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Weekly Santa Ynez Valley Real Estate Update
 10/1/2011 TO 10/31/2011

**I provide the information below as a courtesy to potential Buyers and Sellers!
 Activity listed is for OCTOBER 1, 2011 TO OCTOBER 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	597 Central Avenue	Buellton	2/2		\$184,900
Condo	2031 Village Lane	Solvang	2/2		\$199,000
Condo	1493 Aarhus Drive, #4	Solvang	2/2		\$245,000
Residential	94 Six Flags Circle	Buellton	3/2	0.11	\$299,000
Residential	79 Six Flags Circle	Buellton	3/2	0.12	\$325,000
Residential	455 Farmland Drive	Buellton	3/2	0.17	\$435,000
Residential	850 N. Refugio Road	Santa Ynez	5/4	0.75	\$439,000
Residential	1 Rancho Alisal Drive	Solvang	2/2	1.00	\$445,000
Residential	1759 Laurel Avenue	Solvang	5/3	0.18	\$449,000
Residential	1518 Kronborg Drive	Solvang	3/2	0.41	\$459,000
Residential	718 Hillside Drive	Solvang	3/2	0.04	\$469,000
Residential	2538 Garden Street	Solvang	3/2	0.29	\$499,000
Residential	1861 Laurel Avenue	Solvang	4/2	0.28	\$515,000
Residential	320 Fifth Street	Solvang	3/2	0.20	\$545,000
Residential	2213 Alamo Pintado Avenue	Solvang	3/2	0.32	\$549,000
Residential	542 Cliffrose Lane	Buellton	4/3	0.18	\$580,000
Residential	2339 Olivet Avenue	Los Olivos	3/2		\$629,000
Residential	3250 Glengary Road	Santa Ynez	3/2	1.00	\$649,000
Residential	1261 Calzada Avenue	Santa Ynez	3/2	0.87	\$650,000
Residential	2780 Alta Street	Los Olivos	4/2	0.76	\$700,000
Residential	1221 Hager Lane	Buellton	3/3	1.10	\$750,000
Residential	2485 Janin Way	Solvang	3/3	1.00	\$779,000
Residential	783 Fredensborg Canyon Road	Solvang	3/3	1.00	\$795,000
Residential	1233 Deer Trail	Solvang	3/2	1.30	\$799,000
Residential	945 Nysted Drive	Solvang	4/3	0.46	\$819,000
Residential	1657 Sky Drive	Santa Ynez	3/3	5.29	\$1,195,000
Residential	1015 Ladan Drive	Solvang	5/7	6.65	\$1,195,000

Residential	1833 Cougar Ridge Road	Buellton	3/3	20.0	\$1,800,000
Residential	2450 Latigo Drive	Solvang	4/4	19.1	\$2,395,000
Residential	2450 Long Canyon Road	Santa Ynez	3/3	11.8	\$2,465,000
Residential	2090 Dermanak Drive	Solvang	4/5	4.85	\$2,495,000
Land	0 Cerrito Street	Santa Ynez		0.24	\$250,000
Land	82 Hollister Ranch	Gaviota		112.28	\$350,000
Land	765 Chalk Hill Road	Solvang		9.51	\$699,000
Land	0 Alamo Pintado Road	Solvang		10.5	\$1,150,000

PRICE CHANGE

Original

New

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Listed Price
Condo	637 Roskilde Road	Solvang	2/2		\$299,000	\$289,000
Condo	1682 Eucalyptus Drive, #A	Solvang	2/2		\$415,000	\$395,000
Residential	1220 Edison Street	Santa Ynez	4/3	0.34	\$359,000	\$349,000
Residential	460 Scandia Drive	Buellton	3/3	0.23	\$364,900	\$349,000
Residential	585 Via Corona Drive	Buellton	3/2	0.20	\$449,000	\$445,000
Residential	2770 Alta Street	Los Olivos	3/2	0.65	\$499,900	\$450,000
Residential	578 Pine Street	Solvang	4/3	0.23	\$549,000	\$495,000
Residential	2163 Rebild Drive	Solvang	3/2	0.26	\$597,000	\$575,000
Residential	1889 Ringsted Drive	Solvang	4/2	0.44	\$595,000	\$589,000
Residential	1221 Hager Lane	Buellton	3/3	1.10	\$750,000	\$695,000
Residential	2485 Janin Way	Solvang	3/3	1.00	\$779,000	\$699,000
Residential	671 Rancho Alisal Drive	Solvang	3/3	0.79	\$835,000	\$777,000
Residential	1442 Remington Drive	Santa Ynez	4/3	1.00	\$1,050,000	\$916,700
Residential	1655 Cougar Ridge Road	Buellton	3/3	20.0	\$1,149,000	\$995,000
Residential	2011 Alamo Pintado Road	Solvang	4/4	16.0	\$1,100,000	\$1,000,000
Residential	2035 Edison Street	Santa Ynez	3/3	10.0	\$1,450,000	\$1,350,000
Residential	1895 Still Meadow Road	Solvang	5/4	5.03	\$1,595,000	\$1,475,000
Residential	3385 Baseline Avenue	Santa Ynez	3/2	9.70	\$2,295,000	\$1,795,000
Residential	2090 Dermanak Drive	Solvang	4/5	4.85	\$2,495,000	\$2,390,000
Residential	3351 Calle Bonita	Santa Ynez	5/6	22.5	\$3,400,000	\$2,870,000
Residential	5125 Happy Canyon Road	Santa Ynez	½	117.4	\$6,500,000	\$6,200,000
Commercial	420 E. Highway 246	Buellton		10.5	\$550,000	\$475,000

