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Weekly Santa Ynez Valley Real Estate Update
 2/1/2011 TO 2/28/2011

**I provide the information below as a courtesy to potential Buyers and Sellers!
 Activity listed is for FEBRUARY 1, 2011 TO FEBRUARY 28, 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 | 255 Fifth Street, #E | Solvang | 2/2 | | \$137,900 |
| Condo | 1676 Maple Avenue, #7 | Solvang | 2/1 | | \$140,000 |
| Condo | 319 Fifth Street, #F | Solvang | 1/2 | | \$159,900 |
| Condo | 1493 Aarhus Drive, #4 | Solvang | 2/2 | | \$299,900 |
| Residential | 404 Thumbelina Drive | Buellton | 3/2 | 0.26 | \$249,900 |
| Residential | 281 Valley Station Circle | Buellton | 3/1 | 0.28 | \$299,900 |
| Residential | 158 Valley Station Circle | Buellton | 4/3 | 0.07 | \$349,000 |
| Residential | 590 Pine Street | Solvang | 2/1 | 0.20 | \$399,000 |
| Residential | 1615 Elm Avenue | Solvang | 2/1 | 0.17 | \$450,000 |
| Residential | 15 Den Street | Los Alamos | 3/2 | 4.03 | \$450,000 |
| Residential | 262 Valley Dairy Road | Buellton | 4/2 | 0.15 | \$459,000 |
| Residential | 769 Elsinore Drive | Solvang | 3/2 | 0.60 | \$510,000 |
| Residential | 3521 Tivola Street | Santa Ynez | 3/3 | 0.24 | \$519,000 |
| Residential | 945 Rancho Alisal Drive | Solvang | 3/3 | 1.18 | \$525,000 |
| Residential | 578 Pine Street | Solvang | 4/3 | 0.21 | \$549,000 |
| Residential | 2621 San Marcos Avenue | Los Olivos | 3/2 | 0.39 | \$649,000 |
| Residential | 2720 Santa Barbara Avenue | Los Olivos | 3/2 | 0.53 | \$673,000 |
| Residential | 1328 Cimarron Drive | Santa Ynez | 4/2 | 0.46 | \$699,000 |
| Residential | 930 Nysted Drive | Solvang | 3/3 | 0.94 | \$799,000 |
| Residential | 1732 Odin Way | Solvang | 4/3 | 0.39 | \$875,000 |
| Residential | 1545 Viking Way | Solvang | 5/3 | 1.00 | \$895,000 |
| Residential | 246 Valhalla Drive | Solvang | 3/3 | 0.40 | \$980,000 |
| Residential | 2501 Railway Avenue | Los Olivos | 4/4 | 1.10 | \$1,150,000 |
| Residential | 2231 Hill Haven Road | Solvang | 3/3 | 1.05 | \$1,199,000 |
| Residential | 3200 Long Canyon Road | Santa Ynez | 3/3 | 10.4 | \$1,295,000 |
| Residential | 2930 Bramadero Road | Los Olivos | 4/4 | 19.3 | \$1,299,000 |
| Residential | 1436 Remington Drive | Santa Ynez | 4/4 | 1.00 | \$1,300,000 |
| Residential | 1450 W. Highway 246 | Buellton | 6/5 | 20.8 | \$1,350,000 |

| | | | | | |
|--------------|---------------------------|------------|-------|--------|--------------|
| Residential | 9098 Highway 101 | Los Alamos | 3/3 | 5.00 | \$1,399,000 |
| Residential | 3333 Long Valley Road | Santa Ynez | 3/3 | 19.8 | \$2,495,000 |
| Residential | 2121 Highway 154 | Santa Ynez | 3/5 | 24.7 | \$4,500,000 |
| Residential | 9945 Alisos Canyon Road | Los Alamos | 3/5 | 122.3 | \$7,900,000 |
| Residential | 1733-1777 Fletcher Way | Santa Ynez | 3/4 | 103.7 | \$16,500,000 |
| Multi-Family | 41 Second Street | Buellton | 10/10 | 0.23 | \$1,250,000 |
| Multi-Family | 3694 Tivola Street | Santa Ynez | 11/6 | 0.80 | \$1,595,000 |
| Multi-Family | 480 Avenue of the Flags | Buellton | 22/20 | 1.64 | \$2,150,000 |
| Land | 610 Main Street, Parcel 2 | Los Alamos | | 0.23 | \$200,000 |
| Land | 610 Main Street, Parcel 3 | Los Alamos | | 0.16 | \$200,000 |
| Land | 610 Main Street, Parcel 4 | Los Alamos | | 0.23 | \$200,000 |
| Land | 969 Old Ranch Road | Solvang | | 1.00 | \$395,000 |
| Land | 78 Linda Vista Drive | Santa Ynez | | 6.08 | \$685,000 |
| Land | 11 Hollister Ranch Road | Gaviota | | 101.40 | \$900,000 |
| Land | 3353 Long Valley Road | Santa Ynez | | 20.0 | \$995,000 |
| Land | 3345 Caballo Road | Santa Ynez | | 20.40 | \$2,195,000 |
| Land | 25 Highway 101 | Buellton | | 230.0 | \$2,500,000 |
| Land | 1011 Meadowvale Road | Santa Ynez | | 7.91 | \$5,900,000 |

