

Market Update: Listed Homes SOLD in these 9 areas 7/15/2010-8/15/2010

Rancho Santa Fe

Total listed homes sold: 21 (1 fewer than last month)

UP 75% FROM THE SAME PERIOD LAST YEAR

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Via Lago Azul		6	7	10414		\$4,399,000	54 7/16/2010
Calle Del Alcazar		6	8	8215		\$3,895,000	103 8/12/2010
Colina Fuerte		5	6	7495		\$3,995,000	343 7/16/2010
Poco Lago		5	6	7193		\$3,495,000	209 7/23/2010
El Sentido		5	6	7146		\$3,220,000	89 8/10/2010
Dalia Dr		6	7	10371		\$3,570,000	93 7/26/2010
Clubhouse Dr		4	6	5200		\$3,500,000	67 8/11/2010
El Secreto		6	7	6916		\$3,495,000	691 7/20/2010
Camino De Montecillo		5	7	8998		\$2,800,000	64 7/30/2010
Circa Del Norte		4	6	5224		\$2,650,000	22 7/27/2010
Via Lago Azul		6	7	5288		\$2,395,000	98 7/16/2010
El Secreto Rd		3	3	3038		\$1,895,000	158 7/15/2010
Via Canada Del Osito Ave		5	6	6378		\$1,999,000	401 7/20/2010
Via Naranjal		3	4	4308		\$1,799,000	84 8/13/2010
Via De Fortuna		4	5	4181		\$1,795,000	224 7/16/2010
Via Dos Valles		4	5	4804		\$1,599,000	70 7/30/2010
Rancho Santa Fe Farms		4	3	3363		\$1,475,000	88 7/22/2010
Via De Santa Fe # 1		2	2	1925		\$999,000	111 7/20/2010
Via De Santa Fe # 3		2	2	1925		\$845,000	84 7/16/2010
El Tordo St		3	2	1640		\$795,000	25 7/29/2010
Via Viajera		3	3	1850		\$500,000	8 7/16/2010

Del Mar

Total listed homes sold: 16 (Up 128% from last month)

3 FEWER THAN THE SAME PERIOD LAST YEAR

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Rancho Real		3	5	4100		\$1,495,000	12 7/19/2010
Avocado Pl		4	4	3238		\$1,295,000	26 8/11/2010
27th St		3	2	877		\$1,250,000	318 8/6/2010
BOQUITA		4	3	2400		\$1,179,000	57 8/14/2010
Oakridge Cv		5	3	2278		\$1,050,000	3 7/30/2010
Stratford Ct		2	2	1302		\$1,050,000	8 8/10/2010
Calais Dr		4	3	1846		\$875,000	104 7/15/2010
Mango Dr		3	2	1527		\$830,000	18 8/11/2010
Montego Cv		3	2	1527		\$795,000	67 7/28/2010
Dolphin Cove Ct		2	2	1232		\$765,000	121 8/10/2010
Dolphin Cove Ct		2	2	1232		\$579,800	105 8/4/2010
Caminito San Pablo		3	3	1472		\$499,000	9 7/16/2010
Caminito Verdugo		3	3	1472		\$449,000	163 7/30/2010
Ruette Le Parc # E		1	1	936		\$240,000	100 7/28/2010
Mango Dr # 336		1	1	609		\$184,500	16 7/29/2010
Mango Dr # 335		1	1	609		\$179,500	30 7/30/2010

La Jolla**Total listed homes sold: 39 (21 fewer than last month)****19 FEWER THAN THE SAME PERIOD LAST YEAR**

