



Compliments of:

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**92075 Single Family Homes**

	<u>Average Sale Price</u>		<u>Median Sale Price</u>		<u>Number Sold</u>	
<b>2007</b>	\$1,351,924		\$1,200,000		79	
<b>2008</b>	\$1,533,600	13.44%	\$1,190,000	-0.83%	74	-6.33%

**92075 Condos**

	<u>Average Sale Price</u>		<u>Median Sale Price</u>		<u>Number Sold</u>	
<b>2007</b>	\$704,816		\$647,500		106	
<b>2008</b>	\$701,191	-0.51%	\$625,000	-3.47%	79	-25.47%

Sales by Development - Single Family Homes

<u>Development</u>	<u>Total Sales Volume</u>	<u>Number Sold</u>	<u>Average Sale Price</u>	<u>% Change</u>	<u>Price/SQFT</u>	<u>% Change</u>	<u>Median Sale Price</u>	<u>% Change</u>
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	\$ 1,496,830	-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%
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	\$ 965,166	-9.69%	\$ 538.68	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%
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%		

<b>Development</b>	<b>Total Sales Volume</b>	<b>Number Sold</b>	<b>Average Sale Price</b>	<b>% Change</b>	<b>Price/SQFT</b>	<b>% Change</b>	<b>Median Sale Price</b>	<b>% Change</b>
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%		
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%
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%	\$ 470.48	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%
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 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%



## Sales by Development - Condos

Development	Total Sales Volume	Number Sold	Average Sale Price	% Change	Price/SQFT	% Change	Median Sale Price	% 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	
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%
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%
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%

<b>Development</b>	<b>Total Sales Volume</b>	<b>Number Sold</b>	<b>Average Sale Price</b>	<b>% Change</b>	<b>Price/SQFT</b>	<b>% Change</b>	<b>Median Sale Price</b>	<b>% Change</b>
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)							
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 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%		
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%
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%



## 2008 Solana Beach Sales

### 6th Green Condos

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
2632936107	162 Las Banderas Dr	3/2.5	1,673	03/28	\$702,000	\$420

### Camino De Las Villas Condos

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
2634800101	103 Allende Ct	2/2	1,415	08/04	\$629,000	\$445
2634900165	111 Vallarta Ct	2/2	1,610	07/15	\$738,000	\$458
2634800137	123 Manzanillo Ct	2/2	1,344	04/25	\$625,000	\$465
2634800157	147 Fresnillo Ct	3/2	1,700	03/27	\$600,000	\$353
2634800117	113 Guanajuato Ct	2/2	1,344	03/25	\$480,000	\$357
2634800145	163 Jalapa Ct	2/2	1,344	03/14	\$579,500	\$431
2634800175	151 Celaya Ct	2/2	1,344	03/10	\$635,000	\$472
2634900138	113 Salamanca Ct	2/2	1,344	02/28	\$510,000	\$379

### Custom Homes

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
26363120	1214 Via Mil Cumbres	4/3	3,362	12/29	\$1,525,000	\$454
29846009	302 San Lucas Dr	4/2	1,946	09/05	\$1,125,000	\$578
29837111	1315 La Sobrina Ct	4/2.5	3,086	07/29	\$1,475,000	\$478
29848001	1415 Highland Dr	3/2.5	3,311	05/06	\$1,120,000	\$338
29846022	413 San Lucas Dr	3/3.5	3,398	03/26	\$1,860,000	\$547
2983712708	541 San Julio Rd	5/5.5	5,808	03/07	\$1,300,000	\$224

### Loma De Cielo

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
26362112	1021 Via Mil Cumbres	4/3	2,834	11/26	\$1,018,000	\$359
26362225	215 La Barranca Dr	3/2	1,952	06/03	\$675,000	\$346
26362234	269 La Barranca Dr	3/2.5	2,557	04/29	\$975,000	\$381
26362223	203 La Barranca Dr	4/3	2,733	04/22	\$885,000	\$324

### San Elijo Hills

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
26357205	1442 Santa Luisa Dr	2/3.5	2,185	12/24	\$825,000	\$378
26358341	551 San Mario Dr	4/2.5	2,180	09/23	\$950,000	\$436
26358313	1512 Santa Elena Ct	4/3	2,496	08/15	\$1,133,000	\$454
26358345	527 San Mario Dr	2/2	1,872	07/24	\$785,000	\$419
26358110	660 Santa Camelia Dr	3/2	1,646	02/27	\$775,000	\$471