PRICE CHANGE

| | | | | | Original | New |
|-------------|------------------------|------------|----------|----------|--------------|--------------|
| Type | Address | Town | Bed/Bath | Lot Size | Listed Price | Listed Price |
| Condo | 585 Central Avenue | Buellton | 3/3 | | \$215,000 | \$205,000 |
| Condo | 585 Central Avenue | Buellton | 3/3 | | \$229,000 | \$215,000 |
| Condo | 2063 Village Lane | Solvang | 3/3 | | \$250,000 | \$275,000 |
| Residential | 254 Shaw Street | Los Alamos | 4/3 | 0.18 | \$299,900 | \$289,900 |
| Residential | 24 Gonzales | Los Alamos | 3/2 | 0.15 | \$325,000 | \$295,000 |
| Residential | 327 Fifth Street | Solvang | 2/1 | 0.13 | \$338,000 | \$299,000 |
| Residential | 1454 Kronborg Drive | Solvang | 3/2 | 0.38 | \$499,000 | \$469,000 |
| Residential | 331 Arden Avenue | Buellton | 4/2 | 0.21 | \$515,900 | \$499,000 |
| Residential | 2770 San Antonio Road | Los Alamos | 2/2 | 20.0 | \$695,000 | \$530,000 |
| Residential | 1489 Aarhus Drive | Solvang | 4/3 | 0.16 | \$595,000 | \$569,000 |
| Residential | 3110 Oxbow Place | Solvang | 2/2 | 0.50 | \$649,000 | \$575,000 |
| Residential | 321 Cedar Lane | Buellton | 4/3 | 0.18 | \$625,000 | \$615,000 |
| Residential | 3068 Tiana Drive | Santa Ynez | 5/3 | 0.90 | \$690,000 | \$649,000 |
| Residential | 806 Creekside Place | Solvang | 3/3 | 0.56 | \$699,900 | \$684,900 |
| Residential | 1232 Petersen Avenue | Solvang | 4/3 | 0.26 | \$789,000 | \$750,000 |
| Residential | 1373 Cimarron Drive | Santa Ynez | 3/2 | 0.47 | \$799,000 | \$750,000 |
| Residential | 2949 Gaviota Street | Los Olivos | 3/2 | 0.62 | \$849,000 | \$789,000 |
| Residential | 1258 Petersen Avenue | Solvang | 5/3 | 0.28 | \$819,900 | \$795,900 |
| Residential | 730 Elsinore | Solvang | 3/3 | 0.43 | \$949,000 | \$850,000 |
| Residential | 920 Nysted Drive | Solvang | 4/4 | 0.52 | \$939,000 | \$897,500 |
| Residential | 2142 N. Refugio Road | Santa Ynez | 3/2 | 3.50 | \$1,150,000 | \$995,000 |
| Residential | 1639 Calzada Avenue | Santa Ynez | 4/4 | 3.28 | \$1,449,000 | \$1,375,000 |
| Residential | 1444 N. Refugio Road | Santa Ynez | 7/6 | 0.84 | \$1,395,000 | \$1,417,000 |
| Residential | 1343 N. Refugio Road | Santa Ynez | 3/3 | 4.70 | \$2,195,000 | \$1,995,000 |
| Residential | 5125 Happy Canyon Road | Santa Ynez | 1/2 | 112.4 | \$7,489,500 | \$6,950,000 |
| Land | 0 Highway 101 | Gaviota | | 14.3 | \$1,500,000 | \$995,000 |

