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Weekly Santa Ynez Valley Real Estate Update
 1/1/2011 TO 1/31/2011

**I provide the information below as a courtesy to potential Buyers and Sellers!
 Activity listed is for JANUARY 1, 2011 TO JANUARY 31, 2010. 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	648 Roskilde Road	Solvang	2/2		\$205,000
Condo	1493 Aarhus Drive, #17	Solvang	3/3		\$292,000
Condo	753 Hillside Drive	Solvang	2/2		\$497,000
Residential	390 Second Street	Buellton	3/2	0.18	\$255,000
Residential	915 Rancho Alisal Drive	Solvang	3/2	1.90	\$269,000
Residential	281 Valley Station Circle	Buellton	3/1	0.28	\$299,900
Residential	327 Fifth Street	Solvang	2/1	0.13	\$338,000
Residential	265 Perkins Street	Los Alamos	3/2	0.22	\$349,000
Residential	280 Valley Station Drive	Buellton	4/3	0.09	\$359,900
Residential	331 Arden Avenue	Buellton	5/2	0.21	\$515,900
Residential	1451 Kronborg Drive	Solvang	3/2	0.50	\$525,000
Residential	1632 Birch Drive	Solvang	3/2	0.27	\$535,000
Residential	546 Rancho Alisal Drive	Solvang	3/3	0.92	\$565,000
Residential	321 Cedar Lane	Buellton	4/3	0.18	\$625,000
Residential	1265 Calzada Avenue	Santa Ynez	5/2	1.00	\$625,000
Residential	1920 Windmill Lane	Solvang	5/3	0.27	\$649,000
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	930 Nysted Drive	Solvang	3/3	0.94	\$799,000
Residential	1709 Odin Way	Solvang	4/3	0.33	\$799,000
Residential	610 Main Street	Los Alamos	3/1	0.70	\$849,000
Residential	1239 Calzada Avenue	Santa Ynez	4/3	1.00	\$849,000
Residential	246 Valhalla Drive	Solvang	3/3	0.40	\$980,000
Residential	1655 Cougar Ridge Road	Buellton	3/3	20.0	\$1,195,000
Residential	805 Marcelino Drive	Solvang	4/3	1.65	\$1,499,000
Residential	1760 N. Refugio Road	Santa Ynez	5/4	9.49	\$1,595,000
Residential	3130 Oxbow Place	Solvang	4/4	1.90	\$1,750,000

Residential	2399 Alamo Pintado Road	Solvang	4/5	10.0	\$2,100,000
Residential	1721 Calzada Avenue	Santa Ynez	3/4	2.54	\$2,495,000
Residential	2740 Ontiveros Road	Los Olivos	3/5	10.0	\$4,395,000
Residential	1 Kentucky Road	Santa Ynez	4/5	108.0	\$5,750,000
Multi-Family	41 Second Street	Buellton	10/10	0.23	\$1,250,000
Commercial	2906 Grand Avenue	Los Olivos		0.20	\$949,000
Commercial	1050 Edison Street	Santa Ynez		0.23	\$1,595,000
Commercial	591 Alamo Pintado Road	Solvang		0.72	\$2,500,000
Land	484 Highway 154	Buellton		103.0	\$2,700,000

