

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

NEW LISTINGS					
TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE
Condo/Townhouse	1496 Aarhus Dr	Solvang	2/1	n/a	\$445,000
Condo/Townhouse	330 Matthew	Buellton	3/2	n/a	\$445,000
Condo/Townhouse	1678 Eucalyptus	Solvang	2/2	n/a	\$475,000
Residential	435 Fairway	Solvang	3/2	0.69	\$499,000
Residential	77 Bundy	Buellton	2/1	0.12	\$540,000
Residential	340 Helena	Los Alamos	3/1	0.11	\$549,000
Residential	240 Valley Station	Buellton	4/2	0.07	\$549,900
Residential	724 Coiner	Los Alamos	3/1	0.17	\$559,000
Residential	1716 Eucalyptus	Solvang	3/1	0.20	\$624,900
Residential	269 Glennora	Buellton	3/1	0.28	\$625,000
Residential	551 Farmland	Buellton	4/1	0.16	\$639,000
Residential	876 Kolding	Solvang	3/1	0.47	\$685,000
Residential	1219 Faraday	Santa Ynez	3/1	0.22	\$690,000
Residential	2175 Holly	Solvang	3/1	0.27	\$695,000
Residential	370 Beech	Buellton	3/1	0.18	\$711,900
Residential	3352 Numancia	Santa Ynez	3/2	0.54	\$725,000
Residential	1334 Edison	Santa Ynez	3/1	0.24	\$785,000
Residential	2645 Quail Valley	Solvang	3/2	1.02	\$829,000
Residential	1781 Lewis	Solvang	1/1	0.29	\$839,000
Residential	628 Pine	Solvang	3/2	0.19	\$839,000
Residential	700 Refugio	Santa Ynez	3/1	1.17	\$895,000
Residential	1884 Ringsted	Solvang	4/2	0.48	\$927,000
Residential	2500 Quail Valley	Solvang	4/2	1.24	\$979,000
Residential	622 Valley Oak	Solvang	3/3	0.50	\$979,000
Residential	2866 Santa Barbara	Los Olivos	3/2	0.40	\$1,080,000
Residential	1909 Ringsted	Solvang	3/2	0.95	\$1,100,000
Residential	668 Ivy	Solvang	3/2	1.49	\$1,125,000
Residential	3621 Montebello	Santa Ynez	3/1	0.22	\$1,175,000
Residential	654 Ivy	Solvang	4/2	0.56	\$1,195,000
Residential	1015 Ladan	Solvang	5/7	6.04	\$2,650,000
Residential	1270 Poppy Valley	Buellton	3/2	20.00	\$2,650,000
Residential	2754 Santa Ynez	Santa Ynez	6/4	11.48	\$3,595,000
Residential	3090-3170 Avenida Caballo	Santa Ynez	3/3	40.00	\$5,995,000
Residential	8251 Foxen Canyon	Los Alamos	4/3	574.16	\$9,900,000
Residential	2667 Via De Los Ranchos	Los Olivos	6/8	251.36	\$14,900,000
Lots and Land	3185 Highway 246	Santa Ynez	n/a	1.00	\$425,000
Lots and Land	2825 Baseline	Santa Ynez	n/a	5.01	\$895,000

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NEW LISTINGS (cont.)

TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE
Lots and Land	1776 Still Meadow	Solvang	n/a	5.52	\$895,000
Lots and Land	2110 Adobe Canyon	Solvang	n/a	5.01	\$950,000
Lots and Land	1977 San Marcos Pass	Santa Ynez	n/a	20.00	\$1,895,000
Lots and Land	1800 Hwy 246	Buellton	n/a	72.72	\$2,600,000
Lots and Land	3001 Via De Los Ranchos	Solvang	n/a	110.34	\$3,500,000
Lots and Land	2627 Via De Los Ranchos	Los Olivos	n/a	103.00	\$3,500,000
Multi-Family	381 5th	Solvang	4/2	0.16	\$875,000

