

**Santa Ynez Valley Real Estate
Market Activity Report
for the Period of
August 1, 2018 to August 31, 2018**

NEW LISTINGS					
TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE
Condo/Townhouse	541 Lehigh	Buellton	2/3	n/a	\$450,000
Condo/Townhouse	536 Covelo	Buellton	2/1	n/a	\$450,000
Condo/Townhouse	736 Hillside	Solvang	3/2	n/a	\$540,000
PUD	583 Central	Buellton	2/3	0.02	\$369,000
Residential	492 Freear	Buellton	3/2	0.28	\$495,000
Residential	370 Perkins	Los Alamos	3/2	0.29	\$540,000
Residential	364 Price Ranch	Los Alamos	3/3	0.21	\$659,000
Residential	209 Willow	Solvang	2/1	0.18	\$683,000
Residential	1358 Cheyenne	Santa Ynez	3/2	0.31	\$699,000
Residential	271 La Lata	Buellton	4/4	0.45	\$699,000
Residential	508 Willow	Buellton	4/2	0.19	\$719,000
Residential	525 Valley Dairy	Buellton	3/2	0.00	\$725,000
Residential	2750 San Marcos	Los Olivos	3/2	0.19	\$725,000
Residential	2156 Creekside	Solvang	3/2	0.24	\$749,000
Residential	567 Pine	Solvang	3/3	0.48	\$775,000
Residential	3578 Pine	Santa Ynez	4/3	0.23	\$795,000
Residential	2961 Stadium	Solvang	4/3	0.84	\$830,000
Residential	545 Pine	Solvang	3/3	0.24	\$849,000
Residential	3374 Manzana	Santa Ynez	3/3	0.28	\$875,000
Residential	1483 Calzada	Santa Ynez	3/3	0.82	\$899,000
Residential	1226 Pistache	Solvang	3/3	0.29	\$909,000
Residential	1247 Pistache	Solvang	4/4	0.24	\$925,000
Residential	3205 Highway 246	Santa Ynez	4/3	1.00	\$1,099,000
Residential	648 Ivy	Solvang	4/3	0.53	\$1,135,000
Residential	945 Old Ranch	Solvang	4/4	1.02	\$1,299,000
Residential	2720 Quail Valley	Solvang	3/3	1.00	\$1,325,000
Residential	2575 Park	Los Olivos	7/4	5.60	\$1,395,000
Residential	1470 Meadowvale	Santa Ynez	3/3	5.00	\$1,495,000
Residential	3114 Calzada Ridge	Santa Ynez	3/3	4.85	\$1,495,000
Residential	3905 Robin Meadow	Santa Ynez	2/1	5.00	\$1,495,000
Residential	5010 Baseline	Santa Ynez	4/3	5.01	\$1,689,000
Residential	1385 Refugio	Santa Ynez	4/3	4.70	\$1,790,000
Residential	3030 Baseline	Santa Ynez	4/4	4.68	\$1,888,000
Residential	4080 Indian	Santa Ynez	4/4	20.64	\$2,600,000
Residential	1500 Jennilsa	Solvang	4/6	5.00	\$2,799,000
Residential	5600 Armour Ranch	Santa Ynez	3/4	119.80	\$12,500,000
Lots and Land	4180 Roblar	Santa Ynez	n/a	19.53	\$1,250,000
Lots and Land	4130 Roblar	Santa Ynez	n/a	38.98	\$2,470,000
Lots and Land	2455 Grand	Los Olivos	n/a	1.28	\$698,400
CM Ind/Bus Op-Sale	1539 Mission	Solvang	n/a	0.15	\$1,799,000