PRICE CHANGE
Original
New

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Listed Price
Condo	585 Central Avenue	Buellton	3/3		\$229,000	\$215,000
Residential	3125 Riley Road	Solvang	3/2	1.00	\$389,000	\$240,000
Residential	405 Centennial Street	Los Alamos	4/3	0.23	\$279,000	\$269,000
Residential	330 Gonzales Drive	Los Alamos	2/2	0.12	\$303,900	\$289,000
Residential	29 Henry Court	Los Alamos	4/3	0.11	\$340,000	\$290,000
Residential	330 Gonzales Drive	Los Alamos	2/2	0.12	\$309,000	\$303,900
Residential	133 Shadow Mountain Drive	Buellton	3/2	0.12	\$324,900	\$309,900
Residential	1095 Tyndall Street	Santa Ynez	3/3	0.23	\$405,000	\$379,000
Residential	276 Parkview Road	Buellton	3/2	0.16	\$449,000	\$460,000
Residential	2103 Holly Lane	Solvang	3/2	0.26	\$528,000	\$475,000
Residential	575 Farmland Drive	Buellton	5/3	0.16	\$495,000	\$479,000
Residential	341 Fairway Drive	Solvang	2/3	0.73	\$549,500	\$495,000
Residential	1454 Kronborg Drive	Solvang	3/2	0.38	\$529,000	\$499,000
Residential	1632 Birch Drive	Solvang	3/2	0.27	\$535,000	\$500,000
Residential	565 Rancho Alisal Drive	Solvang	3/4	0.50	\$595,000	\$500,000
Residential	975 College Canyon Road	Solvang	3/2	1.50	\$519,900	\$518,900
Residential	3095 Lucky Lane	Solvang	4/2	1.02	\$649,000	\$519,000
Residential	1454 Kronborg Drive	Solvang	3/2	0.38	\$550,000	\$529,000
Residential	218 Ranch Road	Buellton	4/2	0.17	\$575,000	\$539,900
Residential	2173 Creekside Drive	Solvang	4/3	0.24	\$580,000	\$545,000
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	350 Riverview Drive	Buellton	4/3	0.16	\$675,000	\$649,000
Residential	2163 Rebuild Drive	Solvang	3/2	0.26	\$669,500	\$649,900
Residential	2687 Quail Valley Road	Solvang	3/3	1.00	\$750,000	\$675,000
Residential	806 Creekside Place	Solvang	3/3	0.56	\$699,900	\$684,900
Residential	961 Stadium Place	Solvang	4/3	1.10	\$849,000	\$735,000
Residential	1232 Petersen Avenue	Solvang	4/3	0.26	\$789,000	\$750,000
Residential	1258 Petersen Avenue	Solvang	5/3	0.28	\$819,900	\$795,900
Residential	2255 Olivet Avenue	Los Olivos	4/2	0.44	\$847,500	\$799,000
Residential	1272 Petersen Avenue	Solvang	3/3	0.27	\$839,000	\$814,900
Residential	1258 Petersen Avenue	Solvang	5/3	0.28	\$844,000	\$819,900
Residential	1239 Calzada Avenue	Santa Ynez	4/3	1.00	\$849,000	\$824,000
Residential	1272 Petersen Avenue	Solvang	3/3	0.27	\$875,000	\$839,000
Residential	1566 Edison Street	Santa Ynez	5/3	7.63	\$867,104	\$849,761
Residential	1566 Edison Street	Santa Ynez	5/3	7.63	\$884,800	\$867,104
Residential	920 Nysted Drive	Solvang	4/4	0.52	\$939,000	\$897,500
Residential	930 Ladan Drive	Solvang	4/4	10.7	\$1,137,000	\$979,500

Residential	2142 N. Refugio Road	Santa Ynez	3/2	3.50	\$1,150,000	\$995,000
Residential	3975 Roblar Avenue	Santa Ynez	4/4	10.0	\$1,199,000	\$1,049,000
Residential	3091 Santa Ynez Avenue	Santa Ynez	4/4	1.52	\$1,147,500	\$1,095,000
Residential	1297 Deer Hill Drive	Solvang	3/2	4.2	\$1,225,000	\$1,174,999
Residential	2697 Santa Barbara Avenue	Los Olivos	4/4	1.00	\$1,279,000	\$1,195,000
Residential	2011 Alamo Pintado Road	Solvang	4/4	16.0	\$1,290,000	\$1,245,000
Residential	1444 N. Refugio Road	Santa Ynez	7/6	0.84	\$1,595,000	\$1,295,000
Residential	2011 Alamo Pintado Road	Solvang	4/4	16.0	\$1,295,000	\$1,325,000
Residential	1444 N. Refugio Road	Santa Ynez	7/6	0.84	\$1,295,000	\$1,395,000
Residential	3114 Old Calzada Road	Santa Ynez	4/3	4.85	\$1,549,000	\$1,495,000
Residential	2146 N. Refugio Road	Santa Ynez	5/4	3.50	\$1,895,000	\$1,750,000
Residential	1080 Viendra Drive	Solvang	4/4	20.0	\$2,100,000	\$1,795,000
Residential	1325-1321 Via Dinero	Solvang	4/4	5.00	\$1,995,000	\$1,795,000
Residential	2951 Caballo Road	Santa Ynez	2/2	17.6	\$2,450,000	\$2,200,000
Residential	1290 Via Dinero	Solvang	4/4	5.00	\$4,700,000	\$3,700,000
Residential	5125 Happy Canyon Road	Santa Ynez	1/2	117.4	\$7,900,000	\$7,489,500
Residential	2900 Highway 135	Los Alamos	3/4	99.0	\$8,500,000	\$7,900,000
Land	3380 Highway 135	Los Alamos		1737.0	\$10,900,000	\$9,250,000
Land	16000 Calle Real	Gaviota		3306.0	\$8,500,000	\$9,900,000