ACTIVE UNDER CONTRACT

TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE
Condo/Townhouse	673 Hillside Drive	Solvang	2/2	n/a	\$550,000
PUD	102 Downey	Buellton	3/1	0.19	\$555,000
Residential	365 St Joseph	Los Alamos	3/2	0.11	\$579,000
Residential	280 Valley Station	Buellton	4/2	0.09	\$595,000
Residential	1318 Cheyenne	Santa Ynez	3/1	0.24	\$695,000
Residential	1130 Faraday	Santa Ynez	1/31	0.23	\$699,000
Residential	370 Beech	Buellton	3/1	0.18	\$711,900
Residential	1871 Laurel	Solvang	4/1	0.48	\$725,000
Residential	2141 Creekside	Solvang	3/1	0.25	\$732,000
Residential	893 Alisal	Solvang	3/2	0.46	\$735,000
Residential	440 Sycamore	Buellton	5/2	0.17	\$755,000
Residential	2461 Grand	Los Olivos	3/2	1.15	\$795,000
Residential	374 Midten Hof	Solvang	4/2	0.16	\$795,000
Residential	2645 Quail Valley	Solvang	3/2	1.02	\$829,000
Residential	1781 Lewis	Solvang	1/1	0.29	\$839,000
Residential	591 Ranch	Solvang	4/2	0.78	\$925,000
Residential	1213 Pistache	Solvang	3/2	0.34	\$927,000
Residential	215 Valhalla	Solvang	4/3	0.46	\$1,095,000
Residential	567 Rosenvvej	Solvang	3/3	0.32	\$1,095,000
Residential	1909 Ringsted	Solvang	3/2	0.95	\$1,100,000
Residential	1335 Deer Trail	Santa Ynez	3/1	1.00	\$1,250,000
Residential	3671 Live Oak	Santa Ynez	4/2	18.30	\$1,350,000
Residential	1725 Calzada	Santa Ynez	3/2	4.42	\$1,429,000
Residential	2355 Hidden Hills	Solvang	3/1	10.03	\$1,775,000
Residential	2040 Dermanak	Solvang	4/3	4.15	\$1,869,000
Residential	3050 Canada Este	Santa Ynez	3/4	18.00	\$2,125,000
Lots and Land	2110 Adobe Canyon	Solvang	n/a	5.01	\$950,000
Lots and Land	3942 Roblar	Santa Ynez	n/a	52.62	\$2,350,000
Lots and Land	3942 Roblar	Santa Ynez	n/a	105.24	\$5,900,000
Lots and Land	3942 Roblar	Santa Ynez	n/a	157.86	\$7,525,000
Multi-Family	1130 Faraday	Santa Ynez	4/1	0.23	\$699,000
Multi-Family	645 Central	Buellton	5/3	0.67	\$890,000

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PENDING						
TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE	
Condo/Townhouse	275 Highway 246	Buellton	3/2	n/a	\$415,000	
Condo/Townhouse	235 Hwy 246	Buellton	3/2	n/a	\$419,757	
Condo/Townhouse	645 Floral	Solvang	2/1	n/a	\$425,000	
Condo/Townhouse	746 Hillside	Solvang	3/2	n/a	\$550,000	
Condo/Townhouse	254 Robles	Buellton	4/2	n/a	\$569,000	
Residential	609 Central	Buellton	3/2	0.04	\$410,000	
Residential	102 Downey	Buellton	3/1	0.19	\$555,000	
Residential	5 Chamiso	Los Alamos	3/1	0.15	\$525,000	
Residential	724 Coiner	Los Alamos	3/1	0.17	\$559,000	
Residential	280 Valley Station	Buellton	4/2	0.09	\$595,000	
Residential	56 Hickory	Solvang	3/1	0.23	\$632,000	
Residential	2156 Holly	Solvang	3/1	0.27	\$690,000	
Residential	2175 Holly	Solvang	3/1	0.27	\$695,000	
Residential	1130 Faraday	Santa Ynez	1/31	0.23	\$699,000	
Residential	552 Tamarind	Buellton	4/2	0.19	\$740,000	
Residential	440 Sycamore	Buellton	5/2	0.17	\$755,000	
Residential	1406 Aarhus	Solvang	4/1	0.21	\$785,000	
Residential	374 Mitten Hof	Solvang	4/2	0.16	\$795,000	
Residential	2331 Janin	Solvang	4/2	1.16	\$859,000	
Residential	1259 Hager	Buellton	3/2	1.00	\$879,000	
Residential	930 Skagen	Solvang	3/2	0.45	\$895,000	
Residential	596 Fairchild	Los Alamos	4/2	0.46	\$899,000	
Residential	591 Ranch	Solvang	4/2	0.78	\$925,000	
Residential	1884 Ringsted	Solvang	4/2	0.48	\$927,000	
Residential	2866 Santa Barbara	Los Olivos	3/2	0.40	\$1,080,000	
Residential	668 Ivy	Solvang	3/2	1.49	\$1,125,000	
Residential	3231 Live Oak	Santa Ynez	3/1	18.82	\$1,250,000	
Residential	2288 Coyote Creek	Solvang	3/3	3.08	\$1,295,000	
Residential	1725 Calzada	Santa Ynez	3/2	4.42	\$1,429,000	
Residential	1263 Quail Ridge	Solvang	3/2	4.79	\$1,495,000	
Residential	1148 Oak Glen	Santa Ynez	4/3	0.90	\$1,695,000	
Residential	5450 Baseline	Santa Ynez	4/2	5.34	\$1,985,000	
Residential	3460 Live Oak	Santa Ynez	3/2	19.42	\$2,295,000	
Residential	2648 Stag Canyon	Santa Ynez	4/2	9.97	\$2,695,000	
Residential	1665 Refugio	Santa Ynez	3/3	5.14	\$2,795,000	
Lots and Land	1800 Hwy 246	Buellton	n/a	72.72	\$2,600,000	
Lots and Land	264 La Lata	Buellton	n/a	1.90	\$825,000	
Lots and Land	1685 Still Meadow	Solvang	n/a	9.82	\$1,100,000	
Multi-Family	1130 Faraday	Santa Ynez	4/1	0.23	\$699,000	

