

Solana Beach Statistical Comparison



Average Home Sale Price	Median Home Sale Price	Number Sold
2008 - \$1,533,600	2008 - \$1,190,000	74
2009 - \$1,300,451 -15.20%	2009 - \$999,100 -16.04%	61 -17.57%
Average Condo Sale Price	Median Condo Sale Price	Number Sold
2008 - \$701,191	2008 - \$625,000	79
2009 - \$626,333 -10.68%	2009 - \$575,000 -8.00%	98 24.05%

Home foreclosure summary
REO (bank owned) sales = 4
Trustee sales = 12
Condo foreclosure summary
REO (bank owned) sales = 12
Trustee sales = 11

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Development	Total Sales Volume	# Sold	Average Sale Price	% Change	Price/SQFT	% Change	Median Sale Price	% Change
Custom Homes - 2000	\$9,988,500	11	\$908,045		\$299.51			
Custom Homes - 2001	\$9,624,000	8	\$1,350,000	48.67%	\$337.04	12.53%		
Custom Homes - 2002	\$14,461,000	14	\$1,032,929	-23.49%	\$338.23	0.35%		
Custom Homes - 2003	\$21,475,000	16	\$1,342,188	29.94%	\$353.82	4.61%		
Custom Homes - 2004	\$11,511,500	8	\$1,438,938	7.21%	\$452.44	27.87%		
Custom Homes - 2005	\$21,965,000	13	\$1,689,615	17.42%	\$464.85	2.74%		
Custom Homes - 2006	\$19,458,800	13	\$1,496,831	-11.41%	\$536.61	15.44%	\$1,500,000	
Custom Homes - 2007	\$17,707,500	12	\$1,475,625	-1.42%	\$456.12	-15.00%	\$1,462,500	-2.50%
Custom Homes - 2008	\$8,405,000	6	\$1,400,833	-5.07%	\$436.52	-4.30%	\$1,387,500	-5.13%
Custom Homes - 2009	\$7,131,000	5	\$1,426,200	1.81%	\$376.34	-13.79%	\$1,583,500	14.13%
Loma De Cielo - 2000	\$5,278,500	8	\$659,812		\$249.21			
Loma De Cielo - 2001	\$4,343,000	6	\$723,833	9.70%	\$281.01	12.76%		
Loma De Cielo - 2002	\$4,130,500	6	\$688,417	-4.89%	\$256.20	-8.83%		
Loma De Cielo - 2003	\$7,906,000	11	\$718,727	4.40%	\$283.04	10.48%		
Loma De Cielo - 2004	\$4,130,000	4	\$1,032,500	43.66%	\$397.34	40.38%		
Loma De Cielo - 2005	\$6,412,500	6	\$1,068,750	3.51%	\$409.59	3.08%		
Loma De Cielo - 2006	\$2,895,500	3	\$965,167	-9.69%	\$538.69	31.52%	\$975,000	
Loma De Cielo - 2007	\$4,717,000	5	\$943,400	-2.26%	\$393.79	-26.90%	\$920,000	-5.64%
Loma De Cielo - 2008	\$3,553,000	4	\$888,250	-5.85%	\$352.53	-10.48%	\$930,000	1.09%
Loma De Cielo - 2009	\$2,595,000	3	\$865,000	-2.62%	\$399.82	13.41%	\$875,000	-5.91%
San Elijo Hills - 2000	\$8,338,500	14	\$595,607		\$273.50			
San Elijo Hills - 2001	\$5,243,090	7	\$749,013	25.76%	\$360.99	31.99%		
San Elijo Hills - 2002	\$10,546,500	16	\$659,156	-12.00%	\$341.58	-5.38%		
San Elijo Hills - 2003	\$13,961,500	19	\$734,816	11.48%	\$391.16	14.51%		
San Elijo Hills - 2004	\$6,125,000	6	\$1,020,833	38.92%	\$521.59	33.34%		
San Elijo Hills - 2005	\$5,579,000	6	\$929,833	-8.91%	\$507.14	-2.77%		