### Santa Fe Hills

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
26350013	433 Santa Dominga	4/2.5	2,372	12/30	\$870,000	\$367
26355012	986 Santa Florencia	5/3	2,286	12/11	\$980,000	\$429
26354025	1005 Santa Queta	5/3	2,674	11/06	\$943,500	\$353
26345004	404 Santa Helena	5/3	4,400	10/31	\$1,160,000	\$264
26345020	439 Santa Helena	4/2	1,929	10/15	\$860,000	\$446
26354040	611 Santa Rosita	3/2	1,608	09/29	\$795,000	\$494
26346009	485 Santa Dominga	4/2	2,179	08/19	\$987,000	\$453
26365228	1126 San Ricardo Ct	2/2	1,654	08/08	\$740,000	\$447
26366303	617 Santa Helena	3/2.5	2,214	07/25	\$800,000	\$361
26351017	1203 Sun Valley Rd	4/3	2,936	07/03	\$1,237,500	\$421
26346008	481 Santa Dominga	4/2.5	2,595	07/01	\$1,310,000	\$505

26352022	755 Santa Olivia	5/3	3,263	05/23	\$1,005,000	\$308
26366316	518 Santa Alicia	4/2.5	2,451	04/30	\$980,000	\$400
26365224	812 Santa Rufina Dr	3/3	2,240	04/24	\$922,500	\$412
26345032	432 Santa Alicia	4/3	2,370	03/18	\$842,500	\$355
26354047	940 Santa Queta	4/3	3,053	03/07	\$930,000	\$305

### Solana Circle

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
29834033	720 E Solana Cir	2/2	1,396	05/05	\$1,080,000	\$774
29834005	758 W Solana Cir	2/2	1,262	01/25	\$1,025,000	\$812

### St Francis Court Condos

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
26359205	615 Camino Ynez	3/2.5	1,944	10/24	\$665,000	\$342
26359112	1430 Sun Valley Rd	3/2	1,864	09/30	\$850,000	\$456
26359218	627 Camino De Clara	3/2	1,864	09/04	\$745,000	\$400
26359204	619 Camino Ynez	3/2	1,594	07/29	\$774,000	\$486
26359148	1368 Camino Teresa	3/2	1,864	04/18	\$820,000	\$440
26360030	709 Cam Santa Barbara	4/3	2,470	02/29	\$800,000	\$324
26360034	724 Camino Catalina	2/2	1,594	02/28	\$725,000	\$455

### The Bluffs Condos

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
2980532028	435 S Sierra Ave 319	2/2	1,134	12/31	\$1,285,000	\$1,133
2985200138	239 S Helix Ave R	2/2	1,425	12/26	\$1,450,000	\$1,018
2630113104	156 Solana Point Cir	4/3.5	4,500	12/15	\$2,000,000	\$444
2982117830	707 S Sierra Ave 30	2/2.5	1,660	12/08	\$685,000	\$413
2982405790	190 Del Mar Shores T	3/3	2,000	10/23	\$1,350,000	\$675
2982403944	776 S Sierra Ave	3/2.5	1,382	10/21	\$534,509	\$387
2982405749	190 Del Mar Shores T	1/1	842	10/06	\$510,000	\$606
2980105427	135 S Sierra Ave 27	2/2.5	1,842	10/02	\$696,100	\$378
2982117155	597 S Sierra Ave 55	3/2.5	1,375	10/01	\$1,325,000	\$964
2982117185	567 S Sierra Ave 85	3/2.5	1,519	09/26	\$1,200,000	\$790
2982403932	752 S Sierra Ave 32a	2/2.5	1,382	09/04	\$665,000	\$481
2982118021	521 S Sierra Ave 173	3/2.5	1,700	08/27	\$675,000	\$397
2982405608	166 Del Mar Shores T	2/1	1,014	06/23	\$570,000	\$562
2982116740	675 S Sierra Ave 40	2/2.5	1,210	06/06	\$592,500	\$490
2980105423	135 S Sierra Ave 23	2/2.5	1,842	05/15	\$705,000	\$383
2982117188	567 S Sierra Ave 88	4/2.5	1,810	05/13	\$1,760,000	\$972
2982403502	766 Ocean Surf Dr	2/2.5	1,564	05/08	\$750,000	\$480
2982403503	762 Ocean Surf Dr	2/2.5	1,564	05/08	\$750,000	\$480
2982405750	190 Del Mar Shores T	2/2	1,135	04/14	\$701,500	\$618
2980105425	135 S Sierra Ave 25	2/2.5	1,850	04/09	\$750,000	\$405
2980510926	325 S Sierra Ave 26	2/2	1,250	04/09	\$550,000	\$440
2982118012	503 S Sierra Ave 164	2/2.5	1,670	04/03	\$632,500	\$379
2982117146	591 S Sierra Ave 46	2/2.5	1,700	04/02	\$928,500	\$546
2980532325	429 S Sierra Ave 148	2/2.5	1,422	04/01	\$462,500	\$325
2980105403	135 S Sierra Ave 3	2/2	1,900	03/28	\$1,100,000	\$579
2982405755	190 Del Mar Shores T	2/2	1,184	03/28	\$545,000	\$460
2980532336	429 S Sierra Ave 247	2/2	1,170	03/27	\$525,000	\$449
2982405743	190 Del Mar Shores T	2/2	1,135	02/22	\$662,000	\$583
2982405770	190 Del Mar Shores T	1/1	838	02/21	\$535,000	\$638
2982117931	515 S Sierra Ave 122	2/2.5	1,420	01/18	\$1,400,000	\$986
2982403357	851 Beachfront Dr C	2/2	1,210	01/09	\$1,450,000	\$1,198

