

CMA Report

Listings as of 06/25/11 at 1:26pm

From 5/25/2011 12:38:06 AM Property Type Residential Include Property Subtype SFR Stick Built Area Santa Ynez Valley Status Listing Date Lot Size 2 ac or more

RESIDENTIAL
CONTINGENT REO Properties

Listing Count 1

Averages	4,105	270.40	93/93	1,137,300	1,110,000
High	1,110,000	Low	1,110,000	Median 1,110,000	

PENDING Properties

Address
25 Hwy 101
1297 Deer Hill Dr

City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
Buellton	939, J7	3	2 (2 0 0 0)	2,400	230.000ac	Unkn	05/10/11	1,041.67	33/33	2,500,000	2,500,000
Solvang	1018, A1	3	2 (2 0 0 0)	2,377	4.420ac	1968	06/01/11	483.80	308/308	1,395,000	1,150,000

Listing Count 2

Averages	2,389	762.74	171/171	1,947,500	1,825,000
High	2,500,000	Low	1,150,000	Median 1,825,000	

SOLD Properties

Address
1639 Calzada Ave
1601 Edison St
1515 Edison St
4270 W Oak Trail Rd

City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
Santa Ynez	921, B1	4	4 (2 0 0 2)	0	3.280ac	1978	05/31/11	0.00	357/357	1,500,000	1,095,000	1,060,000	96.80
Santa Ynez	921, C3	4	4 (3 0 1 0)	0	9.690ac	1989	06/10/11	0.00	813/813	2,800,000	2,795,000	2,285,000	81.75
Santa Ynez	921, C4	3	4 (3 0 1 0)	3,266	9.680ac	Unkn	06/09/11	290.88	36/36	950,000	950,000	950,000	100.00
Santa Ynez	901, C3	2	1 (1 0 0 0)	1,350	20.030ac	1988	06/15/11	1,000.00	5/5	1,429,000	1,429,000	1,350,000	94.47

Listing Count 4

Averages	2,308	645.44	303/303	1,669,750	1,567,250
High	2,285,000	Low	950,000	Median 1,205,000	

EXPIRED Properties

Address
4050 W Oak Trail
3671 Live Oak Rd
2060 Dermanak Dr
3275 Montecielo Dr
2120 Still Meadow Rd
2016 High Meadow Dr
1807 Stallion Dr
1285 Via Dinero
1525 N Refugio Rd

City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
Santa Ynez	901, C3	3	3 (2 0 1 0)	2,876	20.060ac	1969	05/31/11	1,025.73	609/609	3,495,000	2,950,000
Santa Ynez	901, E4	4	3 (2 0 1 0)	4,200	18.300ac	1987	06/20/11	475.00	666/666	1,995,000	1,995,000
Solvang	920, G5	4	3 (3 0 0 0)	5,700	7.000ac	2001	06/05/11	517.54	118/480	2,950,000	2,950,000
Santa Ynez	901, D6	4	6 (4 0 2 0)	0	31.350ac	1972	06/01/11	0.00	342/342	3,595,000	3,595,000
Solvang	920, J1	4	4 (4 0 0 0)	0	10.300ac	Unkn	06/24/11	0.00	213/213	1,995,000	1,687,000
Solvang	920, G7	3	3 (2 0 1 0)	0	2.570ac	Unkn	06/16/11	0.00	356/356	795,000	749,900
Santa Ynez	921, A2	2	2 (2 0 0 0)	0	10.270ac	1984	06/07/11	0.00	191/191	1,400,000	1,400,000
Solvang	920, F4	3	5 (3 0 2 0)	4,592	5.110ac	2001	06/04/11	386.54	107/107	1,775,000	1,775,000
Santa Ynez	921, A4	3	2 (2 0 0 0)	2,400	2.640ac	1982	05/31/11	354.17	88/88	850,000	850,000

Listing Count 9

Averages	3,954	551.80	299/339	2,094,444	1,994,656
High	3,595,000	Low	749,900	Median 1,775,000	

WITHDRAWN Properties

Address
1450 W Highway 246
1 Kentucky Rd
3790 Roblar Ave
510 Hwy 101

City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
Buellton	919, E4	6	5 (4 0 1 0)	3,388	20.850ac	2006	06/20/11	377.80	124/520	1,350,000	1,280,000
Santa Ynez	941, J1	4	6 (5 0 1 0)	0	108.000ac	2011	05/31/11	0.00	134/134	5,750,000	6,250,000
Santa Ynez	901, D7	4	4 (3 0 1 0)	2,956	5.000ac	1985	06/14/11	674.90	337/337	2,300,000	1,995,000
Buellton	919, J7	5	5 (5 0 0 0)	10,000	1086.130ac	Unkn	06/13/11	890.00	34/34	8,900,000	8,900,000

Listing Count 4

Averages	5,448	647.57	157/256	4,575,000	4,606,250
High	8,900,000	Low	1,280,000	Median 4,122,500	

Report Count 53

Report Averages 3,567 583.56 164/191 2,508,006 2,343,357 1,411,250

Presented By: Jenna Michaud-Bonyadi Lic: 01475441 / Prudential California Realty Phone: 661-204-1393 Lic: 00856000

Featured properties may not be listed by the office/agent presenting this brochure.

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U.S. Patent 6,910,045