PENDING SALES

| Type | Address | Town | Bed/Bath | Lot Size | Listed Price |
|--------------|---------------------------|------------|----------|----------|--------------|
| Condo | 1498 Aarhus Drive, #C | Solvang | 1/1 | | \$195,000 |
| Condo | 593 Central Avenue | Buellton | 3/3 | | \$199,000 |
| Condo | 585 Central Avenue | Buellton | 3/3 | | \$205,000 |
| Condo | 754 Hillside Drive | Solvang | 4/3 | | \$549,000 |
| Residential | 404 Thumbelina Drive | Buellton | 3/2 | 0.26 | \$249,900 |
| Residential | 390 Second Street | Buellton | 3/2 | 0.18 | \$255,000 |
| Residential | 327 Fifth Street | Solvang | 2/1 | 0.13 | \$299,000 |
| Residential | 133 Shadow Mountain Drive | Buellton | 3/2 | 0.12 | \$299,900 |
| Residential | 281 Valley Station | Buellton | 3/1 | 0.28 | \$299,900 |
| Residential | 280 Valley Station Circle | Buellton | 4/3 | 0.09 | \$359,900 |
| Residential | 264 Willow Drive | Solvang | 3/2 | 0.42 | \$390,900 |
| Residential | 574 Pine Street | Solvang | 4/4 | 0.17 | \$399,900 |
| Residential | 264 Willow Drive | Solvang | 3/2 | 0.42 | \$390,900 |
| Residential | 3185 E. Highway 246 #A | Santa Ynez | 3/2 | 1.19 | \$399,500 |
| Residential | 2103 Holly Lane | Solvang | 3/2 | 0.26 | \$475,000 |
| Residential | 575 Farmland Drive | Buellton | 5/3 | 0.16 | \$479,000 |
| Residential | 3095 Lucky Lane | Solvang | 4/2 | 1.02 | \$519,000 |
| Residential | 2173 Creekside Drive | Solvang | 4/3 | 0.24 | \$545,000 |
| Residential | 2780 Alta | Los Olivos | 4/2 | 0.76 | \$575,000 |
| Residential | 1920 Windmill Lane | Solvang | 5/3 | 0.27 | \$649,000 |
| Residential | 2345 Henning Drive | Los Olivos | 3/2 | 0.46 | \$675,000 |
| Residential | 2687 Quail Valley Road | Solvang | 3/3 | 1.00 | \$675,000 |
| Residential | 806 Creekside Place | Solvang | 3/3 | 0.56 | \$684,900 |
| Residential | 1566 Edison Street | Santa Ynez | 5/3 | 7.63 | \$849,761 |
| Residential | 930 Ladan Place | Solvang | 4/4 | 10.7 | \$979,500 |
| Residential | 3975 Roblar Avenue | Santa Ynez | 4/4 | 10.0 | \$1,049,000 |
| Residential | 202 Valhalla Drive | Solvang | 3/3 | 0.33 | \$1,150,000 |
| Residential | 2399 Alamo Pintado Road | Solvang | 4/5 | 10.0 | \$2,100,000 |
| Multi-Family | 1690 Eucalyptus Drive | Solvang | 5/5 | 0.24 | \$629,000 |
| Commercial | 422 First Street | Solvang | | | \$369,000 |

FINAL SALES

| Type | Address | Town | Bed/Bath | Lot Size | Listed Price | Sold Price |
|-------------|---------------------------|------------|----------|----------|--------------|------------|
| Condo | 617 Central Avenue, #2 | Buellton | 3/3 | | \$199,000 | \$250,000 |
| Condo | 1493 Aarhus Drive, #17 | Solvang | 3/3 | | \$292,000 | \$295,000 |
| Condo | 1493 Aarhus Drive, #5 | Solvang | 2/2 | | \$299,900 | \$180,000 |
| Residential | 546 Foxen Lane | Los Alamos | 2/1 | 0.54 | \$263,900 | \$244,500 |
| Residential | 281 Valley Station | Buellton | 3/1 | 0.28 | \$299,900 | \$299,900 |
| Residential | 269 Glennora Way | Buellton | 3/2 | 0.28 | \$349,500 | \$340,000 |
| Residential | 310 Savanna Drive | Los Alamos | 4/3 | 0.14 | \$359,000 | \$359,000 |
| Residential | 1234 Catarina Street | Santa Ynez | 4/3 | 0.46 | \$455,000 | \$415,000 |
| Residential | 3314 Sagunto Street | Santa Ynez | 3/2 | 0.24 | \$465,000 | \$447,000 |
| Residential | 1255 N. Refugio Road | Santa Ynez | 3/2 | 0.84 | \$479,900 | \$470,000 |
| Residential | 467 Pheasant Canyon Court | Buellton | 3/3 | 0.16 | \$485,000 | \$485,000 |
| Residential | 3616 Pine Street | Santa Ynez | 4/3 | 0.23 | \$499,000 | \$510,000 |
| Residential | 1216 N. Refugio Road | Santa Ynez | 3/2 | 0.92 | \$525,000 | \$495,000 |
| Residential | 2664 Janin Way | Solvang | 4/3 | 1.00 | \$569,900 | \$620,000 |
| Residential | 2268 Sunrise Way | Solvang | 4/2 | 1.00 | \$925,000 | \$900,000 |

| | | | | | | |
|-------------|------------------------|------------|-----|------|-------------|-------------|
| Residential | 3223 Sandy Lane | Santa Ynez | 3/2 | 6.30 | \$875,000 | \$975,000 |
| Residential | 3975 Roblar Avenue | Santa Ynez | 4/4 | 10.0 | \$1,049,000 | \$1,049,000 |
| Residential | 2685 Santa Ynez Street | Los Olivos | 3/3 | 6.45 | \$1,285,000 | \$1,100,000 |
| Residential | 2875 Montecielo Drive | Santa Ynez | 4/4 | 19.7 | \$1,699,000 | \$1,275,000 |
| Residential | 3980 Tims Road | Santa Ynez | 3/3 | 20.0 | \$1,799,000 | \$1,600,000 |
| Mixed Use | 403 Alisal Road | Solvang | 2/1 | 0.17 | \$549,000 | \$510,000 |
| Land | 720 My Road | Los Alamos | | 0.96 | \$79,900 | \$76,000 |