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Weekly Santa Ynez Valley Real Estate Update
 6/1/2011 TO 6/30/2011

**I provide the information below as a courtesy to potential Buyers and Sellers!
 Activity listed is for JUNE 1, 2011 TO JUNE 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	625 Central Avenue, #A	Buellton	2/2		\$175,900
Condo	1675 Laurel Avenue, #5	Solvang	1/1		\$189,900
Condo	2110 Village Lane	Solvang	3/3		\$254,900
Residential	3125 Riley Road	Solvang	2/3		\$239,900
Residential	469 Main Street	Los Alamos	2/1	0.29	\$259,000
Residential	29 Henry Court	Los Alamos	4/3	0.11	\$275,000
Residential	1231 Catarina Street	Santa Ynez	3/2	0.58	\$309,900
Residential	1529 Elm Avenue	Solvang	2/2	0.17	\$325,000
Residential	404 Thumbelina Drive	Buellton	3/2	0.26	\$369,900
Residential	1075 Tyndall	Santa Ynez	3/2	0.23	\$389,000
Residential	491 Gay Drive	Buellton	3/3	0.29	\$425,000
Residential	470 Dove Canyon Road	Buellton	3/3	0.17	\$434,900
Residential	2670 Grand Avenue	Los Olivos	3/2	0.32	\$449,900
Residential	523 Meadow View Drive	Buellton	3/2	0.21	\$450,000
Residential	2670 San Marcos Avenue	Los Olivos	4/3	0.39	\$476,400
Residential	1758 Laurel Avenue	Solvang	4/3	0.18	\$499,000
Residential	311 Freear Drive	Buellton	3/2	0.28	\$519,000
Residential	102 Third Street	Solvang	3/3	0.28	\$540,000
Residential	3343 Madera Street	Santa Ynez	3/3	0.23	\$545,000
Residential	350 Dogwood Drive	Buellton	5/3	0.16	\$549,000
Residential	2189 Creekside Drive	Solvang	4/2	0.23	\$560,000
Residential	321 Dogwood Drive	Buellton	4/3	0.17	\$589,000
Residential	1613 Calzada Avenue	Santa Ynez	3/2	2.49	\$595,000
Residential	330 Dogwood Drive	Buellton	3/3	0.18	\$605,000
Residential	537 Valley Dairy Road	Buellton	6/4	0.16	\$615,000
Residential	2765 Grand Avenue	Los Olivos	3/2	0.52	\$619,000
Residential	420 Riverview Drive	Buellton	4/4	0.16	\$629,000

Residential	2163 Rebild Drive	Solvang	3/2	0.26	\$639,000
Residential	990 N. Refugio Road	Santa Ynez	3/2	1.00	\$649,000
Residential	930 Hornbeck Place	Solvang	3/3	0.57	\$650,000
Residential	1225 Coast Oak Drive	Solvang	3/2	0.28	\$650,000
Residential	1272 Petersen Avenue	Solvang	5/3	0.27	\$795,000
Residential	1651 Fredensborg Way	Solvang	4/2	3.49	\$795,000
Residential	2004 High Meadow Drive	Solvang	4/3	1.16	\$799,000
Residential	765 Alamo Pintado Road	Solvang	3/3	0.58	\$799,999
Residential	1371 Willow Street	Santa Ynez	3/2	0.79	\$895,000
Residential	3392 Badger Road	Santa Ynez	4/4	7.85	\$895,000
Residential	2207 Hill Haven Road	Solvang	4/3	2.88	\$898,000
Residential	1433 Edison Street	Santa Ynez	1/1	9.68	\$1,050,000
Residential	760 Falcon Ridge	Buellton	2/3	20.0	\$1,095,000
Residential	2768 Corral De Quati	Los Olivos	3/2	5.03	\$1,100,000
Residential	3360 Badger Road	Santa Ynez	4/3	4.73	\$1,119,000
Residential	2695 Santa Barbara Avenue	Los Olivos	3/4	0.94	\$1,150,000
Residential	1490 Brandon Drive	Santa Ynez	3/3	3.00	\$1,250,000
Residential	1726 Cottonwood Drive	Solvang	3/3	1.02	\$1,278,000
Residential	4084 Indian Way	Santa Ynez	4/3	5.00	\$1,375,000
Residential	2025 Still Meadow Road	Solvang	4/3	5.02	\$1,395,000
Residential	3280 Calzada Avenue	Santa Ynez	3/2	5.93	\$1,495,000
Residential	1895 Still Meadow Road	Solvang	5/4	5.03	\$1,595,000
Residential	352 Alisal Mesa Road	Solvang	3/4	1.27	\$1,835,000
Residential	7222 Santa Rosa Road	Buellton	1/2	116.6	\$2,900,000
Residential	3983 Roblar Avenue	Santa Ynez	4/5	22.3	\$4,750,000
Residential	9229 Alisos Canyon Road	Santa Ynez	2/3	137.7	\$6,950,000
Residential	111 S. Refugio Road	Santa Ynez	5/7	49.6	\$7,200,000
Residential	2450 Calzada Avenue	Santa Ynez	5/4	65.8	\$12,500,000
Commercial	420 E. Highway 246	Buellton		10.5	\$550,000
Commercial	518 Avenue of the Flags	Buellton		1.22	\$1,200,000
Commercial	480 Alisal Road	Solvang		0.26	\$2,995,000
Commercial	85 Industrial Way	Buellton		2.70	\$4,500,000
Land	150 Leslie Street	Los Alamos		0.38	\$219,000
Land	965 Old Ranch Road	Solvang		1.13	\$295,000
Land	985 Old Ranch Road	Solvang		1.05	\$310,000
Land	979 Old Ranch Road	Solvang		1.09	\$310,000
Land	2575 Long Canyon Road	Santa Ynez		10.2	\$895,000
Land	2023 Alamo Pintado Road	Solvang		10.0	\$895,000
Land	0 Chalk Hill Road	Solvang		10.0	\$1,150,000
Land	1758 Laurel Avenue	Solvang		1.30	\$1,495,000
Land	755 Chalk Hill Road	Solvang		17.68	\$1,650,000