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ACTIVE UNDER CONTRACT

TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE
Residential	240 Perkins	Los Alamos	3/2	0.11	\$397,000
Residential	155 Rancho Alisal	Solvang	3/3	0.62	\$499,000
Residential	370 Perkins	Los Alamos	3/2	0.29	\$540,000
Residential	1225 Tyndall	Santa Ynez	3/2	0.54	\$550,000
Residential	551 Farmland	Buellton	4/2	0.16	\$595,000
Residential	269 Glennora	Buellton	3/2	0.28	\$595,000
Residential	520 Rancho Alisal	Solvang	3/3	0.78	\$649,000
Residential	876 Kolding	Solvang	3/2	0.47	\$685,000
Residential	2750 San Marcos	Los Olivos	3/2	0.19	\$699,000
Residential	3352 Numancia	Santa Ynez	3/3	0.54	\$725,000
Residential	1871 Laurel	Solvang	4/2	0.48	\$725,000
Residential	2141 Creekside	Solvang	3/2	0.25	\$732,000
Residential	2156 Creekside	Solvang	3/2	0.24	\$749,000
Residential	633 Lillebakke	Solvang	4/4	0.22	\$799,000
Residential	2961 Stadium	Solvang	4/3	0.84	\$830,000
Residential	628 Pine	Solvang	3/3	0.19	\$839,000
Residential	1255 Hager	Buellton	3/3	1.00	\$1,125,000
Residential	846 Sienna	Solvang	4/3	1.01	\$1,175,000
Residential	1711 Ballard Canyon	Solvang	4/2	5.36	\$1,199,000
Residential	2698 Quail Valley	Solvang	4/3	1.11	\$1,235,000
Residential	2411 Alamo Pintado	Los Olivos	3/3	12.49	\$1,790,000
Residential	5300 Kentucky	Santa Ynez	3/5	157.39	\$5,850,000

PENDING

TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE
Condo/Townhouse	536 Covelo	Buellton	2/1	n/a	\$450,000
Residential	3145 Riley	Solvang	2/2	0.82	\$445,000
Residential	3124 Bowl	Solvang	2/2	2.00	\$460,000
Residential	155 Rancho Alisal	Solvang	3/3	0.62	\$499,000
Residential	77 Bundy	Buellton	2/2	0.12	\$540,000
Residential	240 Valley Station	Buellton	4/3	0.07	\$544,900
Residential	365 St Joseph	Los Alamos	3/3	0.11	\$579,000
Residential	876 Kolding	Solvang	3/2	0.47	\$685,000
Residential	1318 Cheyenne	Santa Ynez	3/2	0.24	\$695,000
Residential	370 Beech	Buellton	3/2	0.18	\$711,900
Residential	175 3rd	Solvang	4/2	0.55	\$735,000
Residential	893 Alisal	Solvang	3/3	0.46	\$735,000
Residential	3485 Pine	Santa Ynez	3/3	0.38	\$750,000
Residential	633 Lillebakke	Solvang	4/4	0.22	\$799,000
Residential	1262 Coast Oak	Solvang	5/3	0.25	\$809,900
Residential	2645 Quail Valley	Solvang	3/3	1.02	\$829,000
Residential	628 Pine	Solvang	3/3	0.19	\$839,000