Development	Total Sales Volume	# Sold	Average Sale Price	% Change	Price/SQFT	% Change	Median	% Change
San Elijo Hills - 2006	\$10,850,500	11	\$986,409	6.08%	\$501.58	-1.10%	\$940,000	
San Elijo Hills - 2007	\$8,398,000	9	\$933,111	-5.40%	\$504.87	0.66%	\$900,000	-4.26%
San Elijo Hills - 2008	\$4,468,000	5	\$893,600	-4.23%	\$431.49	-14.53%	\$825,000	-8.33%
San Elijo Hills - 2009	\$5,530,000	7	\$790,000	-11.59%	\$436.36	1.13%	\$800,000	-3.03%
Santa Fe Hills - 2000	\$12,849,000	24	\$535,375		\$240.97			
Santa Fe Hills - 2001	\$11,932,500	20	\$596,625	11.44%	\$282.48	17.23%		
Santa Fe Hills - 2002	\$15,845,000	25	\$633,800	6.23%	\$278.99	-1.24%		
Santa Fe Hills - 2003	\$19,228,545	29	\$663,053	4.62%	\$316.26	13.36%		
Santa Fe Hills - 2004	\$16,233,500	18	\$901,861	36.02%	\$410.35	29.75%		
Santa Fe Hills - 2005	\$16,534,000	16	\$1,033,375	14.58%	\$446.60	8.83%		
Santa Fe Hills - 2006	\$16,316,500	16	\$1,019,781	-1.32%	\$470.49	5.35%	\$939,000	
Santa Fe Hills - 2007	\$13,750,000	14	\$982,143	-3.69%	\$464.35	-1.31%	\$927,500	-1.22%
Santa Fe Hills - 2008	\$15,363,000	16	\$960,188	-2.24%	\$395.00	-14.93%	\$936,750	1.00%
Santa Fe Hills - 2009	\$9,279,000	10	\$927,900	-3.36%	\$337.67	-14.51%	\$845,000	-9.79%
West of I-5 - 2000	\$50,943,500	65	\$783,746		\$361.32			
West of I-5 - 2001	\$34,587,000	51	\$691,740	-11.74%	\$381.10	5.47%		
West of I-5 - 2002	\$50,219,500	70	\$717,421	3.71%	\$351.48	-7.77%		
West of I-5 - 2003	\$53,383,000	57	\$936,544	30.54%	\$408.80	16.31%		
West of I-5 - 2004	\$68,468,400	54	\$1,289,028	37.64%	\$521.28	27.51%		
West of I-5 - 2005	\$60,166,500	46	\$1,307,967	1.47%	\$627.06	20.29%		
West of I-5 - 2006	\$64,379,500	43	\$1,497,198	14.47%	\$670.51	6.93%	\$1,225,000	
West of I-5 - 2007	\$48,831,000	33	\$1,479,727	-1.17%	\$698.27	4.14%	\$1,415,000	15.51%
West of I-5 - 2008	\$55,126,000	33	\$1,670,485	12.89%	\$658.17	-5.74%	\$1,535,000	8.48%
West of I-5 - 2009	\$50,635,250	31	\$1,446,721	-13.40%	\$562.66	-14.51%	\$1,275,000	-16.94%
West Side Old Solana Beach - 2000	\$12,705,000	13	\$977,308		\$455.33			
West Side Old Solana Beach - 2001	\$8,907,500	10	\$890,750	-8.86%	\$440.05	-3.36%		
West Side Old Solana Beach - 2002	\$5,531,500	7	\$790,214	-11.29%	\$515.42	17.13%		
West Side Old Solana Beach - 2003	\$18,470,000	17	\$1,086,471	37.49%	\$592.20	14.90%		
West Side Old Solana Beach - 2004	\$26,724,500	16	\$1,750,267	61.10%	\$832.64	40.60%		
West Side Old Solana Beach - 2005	\$12,605,000	8	\$1,575,625	-9.98%	\$1,029.57	23.65%		
West Side Old Solana Beach - 2006	\$23,830,000	13	\$1,833,077	16.34%	\$1,020.71	-0.86%	\$1,675,000	
West Side Old Solana Beach - 2007	\$13,398,500	6	\$2,233,083	21.82%	\$1,130.78	10.78%	\$1,925,000	14.93%
West Side Old Solana Beach - 2008	\$27,025,000	10	\$2,702,500	21.02%	\$1,105.75	-2.21%	\$2,450,000	27.27%
West Side Old Solana Beach - 2009	\$9,750,000	5	\$1,950,000	-27.84%	\$1,040.27	-5.92%	\$1,725,000	-29.59%

