

Solana Beach Sales Comparables

Sales from 1/1/2009 to 10/30/2009

APN	ADDRESS	YEAR BUILT	BR/BA	SQFT	ACRES	SALE DATE	SALE PRICE	\$ SQFT
6th Green Condos								
2632936103	154 Las Banderas Dr	1987	3/2.5	1,904	Condo	6/24/2009	\$640,000	\$336
2632936104	156 Las Banderas Dr	1987	3/2.5	1,904	Condo	5/26/2009	\$675,000	\$355
Camino De Las Villas Condos								
2634800130	* 117 Linares Ct	1972	3/2	1,573	Condo	10/14/2009	\$440,000	\$280
2634800123	* 115 Guerrero Ct	1972	2/2	1,344	Condo	9/4/2009	\$474,000	\$353
2634800153	135 Iguala Ct	1972	2/2	1,610	Condo	8/27/2009	\$575,000	\$357
2634900125	159 Nava Ct	1972	3/2	1,573	Condo	7/31/2009	\$680,000	\$432
2634900107	107 Matamoros Ct	1969	2/2	1,415	Condo	6/5/2009	\$512,000	\$362
2634900127	107 Remedios Ct	1972	3/2	1,573	Condo	3/11/2009	\$570,000	\$362
2634800166	139 Ebanos Ct	1972	3/2	1,573	Condo	1/9/2009	\$585,000	\$372
Custom Homes								
26364005	1336 Via Mil Cumbres	1979	4/2.5	3,363	.51	8/25/2009	\$1,200,000	\$357
29847027	1510 Highland Dr	1975	5/5.5	4,182	.	6/19/2009	\$1,625,000	\$389
29846019	434 San Lucas Dr	1971	3/4	3,088	.	5/7/2009	\$1,625,000	\$526
Loma De Cielo								
26361205	303 El Pedregal Dr	1979	3/2	1,952	.23	4/10/2009	\$905,000	\$464
San Elijo Hills								
26358302	1511 Santa Elena Ct	1976	3/2	2,006	.31	8/28/2009	\$750,000	\$374
26357215	441 Santa Victoria	1974	3/2	1,525	.	7/30/2009	\$715,000	\$469
26358319	1523 Santa Sabina Ct	1975	3/2.5	2,250	.	1/22/2009	\$990,000	\$440
Santa Fe Hills								
26350021	424 Santa Dominga	1972	5/3	4,197	.32	9/25/2009	\$1,075,000	\$256
26365222	828 Santa Rufina Dr	1978	4/2.5	2,188	.	7/24/2009	\$790,000	\$361
26344025	311 Santa Helena	1977	4/2	1,771	.33	7/9/2009	\$650,000	\$367
26356011	1008 Santa Florencia	1977	4/2.5	2,202	.	6/1/2009	\$869,000	\$395
26352001	* 828 Santa Inez	1975	4/3	2,464	.	1/7/2009	\$705,000	\$286
Santa Helena Condos								
2632924649	962 Santa Helena Park Ct	1977	2/2	1,055	Condo	8/24/2009	\$430,500	\$408