PENDING SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price
Condo	3 Six Flags Circle	Buellton	2/1		\$169,900
Condo	1498 Aarhus Drive, #C	Solvang	1/1		\$195,000
Condo	617 Central Avenue, #2	Buellton	3/3		\$199,000
Condo	593 Central Avenue	Buellton	3/3		\$199,000
Condo	648 Roskilde Road	Solvang	2/2		\$205,000
Condo	619 Central Avenue, #2	Buellton	3/3		\$250,000
Condo	1493 Aarhus Drive, #17	Solvang	3/3		\$292,000
Residential	360 Central Avenue	Buellton	3/2	0.17	\$249,900
Residential	155 Main Street	Los Alamos	3/3	0.25	\$347,000
Residential	269 Glennora Way	Solvang	3/2	0.28	\$349,500
Residential	2896 San Marcos Avenue	Los Olivos	2/1	0.16	\$350,000
Residential	310 Savanna Drive	Los Alamos	4/3	0.14	\$359,000
Residential	280 Valley Station Circle	Buellton	4/3	0.09	\$359,900
Residential	1095 Tyndall Street	Santa Ynez	3/3	0.23	\$379,900
Residential	567 Fourth Place	Solvang	2/1	0.15	\$389,000
Residential	264 Willow Drive	Solvang	3/2	0.42	\$390,900
Residential	574 Pine Street	Solvang	4/4	0.17	\$399,900
Residential	1234 Catarina Street	Santa Ynez	4/3	0.46	\$455,000
Residential	1548 Laurel Avenue	Solvang	3/2	0.16	\$455,000
Residential	3314 Sagunto Street	Santa Ynez	3/2	0.24	\$465,000
Residential	575 Farmland Drive	Buellton	5/3	0.16	\$479,000
Residential	507 Willow	Solvang	4/2	0.18	\$499,000
Residential	331 Arden Avenue	Buellton	5/2	0.21	\$515,900
Residential	3095 Lucky Lane	Solvang	4/2	1.02	\$519,000
Residential	2173 Creekside Drive	Solvang	4/3	0.24	\$545,000
Residential	2664 Janin Way	Solvang	4/3	1.00	\$569,900
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	1566 Edison Street	Santa Ynez	5/3	7.63	\$849,761
Residential	930 Ladan Drive	Solvang	4/4	10.7	\$979,500
Residential	3975 Roblar Avenue	Santa Ynez	4/4	10.0	\$1,049,000
Residential	4070 Paseo Poco	Santa Ynez	4/3	5.00	\$1,095,000
Residential	202 Valhalla Drive	Solvang	3/3	0.33	\$1,150,000
Residential	2685 Santa Ynez Street	Los Olivos	3/3	6.45	\$1,285,000
Residential	1599 N. Refugio Road	Santa Ynez	3/2	19.6	\$1,529,000
Residential	2875 Montecielo Drive	Santa Ynez	4/4	19.7	\$1,699,000
Residential	3980 Tims Road	Santa Ynez	3/3	20.0	\$1,799,000
Multi-Family	1690 Eucalyptus Drive	Solvang	5/5	0.24	\$629,000
Land	671 Coiner Street	Los Alamos		0.16	\$60,000
Land	720 My Road	Los Alamos		0.96	\$79,900

FINAL SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Sold Price
Condo	324 Wickenden Street	Los Alamos	3/3		\$199,900	\$138,000
Condo	617 Central Avenue, #2	Buellton	3/3		\$199,000	\$250,000
Residential	2896 San Marcos Avenue	Los Olivos	2/1	0.16	\$350,000	\$350,000
Residential	567 Fourth Place	Solvang	2/1	0.15	\$389,000	\$385,000
Residential	1706 Laurel Avenue	Solvang	3/2	0.37	\$395,000	\$395,000
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	1130 Cota Street	Santa Ynez	4/3	0.41	\$595,000	\$530,000
Residential	1619 N. Refugio Road	Santa Ynez	4/4	5.28	\$1,229,000	\$1,125,000
Residential	2786 Corral De Quait	Los Olivos	4/4	5.01	\$1,395,000	\$1,150,000
Residential	1724 N. Refugio Road	Santa Ynez	3/4	5.30	\$1,235,000	\$1,190,000
Residential	2875 Montecielo Drive	Santa Ynez	4/4	19.7	\$1,699,000	\$1,275,000
Commercial	3687 Sagunto Street	Santa Ynez		0.70	\$1,895,000	\$1,795,000
Land	671 Coiner Street	Los Alamos		0.16	\$60,000	\$61,000
Land	720 My Road	Los Alamos		0.96	\$79,900	\$76,000