Solana Beach Statistical Comparison

Condominiums

Development	Total Sales Volume	# Sold	Average Sale Price	% Change	Price/SQFT	% Change	Median	% Change
Sixth Green - 2000	\$2,092,500	6	\$348,750		\$219.45			
Sixth Green - 2001	(No Sales)							
Sixth Green - 2002	\$1,708,500	4	\$427,125	22.47%	\$256.80	17.02%		
Sixth Green - 2003	\$1,364,000	3	\$454,667	6.45%	\$273.79	6.62%		
Sixth Green - 2004	\$2,563,500	4	\$640,875	40.95%	\$379.22	38.51%		
Sixth Green - 2005	\$2,284,000	6	\$761,333	18.80%	\$458.63	20.94%		
Sixth Green - 2006	\$1,410,000	2	\$705,000	-7.40%	\$421.14	-8.17%	\$705,000	
Sixth Green - 2007	(No Sales)							
Sixth Green - 2008	\$702,000	1	\$702,000	-0.43%	\$419.61	-0.36%	\$702,000	
Sixth Green - 2009	\$1,315,000	2	\$657,500	-6.34%	\$345.33	-17.70%	\$657,500	-6.34%
Camino De Las Villas - 2000	\$5,167,000	14	\$369,071		\$245.21			
Camino De Las Villas - 2001	\$5,069,000	13	\$389,923	5.65%	\$256.41	4.57%		
Camino De Las Villas - 2002	\$5,816,500	14	\$415,464	6.55%	\$285.23	11.24%		
Camino De Las Villas - 2003	\$7,513,990	16	\$469,624	13.04%	\$311.04	9.05%		
Camino De Las Villas - 2004	\$5,950,500	9	\$661,167	40.79%	\$437.15	40.54%		
Camino De Las Villas - 2005	\$4,957,500	7	\$708,214	7.12%	\$460.65	5.38%		
Camino De Las Villas - 2006	\$5,482,000	8	\$685,250	-3.24%	\$441.41	-4.18%	\$674,000	
Camino De Las Villas - 2007	\$6,280,500	10	\$628,050	-8.35%	\$416.47	-5.65%	\$642,000	-4.75%
Camino De Las Villas - 2008	\$4,796,500	8	\$599,563	-4.54%	\$420.14	0.88%	\$612,500	-4.60%
Camino De Las Villas - 2009	\$3,836,000	7	\$548,000	-8.60%	\$359.71	-14.38%	\$570,000	-6.94%
Solana Circle - 2000	\$1,819,000	4	\$454,750		\$323.32			
Solana Circle - 2001	\$470,000	1	\$470,000	3.35%	N/A			
Solana Circle - 2002	\$944,000	2	\$472,000	0.43%	\$340.06			
Solana Circle - 2003	\$625,000	1	\$625,000	32.42%	\$493.29	45.06%		
Solana Circle - 2004	\$5,702,000	7	\$814,751	30.36%	\$581.54	17.89%		
Solana Circle - 2005	\$3,618,000	3	\$1,206,000	48.02%	\$743.37	27.83%		
Solana Circle - 2006	\$925,000	1	\$925,000	-23.30%	\$769.55	3.52%	\$925,000	
Solana Circle - 2007	\$2,839,000	3	\$946,333	2.31%	\$676.37	-12.11%	\$899,000	-2.81%
Solana Circle - 2008	\$2,105,000	2	\$1,052,500	11.22%	\$792.92	17.23%	\$1,052,500	17.07%
Solana Circle - 2009	\$2,900,000	3	\$966,667	-8.16%	\$688.11	-13.22%	\$900,000	-14.49%