### The Villas Condos

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
2632925664	930 Via Mil Cumbres 64	2/2	1,180	12/17	\$335,000	\$284
2632925838	930 Via Mil Cumbres 178	1/1	762	12/17	\$309,000	\$406
2632925644	930 Via Mil Cumbres 44	2/2	1,263	12/01	\$340,000	\$269
2632925736	930 Via Mil Cumbres 118	1/1	762	09/08	\$324,000	\$425
2632925866	930 Via Mil Cumbres 206	1/1	762	08/29	\$320,000	\$420
2632925711	930 Via Mil Cumbres 93	1/1	808	08/28	\$335,000	\$415
2632925607	930 Via Mil Cumbres 7	3/2	1,242	08/15	\$465,000	\$374
2632925835	930 Via Mil Cumbres 175	1/1	762	07/24	\$290,000	\$381
2632925749	930 Via Mil Cumbres 131	1/1	808	05/30	\$310,000	\$384
2632925855	930 Via Mil Cumbres 195	1/1	762	04/15	\$333,000	\$437
2632925628	930 Via Mil Cumbres 28	3/2	1,242	02/04	\$405,000	\$326

### West of I-5 Except Bluffs Condos

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
2984200601	124 Via De La Valle 1	2/2.5	2,100	12/15	\$1,467,500	\$699
2982603637	349 Longden Ln	2/2.5	1,336	12/12	\$615,000	\$460
2630322601	111 Rios Ct	2/2.5	2,177	11/17	\$815,000	\$374
2985602125	524 Via De La Valle E	1/1	860	10/31	\$315,000	\$366
2982603124	839 DM Downs Rd D	3/2.5	1,344	10/22	\$518,000	\$385
2982836002	944 Valley Ave	2/2.5	1,510	10/21	\$450,000	\$298
2983204017	632 E Solana Cir	2/1	1,044	10/14	\$375,000	\$359
2985602331	534 Via De La Valle B	2/2	1,208	09/30	\$502,500	\$416
2633411207	249 Rios Ave	3/2.5	1,853	09/17	\$800,000	\$432
2985602231	520 Via De La Valle F	2/2.5	1,218	08/29	\$488,000	\$401
2982603133	827 DM Downs Rd B	3/2.5	1,344	08/20	\$520,000	\$387
2982820531	815 Valley Ave	2/1.5	1,092	06/20	\$310,000	\$284
2985602225	522 Via De La Valle E	1/1	860	04/07	\$324,500	\$377
2985602210	518 Via De La Valle J	2/2	1,208	03/14	\$485,000	\$401
2985602239	520 Via De La Valle K	2/2	1,208	03/10	\$441,000	\$365
2985602350	540 Via De La Valle H	1/1	860	02/25	\$364,000	\$423
2985602514	544 Via De La Valle F	1/1	860	01/02	\$415,000	\$483

