisal Drive	Solvang	4/5	0.70	\$745,000
Residential	1709 Odin Way	Solvang	4/3	0.33	\$799,000
Residential	2601 Quail Valley Road	Solvang	3/3	1.47	\$799,000
Residential	671 Rancho Alisal Drive	Solvang	3/3	0.79	\$835,000
Residential	1469 Country Lane	Santa Ynez	4/3	0.76	\$879,000
Residential	1515 Edison Street	Santa Ynez	3/4	9.68	\$950,000
Residential	2542 Elk Grove Road	Solvang	4/4	1.00	\$1,179,000
Residential	3356 Cimarron Drive	Santa Ynez	5/4	0.63	\$1,195,000
Residential	3155 Box Canyon Road	Santa Ynez	4/3	5.93	\$1,375,000
Residential	1590 Edison Street	Santa Ynez	3/3	7.63	\$1,489,000

Residential	1657 Sky Drive	Santa Ynez	3/3	5.29	\$1,495,000
Residential	3114 Calzada Ridge	Santa Ynez	4/3	4.85	\$1,499,000
Residential	3851 W. West Oak Trail Road	Santa Ynez	4/4	20.0	\$1,595,000
Residential	1062 Highland	Santa Ynez	5/4	1.23	\$1,595,000
Residential	2997 Buckboard Lane	Solvang	4/4	0.96	\$1,995,000
Residential	5176 Baseline Avenue	Santa Ynez	4/3	5.01	\$2,195,000
Residential	25 Highway 101	Buellton	3/2	230.0	\$2,500,000
Residential	1440 Dove Meadow Road	Solvang	6/6	4.14	\$2,595,000
Residential	800 E. Highway 246	Solvang	1/2	60.3	\$8,000,000
Commercial	431 Second Street	Solvang		0.16	\$595,000
Land	2269 Sunrise Way	Solvang		1.00	\$260,000
Land	490 Bell Street	Los Alamos		0.33	\$399,000

## PRICE CHANGE

Type	Address	Town	Bed/Bath	Lot Size	Original	New
					Listed Price	Listed Price
Condo	1676 Maple Avenue, #7	Solvang	2/1		\$140,000	\$135,000
Condo	1493 Aarhus Drive, #5	Solvang	2/2		\$309,000	\$299,500
Condo	640 Hillside Drive	Solvang	3/2		\$650,000	\$595,000
Residential	330 Gonzales Drive	Los Alamos	2/2	0.12	\$289,000	\$270,000
Residential	1624 Maple Avenue	Solvang	3/1	0.18	\$324,900	\$289,900
Residential	276 Parkview Road	Buellton	3/2	0.16	\$415,000	\$399,900
Residential	276 Parkview Road	Buellton	3/2	0.16	\$425,000	\$415,000
Residential	262 Valley Dairy Road	Buellton	4/2	0.15	\$439,900	\$424,900
Residential	2719 San Marcos Avenue	Los Olivos	3/2	0.17	\$499,000	\$449,000
Residential	2086 Rebuild Drive	Solvang	2/2	0.23	\$485,000	\$465,000
Residential	940 Fredensborg Canyon Road	Solvang	4/2	1.09	\$494,700	\$469,965
Residential	1633 Elm Avenue	Solvang	2/2	0.17	\$519,000	\$499,000
Residential	81 Manzanita Road	Solvang	3/2	0.27	\$575,000	\$555,000
Residential	1893 Ringsted Drive	Solvang	3/3	0.47	\$625,000	\$570,000
Residential	1265 Calzada Avenue	Santa Ynez	5/2	1.00	\$625,000	\$599,000
Residential	2585 Quail Valley Road	Solvang	3/2	1.50	\$680,000	\$620,000
Residential	585 Bobcat Springs Road	Buellton	2/2	22.6	\$875,000	\$650,000
Residential	1373 Cimarron Drive	Santa Ynez	3/2	0.47	\$730,000	\$675,000
Residential	1373 Cimarron Drive	Santa Ynez	3/2	0.47	\$750,000	\$730,000
Residential	938 Nysted	Solvang	3/3	0.52	\$839,000	\$775,000
Residential	803 Creekside Place	Solvang	4/3	0.50	\$849,000	\$795,000
Residential	1687 Kronen Way	Solvang	3/2	0.74	\$819,000	\$797,500
Residential	1732 Odin Way	Solvang	4/3	0.39	\$875,000	\$849,000
Residential	1233 Deer Trail	Solvang	3/2	1.30	\$875,000	\$849,000
Residential	1639 Calzada Avenue	Santa Ynez	4/4	3.28	\$1,249,000	\$1,095,000
Residential	2379 Janin Way	Solvang	4/3	1.10	\$1,199,000	\$1,185,000
Residential	2305 Sunrise Way	Solvang	4/3	1.10	\$1,279,000	\$1,225,000
Residential	3155 Calle Bonita	Santa Ynez	4/2	19.4	\$1,495,000	\$1,395,000
Residential	1343 N. Refugio Road	Santa Ynez	3/3	4.70	\$1,995,000	\$1,895,000
Residential	3791 Live Oak Road	Santa Ynez	3/3	18.7	\$2,195,000	\$1,995,000
Residential	3040 Box Canyon Road	Santa Ynez	4/3	12.4	\$2,395,000	\$2,079,000
Residential	3300 Long Canyon Road	Santa Ynez	3/2	25.0	\$3,395,000	\$2,950,000
Residential	920 Ladan Drive	Solvang	4/6	7.20	\$3,795,000	\$3,495,000
Residential	484 Highway 101	Buellton	3/2	101.0	\$5,700,000	\$4,900,000
Residential	1 Kentucky Road	Santa Ynez	4/5	108.0	\$5,750,000	\$6,250,000