This information is deemed reliable but not guaranteed

APN	ADDRESS	YEAR BUILT	BR/BA	SQFT	ACRES	SALE DATE	SALE PRICE	\$ SQFT
2632924660	1022 Santa Helena Park Ct	1977	2/2	1,055	Condo	2/12/2009	\$497,500	\$472
Solana Circle								
29834037	736 E Solana Cir	1969	2/2	1,552	Condo	6/29/2009	\$785,000	\$506
29834032	716 E Solana Cir	1969	2/2	1,488	Condo	6/22/2009	\$900,000	\$605
St Francis Court Condos								
26359113	1424 Sun Valley Rd	1977	2/2	1,594	Condo	10/19/2009	\$745,000	\$467
26359127	1312 Camino Teresa	1974	4/3	2,470	Condo	10/5/2009	\$950,000	\$385
26359104	1428 Calle Santa Fe	1978	3/2	1,864	Condo	10/2/2009	\$655,000	\$351
26359241	620 Calle Paula	1974	3/2.5	1,944	Condo	5/29/2009	\$680,000	\$350
The Bluffs Condos								
2982117802	707 S Sierra Ave 2	1974	2/2	1,470	Condo	10/26/2009	\$1,150,000	\$782
2982403322	158 S Shore Dr	1972	2/2	1,210	Condo	10/14/2009	\$625,000	\$517
2982117907	539 S Sierra Ave 98	1975	2/2.5	1,375	Condo	9/30/2009	\$1,050,000	\$764
2982118015	521 S Sierra Ave 167	1974	2/2.5	1,670	Condo	9/30/2009	\$660,000	\$395
2982117109	573 S Sierra Ave 9	1974	2/2.5	1,519	Condo	9/29/2009	\$561,000	\$369
2982405764	190 Del Mar Shores Ter 64	1977	1/1	838	Condo	9/10/2009	\$475,000	\$567
2980510943	* 325 S Sierra Ave 43	1973	2/2	1,230	Condo	8/24/2009	\$760,000	\$618
2982116708	675 S Sierra Ave 8	1972	2/1.5	1,210	Condo	8/7/2009	\$780,000	\$645
2982403562	735 Beachfront Dr	1973	2/2	1,204	Condo	7/13/2009	\$1,275,000	\$1,059
2980532346	429 S Sierra Ave 342	1975	3/2.5	1,280	Condo	7/10/2009	\$815,000	\$637
2980532348	429 Sierra Ave S 347	1975	2/2	1,269	Condo	7/10/2009	\$815,000	\$642
2980532349	429 S Sierra Ave 350	1975	2/2.5	1,422	Condo	6/19/2009	\$826,000	\$581
2982116747	675 S Sierra Ave 47	1972	2/2.5	1,210	Condo	6/19/2009	\$530,000	\$438
2980532034	441 S Sierra Ave 105	1975	1/1.5	1,008	Condo	6/5/2009	\$706,000	\$700
2985200121	233 S Helix Ave G	1978	2/2	1,425	Condo	6/5/2009	\$1,600,000	\$1,123
2982403933	750 S Sierra Ave	1974	3/2.5	1,382	Condo	5/29/2009	\$655,000	\$474
2982117945	533 S Sierra Ave 136	1974	2/2.5	1,608	Condo	4/29/2009	\$925,000	\$575
2980532049	441 S Sierra Ave 302	1973	2/2	1,170	Condo	4/28/2009	\$950,000	\$812
2982403356	857 Beach Front Dr C	1972	1/2	1,028	Condo	4/21/2009	\$700,000	\$681
2982403504	758 Ocean Surf Dr	1971	2/2.5	1,564	Condo	4/8/2009	\$775,000	\$496
2980510925	325 S Sierra Ave 25	1973	2/2	1,230	Condo	4/3/2009	\$530,000	\$431
2982117818	707 S Sierra Ave 18	1975	2/2.5	1,500	Condo	3/30/2009	\$620,000	\$413
2985200157	* 205 S Helix Ave D	1978	2/2.5	1,769	Condo	3/30/2009	\$775,000	\$438
2980532317	429 S Sierra Ave 139	1975	2/2.5	1,422	Condo	3/18/2009	\$580,000	\$408
2982403508	769 Ocean Surf Dr	1973	3/3	1,564	Condo	2/20/2009	\$815,000	\$521

This information is deemed reliable but not guaranteed

APN	ADDRESS	YEAR BUILT	BR/BA	SQFT	ACRES	SALE DATE	SALE PRICE	\$ SQFT
2982118025	527 S Sierra Ave 177	1975	3/2.5	1,700	Condo	2/19/2009	\$762,500	\$449
2982117901	539 S Sierra Ave 92	1974	2/2.5	1,564	Condo	2/4/2009	\$1,300,000	\$831
2982117122	585 S Sierra Ave 22	1972	2/2.5	1,608	Condo	2/2/2009	\$625,000	\$389

The Villas Condos

2632925849	930 Via Mil Cumbres 189	1979	1/1	1,170	Condo	10/28/2009	\$353,500	\$302
2632925737	* 930 Via Mil Cumbres 119	1979	2/2	1,120	Condo	10/14/2009	\$345,000	\$308
2632925668	930 Via Mil Cumbres 68	1979	1/1	762	Condo	9/11/2009	\$300,000	\$394
2632925839	930 Via Mil Cumbres 179	1979	3/2	1,242	Condo	8/31/2009	\$450,000	\$362
2632925720	930 Via Mil Cumbres 102	1979	1/1	762	Condo	7/24/2009	\$275,000	\$361
2632925875	930 Via Mil Cumbres 215	1979	2/2	1,263	Condo	7/24/2009	\$380,000	\$301
2632925637	930 Via Mil Cumbres 37	1979	2/2	1,263	Condo	4/8/2009	\$360,000	\$285
2632925679	930 Via Mil Cumbres 79	1979	2/1	1,204	Condo	2/13/2009	\$367,000	\$305