PENDING SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price
Condo	1674 Laurel Avenue, #5	Solvang	1/1		\$140,000
Condo	1643 Laurel Avenue	Solvang	2/3		\$275,000
Residential	28 Henry Court	Los Alamos	3/2	0.17	\$239,900
Residential	27 Henry Court	Los Alamos	3/3	0.12	\$245,480
Residential	354 Shaw Street	Los Alamos	4/3	0.18	\$275,000
Residential	93 Shadow Mountain Drive	Buellton	2/2	0.10	\$279,000
Residential	181 Victory Drive	Buellton	3/2	0.12	\$315,000
Residential	1220 Edison Street	Santa Ynez	4/3	0.34	\$349,000
Residential	3020 Buttonhook Road	Solvang	3/3	1.30	\$379,000
Residential	1290 Edison Street	Santa Ynez	3/2	0.23	\$385,000
Residential	850 N. Refugio Road	Santa Ynez	5/4	0.75	\$439,000
Residential	585 Via Corona Drive	Buellton	3/2	0.20	\$445,000
Residential	532 Dairy Way	Buellton	3/2	0.26	\$447,000
Residential	349 Quail Run Road	Buellton	4/3	0.19	\$499,000
Residential	874 Alisal Road	Solvang	4/4	0.51	\$550,000

Residential	562 Aebeltoft Way	Solvang	3/2	0.23	\$569,000
Residential	3143 Box Canyon Road	Santa Ynez	3/3	5.16	\$699,000
Residential	2949 Gaviota Street	Los Olivos	3/2	0.62	\$749,000
Residential	795 Hobby Horse Road	Solvang	3/4	1.00	\$995,000
Residential	1242 Alamo Pintado Road	Solvang	4/3	5.14	\$995,000
Residential	2860 Baseline Avenue	Santa Ynez	5/4	5.06	\$998,000
Residential	2011 Alamo Pintado Road	Solvang	4/4	16.0	\$1,000,000
Residential	1460 Jennilsa Lane	Solvang	3/3	5.10	\$1,000,000
Residential	3694 Tivola Street	Santa Ynez	3/2	0.46	\$1,495,000
Residential	4801 BVaseline Avenue	Santa Ynez	3/5	39.5	\$4,250,000
Land	965 Old Ranch Road	Solvang		1.13	\$252,500

FINAL SALES

Type	Address	Town	Bed/Bath	Lot Size	Listed Price	Sold Price
Condo	627 Central Avenue, #C	Buellton	2/2		\$175,000	\$175,000
Condo	629 Central Avenue, #A	Buellton	2/2		\$175,000	\$180,500
Condo	1493 Aarhus Drive, #5	Solvang	2/2		\$295,500	\$268,000
Residential	1231 Catarina Street	Santa Ynez	3/2	0.58	\$309,900	\$310,000
Residential	2086 Rebild Drive	Solvang	2/2	0.23	\$399,000	\$385,000
Residential	523 Meadow View Drive	Buellton	3/2	0.11	\$428,000	\$425,000
Residential	1231 Camino San Carlos	Buellton	5/4	1.00	\$460,000	\$460,000
Residential	349 Quail Run Road	Solvang	4/3	0.19	\$499,000	\$470,000
Residential	1068 Cota Street	Santa Ynez	4/3	0.23	\$515,000	\$490,000
Residential	1959 Viborg Road	Solvang	3/3	0.61	\$539,000	\$527,000
Residential	1893 Ringsted Drive	Solvang	3/3	0.47	\$550,000	\$550,000
Residential	954 Skagen Drive	Solvang	3/3	0.60	\$595,000	\$580,000
Multi-Family	41 Second Street	Solvang	10/10	0.23	\$999,000	\$995,000