### West of I-5 Single Family

APN	Address	Bd/Ba	SqFt	Date	Sale Price	\$\$SqFt
29813324	845 Juanita St	Duplex		12/29	\$800,000	
26319111	505 Ford Ave	2/2	1,442	12/23	\$1,400,000	\$971
26336225	262 North Rios Ave	3/4.5	3,047	12/17	\$2,195,000	\$720
29808144	417 El Sueno	4/3.5	4,313	12/12	\$2,150,000	\$498
29808125	258 S Nardo Ave 0	Duplex		11/17	\$940,000	
2982915420	839 America Way	2/2.5	1,298	09/30	\$420,000	\$324
29830042	15838 Highland Ct	3/2.5	2,678	09/29	\$670,000	\$250
29834109	743 Marsolan Ave	4/3				

**West of I-5 Single Family (continued)**

<b>APN</b>	<b>Address</b>	<b>Bd/Ba</b>	<b>SqFt</b>	<b>Date</b>	<b>Sale Price</b>	<b>\$\$SqFt</b>
26340311	305 Lomas Santa Fe Dr	4/3	2,661	05/28	\$1,675,000	\$629
29808366	218 S Granados Ave	3/2	2,405	05/16	\$1,389,000	\$578
26310303	720 Rawl Pl	3/3	1,266	05/07	\$1,760,000	\$1,390
26310304	716 Rawl Pl	3/3	2,395	04/30	\$1,900,000	\$793
26307225	438 N Rios Ave	2/1	935	04/25	\$955,000	\$1,021
29832114	650 S Cedros Ave	3/2	1,350	04/24	\$800,000	\$593
29808373	208 Carmelita Pl	4/2.5	2,405	04/16	\$1,875,000	\$780
29842104	117 Via De La Valle	3/3.5	3,773	04/09	\$3,500,000	\$928
2630322105	851 N Rios Ave	4/2.5	2,665	04/02	\$1,275,000	\$478
26318208	540 Ford Ave	5/3.5	2,806	03/28	\$1,400,000	\$499
29838010	1120 Highland Dr	5/4.5	4,452	03/17	\$2,089,500	\$469
29828321	924 Valley Ave	4/2	539	03/12	\$700,000	\$1,299
26310302	715 Rawl Pl	5/4	4,355	03/07	\$2,200,000	\$505
26316025	412 E Cliff St	4/2.5	2,000	02/29	\$1,400,000	\$700
26303230	815 Seabright Ln	5/6.5	5,759	02/20	\$3,150,000	\$547
26309511	602 Glenmont Dr	3/3.5	2,703	02/08	\$2,375,000	\$879
26308120	564 N Rios Ave	3/2	1,720	02/04	\$1,000,000	\$581
26316074	Marview Dr	Vacant		01/16		
26316075	Marview Dr	Vacant		01/16	\$3,600,000	
29813204	817 Genevieve St	1/1.5	576	01/09	\$320,000	\$556
26310116	742 N Granados Ave	4/3	2,217	01/03	\$1,060,000	\$478

**West Side Old Solana Beach**

<b>APN</b>	<b>Address</b>	<b>Bd/Ba</b>	<b>SqFt</b>	<b>Date</b>	<b>Sale Price</b>	<b>\$\$SqFt</b>
26332130	210 N Helix Ave	3/3	2,309	09/17	\$1,553,000	\$673
26331108	239 Hill St	3/3.5	3,086	09/16	\$1,500,000	\$486
26304102	529 Pacific Ave	3/2	1,600	09/12	\$2,500,000	\$1,563
26330304	367 N Acacia Ave	2/2	940	09/08	\$872,000	\$928
26330103	367 Pacific Ave	4/3.5	3,158	06/19	\$3,650,000	\$1,156
26305110	417 Pacific Avenue	4/3	2,800	06/04	\$3,600,000	\$1,286
26330104	365 Pacific Ave	3/3.5	3,649	05/30	\$2,400,000	\$658
26332304	201 Pacific Ave	3/3.5	3,122	05/20	\$6,460,000	\$2,069
26331106	259 Hill St	2/1	1,268	05/13	\$1,190,000	\$938
26302103	617 W Circle Dr	3/3	2,535	03/18	\$3,300,000	\$1,302