West of I-5 Except Bluffs Condos

2983204018	634 E Solana Cir	1972	2/1	888	Condo	10/22/2009	\$445,000	\$501
2983204023	642 E Solana Cir	1972	2/1	771	Condo	10/16/2009	\$331,000	\$429
2985602348	540 Via De La Valle C	1987	2/2	1,208	Condo	10/9/2009	\$491,000	\$406
2983204016	630 E Solana Cir	1971	2/1.5	1,044	Condo	9/23/2009	\$490,000	\$469
2982603608	321 Longden Ln	1975	3/2.5	1,547	Condo	8/26/2009	\$709,000	\$458
2985602535	548 Via De La Valle H	1986	2/2	1,208	Condo	8/26/2009	\$490,000	\$406
2984203907	860 Cofair Ct	1988	2/2.5	1,912	Condo	7/16/2009	\$1,145,000	\$599
2982603149	809 Del Mar Downs Rd A	1972	3/2.5	1,344	Condo	7/14/2009	\$555,000	\$413
2984202648	247 Turf View Dr	1978	2/2	1,218	Condo	7/14/2009	\$585,000	\$480
2985602338	534 Via De La Valle E	1987	1/1	860	Condo	7/9/2009	\$335,000	\$390
2985602215	518 Via De La Valle 1/2c	1987	2/2	1,208	Condo	7/2/2009	\$475,000	\$393
2982834102	870 Viva Ct	1981	3/2	1,450	Condo	6/23/2009	\$535,000	\$369
2985602332	534 Via De La Valle D	1987	1/1	860	Condo	6/18/2009	\$322,000	\$374
2982603649	375 Longden Ln	1974	2/2.5	1,304	Condo	6/12/2009	\$540,000	\$414
2982930901	15883 Highland Ct	1984	3/2	1,685	.	6/9/2009	\$710,000	\$421
2982603616	319 Arcaro Ln	1975	2/2.5	1,293	Condo	6/8/2009	\$575,000	\$445
29850074	* 876 Del Mar Downs Rd	1990	2/2	2,028	Condo	5/22/2009	\$579,000	\$286
2985602509	542 Via De La Valle H	1987	1/1	860	Condo	4/24/2009	\$354,500	\$412
2983204010	618 E Solana Cir	1971	2/1.5	1,044	Condo	4/13/2009	\$442,000	\$423
2985602309	532 Via De La Valle C	1987	2/2	1,208	Condo	3/30/2009	\$485,000	\$401
2630322602	109 Rios Ct 2	1986	3/3.5	2,319	Condo	3/19/2009	\$750,000	\$323
2982603141	821 Del Mar Downs Rd C	1974	3/2.5	1,344	Condo	3/19/2009	\$570,000	\$424

This information is deemed reliable but not guaranteed

APN	ADDRESS	YEAR BUILT	BR/BA	SQFT	ACRES	SALE DATE	SALE PRICE	\$ SQFT
2982603835	* 335 Shoemaker Ln	1977	2/2.5	1,293	Condo	3/10/2009	\$545,000	\$422
2985602531	546 Via De La Valle J	1987	3/2	1,426	Condo	2/27/2009	\$490,000	\$344
2982820526	822 Stevens Ave	1975	2/1.5	1,092	Condo	2/9/2009	\$367,000	\$336
2630322604	105 Rios Ct	1986	2/2.5	2,258	Condo	1/16/2009	\$1,120,000	\$496
2982930209	* 828 Ida Ave	1987	2/2.5	1,170	Condo	1/9/2009	\$384,000	\$328