PRICE CHANGE

					Original	New
Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Listed Price
Condo	1674 Laurel Avenue, #5	Solvang	1/1		\$189,900	\$175,000
Condo	593 Central Avenue	Buellton	3/3		\$248,500	\$229,900
Condo	2119 Village Lane	Solvang	3/3		\$254,900	\$247,253
Condo	1493 Aarhus Drive, #5	Solvang	2/2		\$299,500	\$295,500
Condo	619 Aqueduct Way	Solvang	3/2		\$549,000	\$525,000
Condo	640 Hillside Drive	Solvang	3/2		\$595,000	\$575,000

Residential	469 Main Street	Los Alamos	2/1	0.29	\$259,000	\$229,000
Residential	355 Coiner Street	Los Alamos	2/1	0.17	\$299,900	\$249,900
Residential	590 Pine Street	Solvang	2/1	0.20	\$379,000	\$359,000
Residential	154 Valley Station Circle	Buellton	3/3	0.08	\$395,000	\$365,000
Residential	1548 Laurel Avenue	Solvang	3/2	0.16	\$395,000	\$379,000
Residential	940 Fredensborg Canyon	Solvang	4/2	1.09	\$419,000	\$398,050
Residential	2719 San Marcos Avenue	Los Olivos	3/2	0.17	\$422,300	\$409,631
Residential	548 Atterdag Road	Solvang	4/2	0.18	\$449,000	\$429,000
Residential	1290 Edison Street	Santa Ynez	3/2	0.23	\$445,000	\$430,000
Residential	505 Dairy Way	Buellton	3/2	0.19	\$497,000	\$435,000
Residential	218 Ranch Road	Buellton	3/2	0.17	\$485,000	\$465,000
Residential	532 Dairy Way	Buellton	3/2	0.26	\$497,000	\$479,000
Residential	1031 Jason Way	Solvang	3/2	1.00	\$499,000	\$479,000
Residential	1999 Highway 101	Buellton	2/1	4.73	\$575,000	\$495,000
Residential	3343 Madera Street	Santa Ynez	3/3	0.23	\$545,000	\$495,000
Residential	70 Pepperwood Way	Solvang	3/3	0.24	\$525,000	\$499,000
Residential	60 Zaca Street	Buellton	3/4	0.34	\$549,000	\$499,999
Residential	81 Manzanita Drive	Solvang	3/2	0.27	\$555,000	\$535,000
Residential	350 Dogwood Drive	Buellton	5/3	0.16	\$549,000	\$535,300
Residential	321 Dogwood Drive	Buellton	4/3	0.17	\$549,000	\$569,000
Residential	811 Kolding Avenue	Solvang	4/2	0.49	\$669,000	\$589,000
Residential	537 Valley Dairy Road	Buellton	6/4	0.16	\$615,000	\$599,000
Residential	2213 Alamo Pintado Avenue	Solvang	3/2	0.32	\$669,000	\$639,000
Residential	2949 Gaviota Street	Los Olivos	3/2	0.62	\$789,000	\$749,000
Residential	2601 Quail Valley Road	Solvang	3/3	1.47	\$799,000	\$749,000
Residential	1709 Odin Way	Solvang	4/3	0.33	\$799,000	\$750,000