Commercial	480 Avenue of the Flags	Buellton		1.01	\$2,150,000	\$1,995,000
Multi-Family	3694 Tivola Street	Santa Ynez	11/6	0.80	\$1,595,000	\$1,495,000
Multi-Family	41 Second Street	Solvang		0.23	\$1,250,000	\$1,100,000
Land	0 Roblar Avenue	Santa Ynez		20.0	\$1,850,000	\$1,875,000

### PENDING SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price
Condo	1676 Maple Avenue, #12	Solvang	2/1		\$149,000
Condo	1493 Aarhus Drive, #5	Solvang	2/2		\$299,500
Condo	753 Hillside Drive	Solvang	2/2		\$475,000
Residential	24 Gonzales Drive	Los Alamos	3/2	0.15	\$255,000
Residential	575 Perkins Street	Los Alamos	3/2	0.23	\$288,800
Residential	550 Pine Street	Solvang	3/2	0.17	\$299,000
Residential	831 Coiner Court	Los Alamos	4/3	0.18	\$322,500
Residential	590 Pine Street	Solvang	2/1	0.20	\$399,000
Residential	1852 Laurel Avenue	Solvang	3/2	0.28	\$410,000
Residential	1454 Kronborg Drive	Solvang	3/2	0.38	\$449,000
Residential	1562 Aalborg Court	Solvang	3/3	0.47	\$459,000
Residential	3521 Tivola Street	Santa Ynez	3/3	0.24	\$475,000
Residential	1451 Kronborg Drive	Solvang	3/2	0.50	\$475,000
Residential	2780 Alta	Los Olivos	4/2	0.76	\$575,000
Residential	350 Riverview Drive	Buellton	4/3	0.16	\$599,900
Residential	3068 Tiana Drive	Santa Ynez	5/3	0.90	\$649,000
Residential	1258 Petersen Avenue	Solvang	5/3	0.28	\$795,900
Residential	930 Nysted Drive	Solvang	3/2	0.94	\$799,000
Residential	1566 Edison Street	Santa Ynez	5/3	7.63	\$849,761
Residential	3085 Santa Ynez Avenue	Santa Ynez	4/3	1.54	\$885,000
Residential	4070 Paseo Poco	Santa Ynez	4/3	5.00	\$1,095,000

### FINAL SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Sold Price
Condo	255 Fifth Street, #E	Solvang	2/2		\$137,900	\$137,900
Condo	319 Fifth Street, #F	Solvang	1/2		\$159,900	\$165,000
Condo	648 Roskilde Drive	Solvang	2/2		\$205,000	\$205,000
Condo	1674 Laurel Avenue, #2	Solvang	2/2		\$224,900	\$210,000
Residential	205 Willow Drive	Solvang	3/2	0.22	\$399,000	\$320,000
Residential	15 Den Street	Los Alamos	3/2	4.03	\$375,000	\$335,000
Residential	1615 Elm Avenue	Solvang	2/1	0.17	\$450,000	\$427,500
Residential	1454 Kronborg Drive	Solvang	3/2	0.38	\$449,000	\$440,000
Residential	1197 Mustang Drive	Santa Ynez	4/3	1.85	\$474,300	\$475,000
Residential	980 Old Calzada Road	Santa Ynez	3/2	0.51	\$507,000	\$507,000
Residential	1127-1129 Edison Street	Santa Ynez	6/6	0.36	\$699,000	\$630,000
Residential	1232 Petersen Avenue	Solvang	4/3	0.26	\$750,000	\$750,000
Residential	3085 Santa Ynez Avenue	Santa Ynez	4/3	1.54	\$885,000	\$750,000
Residential	1218 Petersen Avenue	Solvang	4/3	0.34	\$985,000	\$800,000
Residential	930 Ladan Drive	Solvang	4/4	10.7	\$979,500	\$970,000
Residential	2930 Bramadero Road	Los Olivos	4/4	19.3	\$1,299,000	\$1,099,000
Residential	2399 Alamo Pintado Road	Solvang	4/5	10.0	\$2,100,000	\$1,750,000
Commercial	680 Alamo Pintado Rd, #202	Solvang			\$251,000	\$240,000