West of I-5 Single Family

26339207	308 Glenmont Dr	1954	4/2	1,249	.31	10/28/2009	\$750,000	\$600
26316072	400 Marview Dr	2007	4/3	5,015		10/27/2009	\$3,300,000	\$658
2982834201	876 Viva Ct	1981	3/2.5	1,675	.	10/21/2009	\$460,000	\$275
29816419	* 750 Stevens Ave	1959	5/3.5	2,324	Duplex	10/20/2009	\$635,000	\$273
29821236	629 S Cedros Ave	1955	2/1	953	.	10/12/2009	\$750,000	\$787
29821239	S Cedros Ave	0	Vacant	0	.	10/12/2009	Sold with 29821236	
26367014	704 Midori Court	1998	4/3.5	2,831	.34	10/7/2009	\$1,750,000	\$618
26303135	630 Seabright Ln	1956	3/2	1,031	.3	9/30/2009	\$915,000	\$887
26336219	338 N Rios Ave	1967	3/1.5	1,068	.	9/30/2009	\$630,000	\$590
29829316	840 Highland Dr	2007	4/3.5	4,197		9/25/2009	\$1,475,000	\$351
26309505	645 Marvista Dr	1983	4/3	2,167	.2	9/22/2009	\$1,575,000	\$727
26303133	838 Seabright Ln	1977	3/3	2,235	.26	9/16/2009	\$1,275,000	\$570
29853011	865 Mola Vista Way	1980	5/4	2,387	Duplex	9/16/2009	\$746,000	\$313
29808361	242 S Granados Ave	1968	4/3.5	2,900	.	9/15/2009	\$1,675,000	\$578
26303160	733 N Rios Ave	1979	1/1	1,190	.	9/9/2009	\$720,000	\$605
26324308	310 Glencrest Dr	1968		0	Duplex	9/3/2009	\$946,500	
29807516	402 S Rios Ave	1955	2/2	1,231	Duplex	8/31/2009	\$1,200,000	\$975
29808224	323 Via De Vista	2000	4/3.5	4,125	.3	8/28/2009	\$2,594,000	\$629
26310205	741 N Granados Ave	2006	4/3	2,705	.23	8/25/2009	\$2,175,000	\$804
26310117	734 N Granados Ave	1959	3/2	1,719	.	8/11/2009	\$875,000	\$509
26314312	426 N Granados Ave	1975	3/2	1,544	.19	7/31/2009	\$999,100	\$647
29807243	208 S Rios Ave	2008	4/4.5	5,914	.95	7/21/2009	\$4,575,000	\$774
26303104	807 N Rios Ave	1999	4/3.5	3,200	.	7/7/2009	\$1,650,000	\$516
26337221	109 N Granados Ave	1960	3/3	2,406	Duplex	7/7/2009	\$840,000	\$349
26310306	408 Canyon Dr	1952	3/2.5	2,286	.3	7/2/2009	\$950,000	\$416
29828341	868 Viva Ct	1980		2,900	Duplex	6/19/2009	\$505,000	\$174
26340215	144 S Nardo Ave	1963	4/3	2,330	.	6/15/2009	\$800,000	\$343
26339106	327 Glenmont Dr	1949	4/3.5	2,600	.	6/11/2009	\$1,706,500	\$656
29807333	133 S Rios Ave	2007	5/5.5	4,804	.	6/1/2009	\$2,650,000	\$552
26307237	455 Barbara Ave (T)	1978	4/3	2,978	.23	5/20/2009	\$1,400,000	\$470

This information is deemed reliable but not guaranteed

APN	ADDRESS	YEAR BUILT	BR/BA	SQFT	ACRES	SALE DATE	SALE PRICE	\$ SQFT
26322120	610 Canyon Pl	1956	3/1.5	1,836	.31	5/11/2009	\$975,000	\$531
26336107	303 N Granados Ave	1975	4/3	1,877	.	5/8/2009	\$950,000	\$506
29808382	117 Brookdale Pl	1968	4/3	2,320	.	5/7/2009	\$1,600,000	\$690
26303153	715 N Rios Ave	1963	3/2	1,216	.	4/17/2009	\$877,500	\$722
29827014	678 Via De La Valle	1982	3/3	3,663	.	3/30/2009	\$1,367,500	\$373
26324102	441 Glencrest Dr	1958	4/3	2,773	.4	3/19/2009	\$1,400,000	\$505
26306241	475 N. Cedros Avenue	2005	5/4	2,292	.	1/27/2009	\$818,650	\$357
29807309	139 South Rios Avenue	2006	5/4.5	4,013	.	1/6/2009	\$2,700,000	\$673
29829317	850 Highland Dr	2005	3/3.5	3,348	.	1/6/2009	\$1,650,000	\$493

West Side Old Solana Beach

26330321	326 N Sierra Ave	1957	4/3.5	2,625	.	7/22/2009	\$1,575,000	\$600
26304201	528 Pacific Ave	1966	4/3.5	2,647	.16	6/5/2009	\$2,100,000	\$793
26330104	365 Pacific Ave	1982	3/3.5	3,649	.	5/20/2009	\$3,050,000	\$836
26330107	347 Pacific Ave	1955	2/1	848	.08	5/7/2009	\$1,725,000	\$2,034
26302208	230 Ocean St	1953	3/1.5	1,386	.16	1/30/2009	\$1,300,000	\$938