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PRICE CHANGE					ORIGINAL	NEW
TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE	LIST PRICE
Condo/Townhouse	723 Shaw	Los Alamos	3/2	n/a	\$459,000	\$439,000
Condo/Townhouse	742 Hillside	Solvang	3/2	n/a	\$550,000	\$535,000
Condo/Townhouse	756 Hillside	Solvang	4/2	n/a	\$749,000	\$695,000
Residential	535 Waite	Los Alamos	1/31	0.11	\$529,000	\$423,000
Residential	525 Waite	Los Alamos	1/31	0.11	\$529,000	\$423,000
Residential	1225 Tyndall	Santa Ynez	3/1	0.54	\$625,000	\$550,000
Residential	469 Perkins	Los Alamos	3/2	0.11	\$610,000	\$565,000
Residential	3175 Riley	Solvang	4/2	0.83	\$675,000	\$590,000
Residential	551 Farmland	Buellton	4/1	0.16	\$639,000	\$595,000
Residential	555 Meadow View	Buellton	4/2	0.16	\$695,000	\$669,000
Residential	1219 Faraday	Santa Ynez	3/1	0.22	\$690,000	\$670,000
Residential	2070 Rebuild	Solvang	3/1	0.22	\$689,000	\$679,000
Residential	3020 Buttonhook	Solvang	3/4	1.30	\$699,000	\$685,000
Residential	3674 Robin	Santa Ynez	3/1	0.46	\$741,000	\$695,000
Residential	3153 Riley	Solvang	3/1	0.84	\$74,900	\$697,000
Residential	1871 Laurel	Solvang	4/1	0.48	\$799,000	\$725,000
Residential	2895 Alta	Los Olivos	4/1	0.24	\$815,000	\$795,000
Residential	633 Lillebakke	Solvang	4/3	0.22	\$829,000	\$799,000
Residential	1262 Coast Oak	Solvang	5/2	0.25	\$835,000	\$809,900
Residential	687 Alisal	Solvang	3/2	1.25	\$1,099,000	\$949,000
Residential	3050 Samantha	Santa Ynez	4/2	1.00	\$989,000	\$979,000
Residential	205 Valhalla	Solvang	4/2	0.36	\$1,149,000	\$1,069,000
Residential	846 Sienna	Solvang	4/2	1.01	\$1,225,000	\$1,175,000
Residential	1711 Ballard Canyon	Solvang	4/1	5.36	\$1,300,000	\$1,199,000
Residential	1414 Edison	Santa Ynez	3/2	5.00	\$1,595,000	\$1,295,000
Residential	1729 Cottonwood	Solvang	4/2	1.00	\$1,399,000	\$1,299,000
Residential	2355 Hidden Hills	Solvang	3/1	10.03	\$1,945,000	\$1,775,000
Residential	1385 Refugio	Santa Ynez	4/2	4.70	\$1,995,000	\$1,790,000
Residential	2067 Alamo Pintado	Solvang	3/2	9.97	\$1,999,500	\$1,949,000
Residential	4001 Long Valley	Santa Ynez	3/1	18.56	\$2,979,000	\$1,980,000
Residential	3215 Roblar	Santa Ynez	4/4	8.40	\$2,950,000	\$2,595,000
Residential	4175 Baseline	Santa Ynez	4/4	19.57	\$2,995,000	\$2,795,000
Residential	1240 Cougar Ridge	Buellton	5/5	20.00	\$3,548,200	\$3,495,000
Residential	3170 Avenida Caballo	Santa Ynez	3/3	20.52	\$5,495,000	\$4,995,000
Residential	1920 Westerly	Santa Ynez	6/9	101.72	\$8,950,000	\$6,995,000
CM Ind/Bus Op-Sale	525 Waite	Los Alamos	n/a	0.11	\$523,000	\$423,000
CM Ind/Bus Op-Sale	535 Waite	Los Alamos	n/a	0.11	\$523,000	\$423,000
Lots and Land	2017 Alamo Pintado	Solvang	n/a	9.63	\$1,498,000	\$1,249,000
Land (Multi-Fam)	9324 Hwy 101	Los Alamos	n/a	30.05	\$4,995,000	\$3,950,000