Residential	803 Creekside Place	Solvang	4/3	0.50	\$795,000	\$775,000
Residential	1469 Country Lane	Santa Ynez	4/3	0.76	\$879,000	\$779,000
Residential	2678 Janin Way	Solvang	4/3	1.00	\$899,000	\$849,000
Residential	3165 Country Road	Santa Ynez	4/3	0.73	\$895,000	\$849,500
Residential	2379 Janin Way	Solvang	4/3	1.10	\$1,165,000	\$899,000
Residential	1627 Calzada Avenue	Santa Ynez	4/2	2.92	\$1,050,000	\$949,000
Residential	3356 Cimarron Drive	Santa Ynez	5/4	0.63	\$1,095,000	\$999,000
Residential	3356 Cimarron Drive	Santa Ynez	5/4	0.63	\$1,150,000	\$1,095,000
Residential	2860 Baseline Avenue	Santa Ynez	5/4	5.06	\$1,295,000	\$1,150,000
Residential	1657 Sky Drive	Santa Ynez	3/3	5.29	\$1,495,000	\$1,295,000
Residential	3155 Calle Bonita	Santa Ynez	4/2	19.4	\$1,395,000	\$1,345,000
Residential	3851 W. Oak Trail Road	Santa Ynez	4/4	20.0	\$1,595,000	\$1,475,000
Residential	2695 Long Canyon Road	Santa Ynez	4/3	10.6	\$1,595,000	\$1,495,000
Residential	1080 Viendra Drive	Solvang	4/4	20.0	\$1,650,000	\$1,500,000
Residential	1325-1321 Via Dinero	Solvang	4/4	5.00	\$1,795,000	\$1,695,000
Residential	5176 Baseline Avenue	Santa Ynez	4/3	5.01	\$2,195,000	\$1,875,000
Residential	3040 Box Canyon Road	Santa Ynez	4/3	12.4	\$2,079,000	\$1,995,000
Residential	3333 Long Valley Road	Santa Ynez	3/3	38.0	\$2,100,000	\$2,000,000
Residential	1440 Dove Meadow Road	Solvang	6/6	4.14	\$2,595,000	\$2,495,000
Residential	2800 Ontiveros Road	Los Olivos	5/7	21.5	\$6,900,000	\$5,495,000
Residential	6500 Santa Rosa Road	Buellton	6/7	700.0	\$9,000,000	\$8,400,000
Land	1883 Laurel Avenue	Solvang		0.27	\$190,000	\$145,800
Land	1875 Laurel Avenue	Solvang		0.36	\$190,000	\$156,600
Land	1879 Laurel Avenue	Solvang		0.35	\$190,000	\$156,600
Land	3185 E. Highway 246, #B	Santa Ynez		1.00	\$299,500	\$199,500
Land	3185 E. Highway 246, #C	Santa Ynez		2.00	\$399,500	\$299,500

Land	3185 E. Highway 246, #D	Santa Ynez	2.38	\$399,500	\$299,500
Land	2269 Sunrise Way	Solvang	1.00	\$248,000	\$233,000
Land	1770 Still Meadow Road	Solvang	10.7	\$965,000	\$975,000
Land	3185 E. Highway 246	Santa Ynez	6.50	\$1,498,000	\$1,098,000
Land	1555 Dove Meadow Road	Solvang	20.0	\$1,950,000	\$1,925,000
Land	0 Casey Avenue	Santa Ynez	40.0	\$2,900,000	\$2,495,000