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Muirlands Vista Way	7	10	11000	\$8,900,000	357	\$7,200,000	8/10/2010
Candlelight Dr	5	7	6417	\$6,750,000	30	\$6,200,000	7/23/2010
Kearsarge Road Rd	5	7	4670	\$2,950,000	166	\$2,750,000	8/5/2010
Avenida Wilfredo	4	4	3406	\$2,395,000	31	\$2,200,000	7/16/2010
Prospect Villa 207	3	3	3335	\$2,050,000	20	\$1,975,000	7/23/2010
Sea Lane	3	3	1810	\$1,900,000	22	\$1,900,000	8/10/2010
Waverly Ave	4	3	2745	\$2,200,876	21	\$1,880,000	7/15/2010
Paseo del Ocaso	3	3	2407	\$1,890,000	106	\$1,700,000	7/30/2010
Caminito Blythefield	4	5	3717	\$1,795,000	32	\$1,575,000	8/2/2010
Calle De Primra	5	3	2676	\$1,638,000	23	\$1,550,000	8/3/2010
Coast Blvd # 8D	2	2	1808	\$1,395,000	83	\$1,500,000	8/11/2010
Encelia Dr	3	2	1808	\$1,495,000	23	\$1,500,000	8/9/2010
Paseo Del Ocaso Rd	4	3	2088	\$1,450,000	644	\$1,400,000	7/27/2010
Virginia Wy	4	3	1988	\$1,398,000	72	\$1,350,000	8/10/2010
Avenida Wilfredo	4	3	2628	\$1,425,000	61	\$1,287,000	8/13/2010
La Jolla Rancho Rd	3	3	2418	\$1,350,000	13	\$1,275,000	8/11/2010
Avenida Andorra	4	3	2289	\$1,325,000	31	\$1,225,000	8/13/2010
Bonair St	2	2	1354	\$1,148,000	36	\$1,125,000	7/22/2010
Caminito Maritimo	2	3	2310	\$1,195,000	17	\$1,120,000	7/26/2010
Eads Ave	3	2	1388	\$861,900	8	\$1,000,000	8/13/2010
La Jolla Hermosa Ave	2	2	1607	\$1,199,000	71	\$937,500	7/21/2010
Coast Blvd # 13	2	2	1215	\$949,000	94	\$883,000	7/15/2010
Caminito Lacayo	2	3	2310	\$869,000	66	\$824,500	7/21/2010
Caminito Danzarin	3	3	2593	\$859,000	66	\$823,500	8/13/2010
Midway St	3	2	1771	\$849,000	157	\$725,000	8/6/2010
Caminito Sinnecock	3	3	2128	\$579,000	99	\$575,000	7/28/2010
Sugarman Drive Dr	3	2	1656	\$850,000	363	\$565,000	8/2/2010
Genter St # 307	1	1	694	\$650,000	88	\$550,000	7/30/2010
Via Marin	3	3	1480	\$500,000	4	\$500,000	7/28/2010
Villa La Jolla Dr # 304	2	2	1243	\$469,000	39	\$447,500	7/19/2010
Caminito Ameca	2	2	984	\$459,000	58	\$437,500	7/28/2010
Villa La Jolla Rd # 310	2	2	1243	\$435,000	392	\$420,000	7/30/2010
Eads Ave # 106	1	1	761	\$419,995	44	\$405,000	8/5/2010
Via Alicante	2	2	1137	\$389,900	6	\$392,000	8/12/2010
VILLA LA JOLLA Dr # 205	2	2	1080	\$400,000	62	\$384,750	8/10/2010
Caminito Mallorca	2	2	1111	\$379,900	16	\$369,000	8/10/2010
Via Alicante	2	2	1300	\$369,000	87	\$365,000	8/5/2010
VIA ALICANTE # 154	2	2	1017	\$355,000	7	\$355,000	7/19/2010
Via Mallorca # G	1	1	691	\$265,000	25	\$250,000	8/12/2010

Santaluz, Rancho Bernardo**Total listed homes sold: 135 (21 fewer than last month)****38 FEWER THAN THE SAME PERIOD LAST YEAR**

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
White Alder Ct	5	6	5019	\$1,450,000	44	\$1,300,000	7/30/2010
Doug Hill Ct	3	4	3221	\$1,199,900	49	\$1,175,000	7/16/2010
Briza Placida	3	4	3851	\$1,149,000	13	\$1,100,000	7/19/2010
Rancho Cabrillo Trl	4	5	4572	\$1,019,900	12	\$1,056,400	7/19/2010
Stagecoach Pass	4	5	3600	\$1,195,000	122	\$1,030,000	8/10/2010