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PENDING (cont.)						
TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE	
Residential	1781 Lewis	Solvang	1/2	0.29	\$839,000	
Residential	1260 Hager	Buellton	3/3	1.00	\$899,000	
Residential	1213 Pistache	Solvang	3/3	0.34	\$927,000	
Residential	215 Valhalla	Solvang	4/4	0.46	\$1,095,000	
Residential	567 Rosenvej	Solvang	3/4	0.32	\$1,095,000	
Residential	1909 Ringsted	Solvang	3/3	0.95	\$1,100,000	
Residential	846 Sienna	Solvang	4/3	1.01	\$1,175,000	
Residential	2698 Quail Valley	Solvang	4/3	1.11	\$1,235,000	
Residential	1725 Calzada	Santa Ynez	3/3	4.42	\$1,429,000	
Residential	2945 Brinkerhoff	Santa Ynez	3/3	19.65	\$1,595,000	
Residential	2355 Hidden Hills	Solvang	3/2	10.03	\$1,775,000	
Residential	3050 Canada Este	Santa Ynez	3/5	18.00	\$2,125,000	
Residential	3920 Indian	Santa Ynez	5/7	8.00	\$2,900,000	
Residential	1555 Alamo Pintado	Solvang	3/3	20.08	\$3,375,000	
Residential	7735 Happy Canyon	Santa Ynez	5/5	136.86	\$6,995,000	
Lots and Land	4180 Roblar	Santa Ynez	n/a	19.53	\$1,250,000	
Lots and Land	3001 Via De Los Ranchos	Solvang	n/a	110.34	\$3,500,000	
Multi-Family	340 - 342 Shaw	Los Alamos	4/2	0.17	\$650,000	
CM Ind/Bus Op-Sale	1674-1678 Oak Street	Solvang	n/a	0.32	\$1,100,000	
CM Ind/Bus Op-Sale	2982 Grand	Los Olivos	n/a	0.16	\$1,795,000	
PRICE CHANGE					ORIGINAL	NEW
TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE	LIST PRICE
Condo/Townhouse	1678 Eucalyptus	Solvang	2/3	n/a	\$475,000	\$469,000
Condo/Townhouse	756 Hillside	Solvang	4/3	n/a	\$749,000	\$649,000
Residential	340 Helena	Los Alamos	3/2	0.11	\$549,000	\$499,000
Residential	240 Valley Station	Buellton	4/3	0.07	\$549,900	\$544,900
Residential	269 Glennora	Buellton	3/2	0.28	\$625,000	\$595,000
Residential	1716 Eucalyptus	Solvang	3/2	0.20	\$624,900	\$619,900
Residential	3576 Paloma	Santa Ynez	3/2	0.21	\$669,000	\$629,000
Residential	1219 Faraday	Santa Ynez	3/2	0.22	\$690,000	\$650,000
Residential	1158 Tyndall	Santa Ynez	3/2	0.24	\$699,000	\$655,000
Residential	1865 Old Mission	Solvang	2/3	0.21	\$678,500	\$668,900
Residential	3674 Robin	Santa Ynez	3/2	0.46	\$741,000	\$685,000
Residential	2750 San Marcos	Los Olivos	3/2	0.19	\$725,000	\$699,000
Residential	1334 Edison	Santa Ynez	3/2	0.24	\$785,000	\$699,000
Residential	3085 Horizon	Santa Ynez	3/2	0.91	\$789,000	\$719,000
Residential	811 Rancho Alisal	Solvang	4/5	1.02	\$945,000	\$735,000
Residential	3296 Glengary	Santa Ynez	3/2	1.07	\$959,000	\$795,000
Residential	2829 San Marcos	Los Olivos	4/3	0.16	\$865,000	\$799,000
Residential	3621 Cedar	Santa Ynez	4/2	0.23	\$849,000	\$799,000
Residential	2110 Railway	Los Olivos	3/2	1.15	\$925,000	\$899,500

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PRICE CHANGE (cont.)					ORIGINAL	NEW
TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE	LIST PRICE
Residential	2492 Janin	Solvang	4/3	1.00	\$1,095,000	\$939,000
Residential	3050 Samantha	Santa Ynez	4/3	1.00	\$989,000	\$969,000
Residential	3621 Montebello	Santa Ynez	3/2	0.22	\$1,175,000	\$995,000
Residential	1630 Fredensborg	Solvang	3/2	5.00	\$1,100,000	\$1,065,000
Residential	1210 Hager	Buellton	3/3	1.00	\$1,050,000	\$1,100,000
Residential	1252 Hager	Buellton	3/3	1.00	\$1,100,000	\$1,125,000
Residential	2058 Adobe Canyon	Solvang	3/2	10.00	\$1,185,000	\$1,125,000
Residential	1255 Hager	Buellton	3/3	1.00	\$1,100,000	\$1,125,000
Residential	223 Valhalla	Solvang	3/3	0.49	\$1,195,000	\$1,145,000
Residential	1224 Hager	Buellton	3/3	1.00	\$1,100,000	\$1,160,000
Residential	1598 Oak	Solvang	5/6	0.37	\$1,249,000	\$1,249,000
Residential	1021 Refugio	Santa Ynez	3/2	1.98	\$1,375,000	\$1,325,000
Residential	4301 Tims	Santa Ynez	3/3	19.36	\$1,495,000	\$1,395,000
Residential	2920 Bramadero	Los Olivos	4/3	5.50	\$1,799,000	\$1,689,500
Residential	3791 Live Oak	Santa Ynez	3/3	18.76	\$2,250,000	\$1,995,000
Residential	3200-3201 Caballo	Santa Ynez	5/5	19.15	\$3,290,000	\$3,190,000
Residential	1555 Alamo Pintado	Solvang	3/3	20.08	\$3,900,000	\$3,375,000
Residential	5200 Zaca Station	Los Olivos	8/8	64.40	\$8,900,000	\$6,900,000
Lots and Land	2110 Adobe Canyon	Solvang	n/a	5.01	\$950,000	\$895,000
CM Ind/Bus Op-Sale	1598 Oak	Solvang	n/a	0.37	\$1,249,000	\$1,249,000
FINAL SALES						
TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE	SOLD PRICE
Condo/Townhouse	536 Covelo	Buellton	2/1	n/a	\$450,000	\$450,000
Condo/Townhouse	228 Bainbridge	Buellton	3/4	n/a	\$515,000	\$515,000
PUD	102 Downey	Buellton	3/2	0.19	\$555,000	\$542,500
Residential	3145 Riley	Solvang	2/2	0.82	\$445,000	\$400,000
Residential	3124 Bowl	Solvang	2/2	2.00	\$460,000	\$425,000
Residential	250 Main	Los Alamos	2/1	0.23	\$479,000	\$465,000
Residential	155 Rancho Alisal	Solvang	3/3	0.62	\$499,000	\$475,000
Residential	5 Chamiso	Los Alamos	3/2	0.15	\$525,000	\$510,000
Residential	724 Coiner	Los Alamos	3/2	0.17	\$559,000	\$559,500
Residential	365 St Joseph	Los Alamos	3/3	0.11	\$579,000	\$560,000
Residential	280 Valley Station	Buellton	4/3	0.09	\$595,000	\$570,000
Residential	893 Alisal	Solvang	3/3	0.46	\$735,000	\$650,000
Residential	1318 Cheyenne	Santa Ynez	3/2	0.24	\$695,000	\$680,000
Residential	876 Kolding	Solvang	3/2	0.47	\$685,000	\$700,000
Residential	370 Beech	Buellton	3/2	0.18	\$711,900	\$701,700
Residential	2175 Holly	Solvang	3/2	0.27	\$695,000	\$705,000
Residential	175 3rd	Solvang	4/2	0.55	\$735,000	\$735,000
Residential	440 Sycamore	Buellton	5/3	0.17	\$755,000	\$740,000
Residential	374 Midten Hof	Solvang	4/3	0.16	\$795,000	\$750,000
Residential	1781 Lewis	Solvang	1/2	0.29	\$839,000	\$807,500

