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Monthly Santa Ynez Valley Real Estate Update
 8/1/2011 TO 8/31/2011

**I provide the information below as a courtesy to potential Buyers and Sellers!
 Activity listed is for AUGUST 1, 2011 TO AUGUST 31, 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	1643 Laurel Avenue	Solvang	2/3		\$275,000
Residential	5 Chamiso Drive	Los Alamos	3/2	0.15	\$279,000
Residential	29 Henry Court	Los Alamos	4/3	0.11	\$284,900
Residential	1220 Edison Street	Santa Ynez	4/3	0.34	\$389,000
Residential	585 Via Corona Drive	Buellton	3/2	0.20	\$449,000
Residential	1231 Camino San Carlos	Buellton	5/4	1.00	\$457,400
Residential	1893 Ringsted Drive	Solvang	3/3	0.47	\$550,000
Residential	954 Skagen Drive	Solvang	3/3	0.60	\$595,000
Residential	421 Via Corona	Buellton	4/3	1.56	\$659,000
Residential	568 Valley Dairy Road	Buellton	4/4	0.79	\$850,000
Residential	1565 Meadowvale Road	Santa Ynez	3/2	2.51	\$895,000
Residential	1645 Linda Vista Drive	Santa Ynez	4/3	5.51	\$999,000
Residential	305 White Oak Road	Santa Ynez	1/2	5.00	\$1,100,000
Residential	3333 Long Valley Road	Santa Ynez	3/3	19.8	\$1,395,000
Residential	3651 W. Oak Trail Road	Santa Ynez	4/3	20.2	\$1,395,000
Residential	2601 Baseline Avenue	Santa Ynez	4/4	4.26	\$1,495,000
Residential	1359 W. Highway 246	Buellton	3/2	20.0	\$1,495,000
Residential	1640 Alamo Pintado Road	Solvang	4/4	20.3	\$4,900,000
Residential	4000 Via Rancheros Road	Santa Ynez	3/5	123.0	\$7,950,000
Land	450 Waite Street	Los Alamos		0.21	\$270,000
Land	Calzada Ridge Road	Santa Ynez		5.05	\$639,000
Land	Calzada Avenue, Parcel 2	Santa Ynez		5.10	\$795,000
Land	Calzada Avenue, Parcel 1	Santa Ynez		5.10	\$795,000
Land	925 Ballard Canyon Road	Solvang		6.99	\$1,495,000

PRICE CHANGE**Original****New**

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Listed Price
Condo	1674 Laurel Avenue, #5	Solvang	1/1		\$157,500	\$140,000
Residential	28 Henry Court	Los Alamos	3/2	0.12	\$249,900	\$239,000
Residential	27 Henry Court	Los Alamos	3/3	0.12	\$272,000	\$258,400
Residential	349 Savanna Drive	Los Alamos	3/2	0.20	\$305,000	\$299,000
Residential	1548 Laurel Avenue	Solvang	3/2	0.16	\$361,000	\$344,900
Residential	548 Atterdag Road	Solvang	4/2	0.18	\$429,000	\$375,000
Residential	1220 Edison Street	Santa Ynez	4/3	0.34	\$389,000	\$379,000
Residential	1290 Edison Street	Santa Ynez	3/2	0.23	\$420,000	\$410,000
Residential	523 Meadow View Drive	Buellton	3/2	0.21	\$450,000	\$428,000
Residential	3571 Cerrito Street	Santa Ynez	3/2	0.31	\$499,000	\$467,000
Residential	311 Freear Drive	Buellton	3/2	0.28	\$519,000	\$489,000
Residential	3571 Cerrito Street	Santa Ynez	3/2	0.31	\$517,000	\$499,000
Residential	2189 Creekside Drive	Solvang	4/2	0.23	\$560,000	\$550,000
Residential	874 Alisal Road	Solvang	4/4	0.51	\$640,000	\$599,900
Residential	1889 Ringsted Drive	Solvang	4/2	0.44	\$649,000	\$619,000
Residential	2163 Rebuild Drive	Solvang	3/2	0.26	\$639,000	\$629,000
Residential	421 Via Corona	Buellton	4/3	1.56	\$659,000	\$629,000
Residential	9130 N. Highway 101	Buellton	3/2	4.56	\$650,000	\$630,500
Residential	1651 Fredensborg Way	Solvang	4/2	3.49	\$769,000	\$695,000
Residential	2207 Hill Haven Road	Solvang	4/3	2.88	\$848,000	\$799,000
Residential	3356 Cimarron Drive	Santa Ynez	5/4	0.63	\$999,000	\$985,000
Residential	1726 Cottonwood Street	Solvang	3/2	1.02	\$1,149,000	\$1,100,000
Residential	1446 Edison Street	Santa Ynez	4/3	5.00	\$1,200,000	\$1,190,000
Residential	1726 Cottonwood Street	Solvang	3/2	1.02	\$1,278,000	\$1,199,000
Residential	3200 Long Canyon Road	Santa Ynez	3/3	10.4	\$1,295,000	\$1,250,000
Residential	1343 N. Refugio Road	Santa Ynez	3/3	4.70	\$1,695,000	\$1,495,000
Residential	120 Meadowlark Road	Santa Ynez	4/3	29.3	\$4,900,000	\$3,960,000
Commercial	404 E. Highway 246	Buellton		3.1	\$500,000	\$349,000
Commercial	2028 Village Lane	Solvang		0.86	\$5,100,000	\$4,600,000
Land	1883 Laurel Avenue	Solvang		0.27	\$145,800	\$139,000
Land	1875 Laurel Avenue	Solvang		0.36	\$156,600	\$149,000
Land	1879 Laurel Avenue	Solvang		0.35	\$156,600	\$149,000