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FINAL SALES

TYPE	ADDRESS	TOWN	BED/BATH	LOT SIZE	LIST PRICE	SOLD PRICE
Condo/Townhouse	315 5th	Solvang	2/1	n/a	\$375,000	\$355,000
Condo/Townhouse	235 Hwy 246	Buellton	3/2	n/a	\$419,757	\$410,000
Condo/Townhouse	275 Highway 246	Buellton	3/2	n/a	\$415,000	\$415,000
Condo/Townhouse	645 Floral	Solvang	2/1	n/a	\$425,000	\$425,000
Condo/Townhouse	1686 Eucalyptus	Solvang	2/2	n/a	\$439,000	\$430,000
Condo/Townhouse	243 Deming	Buellton	1/31	n/a	\$519,000	\$515,000
Condo/Townhouse	746 Hillside	Solvang	3/2	n/a	\$550,000	\$542,500
Residential	235 Centennial	Los Alamos	4/2	0.22	\$400,000	\$325,000
Residential	130 St Joseph	Los Alamos	3/2	0.11	\$395,000	\$360,000
Residential	1522 Eucalyptus	Solvang	1/31	0.19	\$442,000	\$460,000
Residential	56 Hickory	Solvang	3/1	0.23	\$632,000	\$625,000
Residential	1130 Faraday	Santa Ynez	1/31	0.23	\$699,000	\$640,000
Residential	154 Manzanita	Solvang	3/1	0.17	\$659,000	\$649,000
Residential	2156 Holly	Solvang	3/1	0.27	\$690,000	\$670,000
Residential	552 Tamarind	Buellton	4/2	0.19	\$740,000	\$730,000
Residential	1406 Aarhus	Solvang	4/1	0.21	\$785,000	\$775,000
Residential	30 Bobcat Springs	Buellton	4/2	1.00	\$829,000	\$815,000
Residential	2331 Janin	Solvang	4/2	1.16	\$859,000	\$840,000
Residential	930 Skagen	Solvang	3/2	0.45	\$895,000	\$850,000
Residential	1259 Hager	Buellton	3/2	1.00	\$879,000	\$869,000
Residential	348 Second	Solvang	3/1	0.24	\$895,000	\$880,000
Residential	2288 Coyote Creek	Solvang	3/3	3.08	\$1,295,000	\$1,250,000
Residential	778 Refugio	Santa Ynez	7/3	0.82	\$1,299,000	\$1,250,000
Residential	1263 Quail Ridge	Solvang	3/2	4.79	\$1,495,000	\$1,400,000
Residential	1148 Oak Glen	Santa Ynez	4/3	0.90	\$1,695,000	\$1,615,800
Residential	5450 Baseline	Santa Ynez	4/2	5.34	\$1,985,000	\$1,917,000
Residential	2476 Roblar	Los Olivos	4/3	4.93	\$2,255,000	\$2,050,000
Residential	3460 Live Oak	Santa Ynez	3/2	19.42	\$2,295,000	\$2,150,000
Residential	3131 Calkins	Los Olivos	5/3	10.02	\$2,595,000	\$2,572,000
Residential	1929 Alamo Pintado	Solvang	4/3	10.01	\$2,595,000	\$2,594,000
Residential	1665 Refugio	Santa Ynez	3/3	5.14	\$2,795,000	\$2,655,000
Lots and Land	1685 Still Meadow	Solvang	n/a	9.82	\$1,100,000	\$1,033,000
Land (Multi-Fam)	0 St Joseph	Los Alamos	n/a	0.11	\$145,000	\$110,000
Land (Multi-Fam)	539 Alisal	Solvang	n/a	0.33	\$569,000	\$415,982
Land (Multi-Fam)	670 Alamo Pintado	Solvang	n/a	1.06	\$1,349,000	\$986,378
CM Ind/Bus Op-Sale	2030 Viborg	Solvang	n/a	0.79	\$3,200,000	\$3,000,000

**Data supplied through the Santa Ynez Valley Multiple Listing Service. Properties sold throughout the Valley by various Realtors. Information contained herein deemed reliable, but not guaranteed and is subject to change. Properties that enter into escrow may fall out of escrow and become available.*