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FINAL SALES (cont.)

TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE	SOLD PRICE
Residential	2645 Quail Valley	Solvang	3/3	1.02	\$829,000	\$818,000
Residential	596 Fairchild	Los Alamos	4/3	0.46	\$899,000	\$830,000
Residential	591 Ranch	Solvang	4/3	0.78	\$925,000	\$900,000
Residential	1260 Hager	Buellton	3/3	1.00	\$899,000	\$907,989
Residential	1884 Ringsted	Solvang	4/3	0.48	\$927,000	\$910,000
Residential	1213 Pistache	Solvang	3/3	0.34	\$927,000	\$920,000
Residential	215 Valhalla	Solvang	4/4	0.46	\$1,095,000	\$995,000
Residential	567 Rosenvej	Solvang	3/4	0.32	\$1,095,000	\$1,095,000
Residential	668 Ivy	Solvang	3/3	1.49	\$1,125,000	\$1,105,000
Residential	846 Sienna	Solvang	4/3	1.01	\$1,175,000	\$1,125,000
Residential	3231 Live Oak	Santa Ynez	3/2	18.82	\$1,250,000	\$1,180,000
Residential	2945 Brinkerhoff	Santa Ynez	3/3	19.65	\$1,595,000	\$1,475,000
Residential	2355 Hidden Hills	Solvang	3/2	10.03	\$1,775,000	\$1,750,000
Residential	4446 White Pine	Santa Ynez	3/5	58.30	\$2,585,000	\$2,300,000
Residential	2648 Stag Canyon	Santa Ynez	4/3	9.97	\$2,695,000	\$2,550,000
Lots and Land	264 La Lata	Buellton	n/a	1.90	\$825,000	\$770,000
Land (Multi-Family)	0 St Joseph	Los Alamos	n/a	0.11	\$179,000	\$120,000
Multi-Family	340 - 342 Shaw	Los Alamos	4/2	0.17	\$650,000	\$537,875
CM Ind/Bus Op-Sale	405 Bell	Los Alamos	n/a	0.21	\$2,600,000	\$2,600,000
CM Ind/Bus Op-Sale	690 Alamo Pintado	Solvang	n/a	0.79	\$3,850,000	\$3,540,000

**Data supplied by the Santa Ynez Valley MLS. Data is deemed reliable, but not guaranteed. Buyers are responsible for verifying the accuracy of all information. The Broker/Agent providing the information may or may not have been the Listing and/or Selling Agent.*