PENDING SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price
Condo	627 Central Avenue, #C	Buellton	2/2		\$175,000
Condo	625 Central Avenue, #A	Buellton	2/2		\$175,900
Residential	469 Main Street	Los Alamos	2/1	0.29	\$229,000
Residential	491 Gay Drive	Buellton	2/3	0.29	\$380,000
Residential	3440 Manzana Street	Santa Ynez	3/3	0.25	\$389,000
Residential	690 Rancho Alisal Drive	Solvang	3/2	0.55	\$395,000
Residential	2086 Rebuild Drive	Solvang	2/2	0.23	\$399,000
Residential	2670 Grand Avenue	Los Olivos	3/2	0.32	\$399,900
Residential	276 Meadow Road	Buellton	3/2	0.16	\$414,500
Residential	470 Dove Canyon Road	Buellton	3/3	0.17	\$424,028
Residential	1231 Camino San Carlos	Buellton	5/4	1.00	\$457,400
Residential	532 Dairy Way	Buellton	3/2	0.26	\$459,000
Residential	218 Ranch Road	Buellton	3/2	0.17	\$465,000
Residential	3521 Tivola Street	Santa Ynez	3/3	0.24	\$475,000

Residential	781 Rancho Alisal Drive	Solvang	3/2	0.90	\$485,000
Residential	70 Pepperwood Way	Solvang	3/3	0.24	\$499,000
Residential	546 Rancho Alisal Drive	Solvang	3/3	0.92	\$520,500
Residential	1893 Ringsted Drive	Solvang	4/2	0.47	\$550,000
Residential	811 Kolding Avenue	Solvang	4/2	0.49	\$589,000
Residential	954 Skagen Drive	Solvang	3/3	0.60	\$595,000
Residential	537 Valley Dairy Road	Buellton	6/4	0.16	\$599,000
Residential	1189 Meadowvale Road	Santa Ynez	3/3	0.29	\$725,000
Residential	803 Creekside Place	Solvang	4/3	0.50	\$775,000
Residential	2779 Alta Street	Los Olivos	3/4	0.50	\$899,000
Residential	2591 Deer Hill Drive	Solvang	6/4	2.84	\$999,000
Residential	4084 Indian Way	Santa Ynez	4/3	5.00	\$1,250,000
Residential	3155 Calle Bonita	Santa Ynez	4/2	19.4	\$1,345,000
Residential	3325 Calkins Road	Los Olivos	4/5	9.83	\$2,595,000
Multi-Family	41 Second Street	Solvang			\$999,000

FINAL SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Sold Price
Condo	2077 Village Lane	Solvang	2/3		\$235,000	\$225,000
Residential	1529 Elm Avenue	Solvang	2/2		\$325,000	\$315,000
Residential	154 Valley Station Circle	Buellton	3/3	0.08	\$365,000	\$365,000
Residential	940 Fredensborg Canyon Rd.	Solvang	4/2	1.09	\$398,050	\$360,000
Residential	3130 Riley Road	Solvang	5/4	1.00	\$525,000	\$375,000
Residential	276 Parkview Road	Buellton	3/2	0.16	\$400,000	\$400,000
Residential	1999 Highway 101	Buellton	2/1	4.71	\$495,000	\$450,000
Residential	218 Ranch Road	Buellton	3/2	0.17	\$465,000	\$451,250
Residential	3343 Madera Street	Santa Ynez	3/3	0.23	\$510,000	\$495,000
Residential	81 Manzanita Drive	Solvang	3/2	0.27	\$535,000	\$520,000
Residential	331 Dogwood Drive	Buellton	3/3	0.18	\$559,000	\$540,000
Residential	350 Dogwood Drive	Buellton	5/3	0.16	\$535,300	\$540,300
Residential	1613 Calzada Avenue	Santa Ynez	3/2	2.49	\$595,000	\$570,000
Residential	1189 Meadowvale Road	Santa Ynez	3/3	0.29	\$725,000	\$600,000
Residential	803 Creekside Place	Solvang	4/3	0.50	\$775,000	\$710,000
Residential	3392 Badger Road	Santa Ynez	4/4	7.85	\$895,000	\$850,000
Residential	4084 Indian Way	Santa Ynez	4/3	5.00	\$1,250,000	\$1,100,000
Residential	2542 Elk Grove Road	Solvang	4/4	1.00	\$1,179,000	\$1,125,000
Land	7030 Long Canyon Road	Los Alamos		20.4	\$149,000	\$118,000
Land	2269 Sunrise Way	Solvang		1.00	\$233,000	\$225,000
Land	1090 Alamo Pintado Road	Solvang		1.00	\$1,175,000	\$1,175,000