Development	Total Sales Volume	# Sold	Average Sale Price	% Change	Price/SQFT	% Change	Median	% Change
St Francis Court - 2000	\$4,801,500	11	\$436,500		\$226.49			
St Francis Court - 2001	\$3,259,000	7	\$465,571	6.66%	\$224.76	-0.76%		
St Francis Court - 2002	\$6,717,000	13	\$516,692	10.98%	\$249.87	11.17%		
St Francis Court - 2003	\$8,863,000	15	\$590,867	14.36%	\$297.42	19.03%		
St Francis Court - 2004	\$8,392,500	11	\$762,955	29.12%	\$388.85	30.74%		
St Francis Court - 2005	\$3,335,000	4	\$833,750	9.28%	\$443.37	14.02%		
St Francis Court - 2006	\$8,202,000	10	\$820,200	-1.63%	\$421.30	-4.98%	\$807,500	
St Francis Court - 2007	\$8,512,500	10	\$851,250	3.79%	\$421.33	0.01%	\$838,750	3.87%
St Francis Court - 2008	\$5,379,000	7	\$768,429	-9.73%	\$414.57	-1.61%	\$774,000	-7.72%
St Francis Court - 2009	\$3,030,000	4	\$757,500	-1.42%	\$388.30	-6.34%	\$712,500	-7.95%
Santa Helena Park - 2000	\$1,079,000	4	\$269,750		\$181.65			
Santa Helena Park - 2001	\$1,053,000	3	\$351,000	30.12%	\$295.12	62.47%		
Santa Helena Park - 2002	\$2,265,500	6	\$377,583	7.57%	\$238.37	-19.23%		
Santa Helena Park - 2003	\$1,604,000	4	\$401,000	6.20%	\$358.20	50.27%		
Santa Helena Park - 2004	\$2,793,000	5	\$558,600	39.30%	\$363.81	1.57%		
Santa Helena Park - 2005	\$1,858,000	3	\$619,333	10.87%	\$356.55	-2.00%		
Santa Helena Park - 2006	\$1,890,000	3	\$630,000	1.72%	\$405.32	13.68%	\$650,000	
Santa Helena Park - 2007	\$2,458,000	4	\$614,500	-2.46%	\$391.08	-3.51%	\$607,000	-6.62%
Santa Helena Park - 2008	(No Sales)							
Santa Helena Park - 2009	\$928,000	2	\$464,000	-24.49%	\$439.81	12.46%	\$464,000	-23.56%
The Bluffs - 2000	\$35,323,000	74	\$483,877		\$343.00			
The Bluffs - 2001	\$27,598,500	55	\$505,620	4.49%	\$356.42	3.91%		
The Bluffs - 2002	\$28,445,000	52	\$547,019	8.19%	\$389.77	9.36%		
The Bluffs - 2003	\$44,434,500	71	\$625,838	14.41%	\$439.05	12.64%		
The Bluffs - 2004	\$59,308,000	76	\$780,368	24.69%	\$556.89	26.84%		
The Bluffs - 2005	\$47,249,500	51	\$926,461	18.72%	\$665.93	19.58%		
The Bluffs - 2006	\$39,110,500	39	\$1,002,833	8.24%	\$744.57	11.81%	\$900,000	
The Bluffs - 2007	\$28,418,000	33	\$861,152	-14.13%	\$657.29	-11.72%	\$780,000	-13.33%
The Bluffs - 2008	\$27,745,109	31	\$895,004	3.93%	\$601.89	-8.43%	\$701,500	-10.06%
The Bluffs - 2009	\$29,138,500	38	\$766,803	-14.32%	\$563.73	-6.34%	\$737,500	5.13%
The Villas - 2000	\$4,838,000	24	\$201,583		\$199.31			
The Villas - 2001	\$3,819,000	16	\$238,688	18.41%	\$207.35	4.03%		
The Villas - 2002	\$3,903,500	15	\$260,233	9.03%	\$249.20	20.18%		
The Villas - 2003	\$6,129,500	21	\$291,881	12.16%	\$272.87	9.50%		

Development	Total Sales Volume	# Sold	Average Sale Price	% Change	Price/SQFT	% Change	Median	% Change
The Villas - 2004	\$7,284,500	18	\$404,694	38.65%	\$405.10	48.46%		
The Villas - 2005	\$7,646,500	18	\$424,806	4.97%	\$395.97	-2.25%		
The Villas - 2006	\$5,487,000	13	\$422,077	-0.64%	\$391.33	-1.17%	\$459,000	
The Villas - 2007	\$4,178,000	11	\$379,818	-10.01%	\$357.04	-8.76%	\$410,000	-10.68%
The Villas - 2008	\$3,766,000	11	\$342,364	-9.86%	\$374.55	4.91%	\$333,000	-18.78%
The Villas - 2009	\$4,456,100	13	\$342,777	0.12%	\$323.96	-13.51%	\$353,500	6.16%
West I-5 Except Bluffs - 2000	\$21,690,500	64	\$349,847		\$255.09			
West I-5 Except Bluffs - 2001	\$22,774,500	60	\$379,575	8.50%	\$276.44	8.37%		
West I-5 Except Bluffs - 2002	\$28,750,000	70	\$410,714	8.20%	\$288.94	4.52%		
West I-5 Except Bluffs - 2003	\$26,979,500	57	\$473,325	15.24%	\$361.73	25.19%		
West I-5 Except Bluffs - 2004	\$43,778,500	60	\$587,161	24.05%	\$445.48	23.15%		
West I-5 Except Bluffs - 2005	\$37,234,500	54	\$689,528	17.43%	\$529.76	18.92%		
West I-5 Except Bluffs - 2006	\$27,797,000	40	\$694,925	0.78%	\$488.51	-7.79%	\$565,000	
West I-5 Except Bluffs - 2007	\$22,024,500	35	\$629,271	-9.45%	\$464.06	-5.00%	\$525,000	-7.08%
West I-5 Except Bluffs - 2008	\$10,900,500	19	\$573,711	-8.83%	\$405.96	-12.52%	\$485,000	-7.62%
West I-5 Except Bluffs - 2009	\$15,777,000	29	\$544,034	-5.17%	\$413.69	1.90%	\$491,000	1.24%