PENDING SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price
Condo	310 Wickenden Street	Los Alamos	3/3		\$85,000
Condo	314 Wickenden Street	Los Alamos	3/3		\$85,000
Condo	629 Central Avenue, #A	Buellton	2/2		\$175,000
Condo	2063 Village Lane	Solvang	3/3		\$200,000
Condo	601 Central Avenue, #3	Buellton	3/3		\$229,000
Condo	593 Central Avenue	Buellton	3/3		\$229,900
Residential	330 Gonzales Drive	Los Alamos	3/2	0.12	\$259,000
Residential	24 Gonzales Lane	Los Alamos	3/2	0.15	\$270,000
Residential	354 Shaw Street	Los Alamos	4/3	0.18	\$289,900
Residential	3185 E. Highway 246, #A	Santa Ynez	3/3	1.19	\$299,500
Residential	404 Thumbelina Drive	Buellton	3/2	0.26	\$314,900
Residential	1529 Elm Avenue	Solvang	2/2	0.17	\$325,000
Residential	321 Dania Avenue	Buellton	3/2	0.24	\$365,000
Residential	276 Parkview Road	Buellton	3/2	0.16	\$400,000
Residential	1290 Edison Street	Santa Ynez	3/2	0.23	\$430,000
Residential	505 Dairy Way	Buellton	3/2	0.19	\$435,000
Residential	3524 Olive Street	Santa Ynez	3/2	0.35	\$475,000
Residential	1687 Nordentoft Way	Solvang	4/3	0.79	\$475,000
Residential	331 Arden Avenue	Buellton	4/2	0.21	\$475,000
Residential	1999 Highway 101	Buellton	2/1	4.71	\$495,000
Residential	2187 Rebild Drive	Solvang	3/2	0.30	\$510,000
Residential	1687 Kronen Way	Solvang	3/2	0.74	\$797,500
Residential	3392 Badger Road	Santa Ynez	4/4	7.85	\$895,000
Residential	1627 Calzada Avenue	Santa Ynez	4/2	2.92	\$949,000
Residential	1505 N. Refugio Road	Santa Ynez	3/2	5.16	\$950,000
Residential	3091 Santa Ynez Avenue	Santa Ynez	4/4	1.52	\$995,000
Residential	1297 Deer Hill Drive	Solvang	3/2	4.42	\$1,150,000
Residential	4270 W. Oak Trail Road	Santa Ynez	2/1	20.0	\$1,429,000
Residential	2661 Quail Valley Road	Solvang	4/3	1.74	\$1,145,000
Residential	1240 Ladan Drive	Solvang	3/5	4.31	\$1,695,000
Residential	25 Highway 101	Buellton	3/2	230.0	\$2,500,000
Residential	1601 Edison Street	Santa Ynez	4/4	9.69	\$2,795,000
Residential	1297 Deer Hill Drive	Solvang	3/2	4.42	\$1,150,000
Residential	4270 W. Oak Trail Road	Santa Ynez	2/1	20.0	\$1,429,000
Residential	25 Highway 101	Buellton	3/2	230.0	\$2,500,000
Land	25 Highway 101	Buellton		230.0	\$2,500,000

FINAL SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Sold Price
Condo	1675 Maple Avenue, #11	Solvang	2/1		\$134,900	\$129,900
Condo	619 Central Avenue, #2	Buellton	3/3		\$250,000	\$250,000
Residential	1624 Maple Avenue	Solvang	3/1	0.18	\$269,900	\$257,890

Residential	550 Pine Street	Solvang	3/2	0.17	\$299,000	\$299,900
Residential	850 Rancho Alisal Drive	Solvang	2/3	0.56	\$350,000	\$300,000
Residential	262 Valley Dairy Road	Buellton	4/2	0.15	\$424,900	\$390,000
Residential	1562 Aalborg Court	Solvang	3/3	0.47	\$459,000	\$459,000
Residential	417 Via Corona	Buellton	3/2	0.24	\$479,000	\$479,000
Residential	471 Arden Avenue	Buellton	4/3	0.21	\$499,000	\$499,000
Residential	330 Dogwood Drive	Buellton	6/3	0.16	\$519,000	\$510,000
Residential	646 Aqueduct Way	Solvang	2/2	0.32	\$549,000	\$525,000
Residential	321 Cedar Lane	Buellton	4/3	0.18	\$599,000	\$595,000
Residential	3068 Tiana Drive	Santa Ynez	5/3	0.90	\$649,000	\$630,000
Residential	2720 Santa Barbara Avenue	Los Olivos	3/2	0.53	\$673,000	\$620,000
Residential	2255 Olivet Avenue	Los Olivos	4/2	0.44	\$747,500	\$650,000
Residential	930 Nysted Drive	Solvang	3/2	0.94	\$799,000	\$750,000
Residential	1545 Viking Way	Solvang	5/3	1.00	\$895,000	\$790,000
Residential	246 Valhalla Drive	Solvang	3/3	0.40	\$960,000	\$925,000
Residential	1515 Edison Street	Santa Ynez	3/4	9.68	\$950,000	\$950,000
Residential	3091 Santa Ynez Avenue	Santa Ynez	4/4	1.52	\$995,000	\$950,000
Residential	1639 Calzada Avenue	Santa Ynez	4/4	3.28	\$1,095,000	\$1,060,000
Residential	4270 W. Oak Trail Road	Santa Ynez	2/1	20.0	\$1,429,000	\$1,350,000
Residential	1601 Edison Street	Santa Ynez	4/4	9.69	\$2,795,000	\$2,285,000
Land	7020 Long Canyon Road	Los Alamos		20.0	\$199,000	\$112,500