Santaluz, Rancho Bernardo Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Blue Shadows Lane Ln	3	4	3102	\$935,900	18	\$950,000	7/22/2010
Via Bergamo	4	5	3610	\$899,000	15	\$895,000	7/21/2010
Rock Rose	4	4	3323	\$1,080,876	98	\$895,000	8/6/2010
Summit Vista Dr	5	5	4069	\$900,000	28	\$875,000	8/5/2010
Blue Shadows Lane Ln	4	5	3622	\$849,900	40	\$849,900	7/23/2010
Sintonte Dr	3	3	2700	\$849,000	15	\$849,000	8/13/2010
Via Alta Mirasol	3	3	2752	\$867,000	4	\$829,000	7/20/2010
Via Vivaldi	4	3	2822	\$839,999	8	\$816,000	7/16/2010
Falcon Crest Ct	6	5	3802	\$790,000	204	\$790,000	7/20/2010
Avenida Consentido	4	3	3043	\$789,000	3	\$785,000	7/16/2010
Camino San Thomas	5	5	4150	\$775,000	96	\$775,000	7/30/2010
Aguamiel Rd	5	4	3018	\$774,000	56	\$770,000	8/6/2010
Harvest Dance Wy	3	3	2848	\$789,000	11	\$760,000	7/30/2010
Harvest View Wy	5	4	3073	\$779,900	161	\$755,000	7/23/2010
Grosse Pt	4	3	3164	\$779,900	6	\$735,000	7/29/2010
Avenida Consentido St	4	3	3043	\$788,500	91	\$735,000	8/9/2010
Olivera Ave	5	3	3029	\$759,000	48	\$730,000	7/21/2010
Russet St	4	3	2944	\$755,000	19	\$725,000	7/20/2010
Cotorro Wy	5	3	2469	\$725,000	0	\$700,000	8/11/2010
Tree Hollow Ln	5	3	2541	\$729,000	53	\$697,000	8/6/2010
Bluestone St	5	4	2664	\$679,900	112	\$696,000	7/16/2010
Patina St	4	3	2505	\$719,888	26	\$690,000	7/23/2010
Lone Bluff Dr	4	4	3424	\$650,000	35	\$690,000	8/9/2010
Kern Crescent	3	3	2420	\$724,000	1	\$689,000	7/20/2010
Duenda Rd	3	3	2612	\$679,900	133	\$670,000	7/23/2010
Mil Pitrero Rd	5	3	2352	\$679,000	6	\$650,000	8/5/2010
ABRA Pl	5	3	2444	\$650,000	10	\$635,000	7/30/2010
Trailbrook Lane	4	3	2092	\$629,900	15	\$622,000	8/9/2010
Pacato Ct	5	3	2577	\$635,000	3	\$615,000	7/23/2010
Fernando Wy	3	2	1914	\$629,000	28	\$606,000	7/16/2010
SINTONTE DRIVE	3	3	2433	\$599,000	426	\$599,000	8/13/2010
Capewood Ln	3	3	2169	\$600,000	7	\$590,000	8/5/2010
Reata Wy	3	3	2404	\$599,000	30	\$585,000	7/15/2010
Windy Summit Pl	3	3	2183	\$612,000	22	\$585,000	7/16/2010
Silver Pine Wy	4	3	2455	\$590,000	306	\$585,000	7/20/2010
Windy Summit Pl	3	3	2035	\$589,000	6	\$580,000	7/16/2010
Campillo Dr	3	3	2061	\$589,000	3	\$575,000	7/21/2010
Corte Vicenza	4	3	2139	\$570,000	79	\$570,000	7/16/2010
Stoney Gate Pl	4	3	2162	\$569,900	65	\$560,000	7/26/2010
CONCORD RIDGE TERRACE	3	3	2079	\$575,000	40	\$553,000	7/21/2010
Ballybunion Sq	3	2	1793	\$549,500	7	\$539,000	7/28/2010
Gabilan Rd	3	2	1475	\$535,500	8	\$530,000	7/15/2010
Middle Ridge Ter	4	3	1827	\$548,800	22	\$527,000	8/3/2010
Duenda Rd	4	2	1721	\$520,000	16	\$510,000	7/16/2010
Royal Lytham Row	3	3	2012	\$523,000	32	\$510,000	7/20/2010
Aliento Ct	4	2	1980	\$507,000	54	\$510,000	7/22/2010
Corazon Pl	3	2	1792	\$530,000	61	\$508,000	7/16/2010
Caminito Corriente	3	2	1710	\$499,000	19	\$499,000	8/4/2010
Avenida De Los Lobos Ave	4	3	1931	\$499,000	11	\$496,000	7/27/2010
Viceroy Dr	4	2	1849	\$535,000	19	\$495,000	8/13/2010
Calma Ct	4	3	2061	\$499,900	76	\$485,000	7/20/2010
Meadow Flower Pl	4	3	1830	\$548,700	66	\$471,000	8/13/2010
Plaza Amada	3	3	2100	\$499,000	19	\$470,000	7/15/2010

Santaluz, Rancho Bernardo Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Aliento Ct		4	2	1734	\$469,000	28	\$470,000 8/6/2010
Plaza Otonal		2	2	1786	\$475,000	6	\$470,000 8/10/2010
Katherine Claire Ln		3	3	1730	\$449,000	199	\$460,000 8/5/2010
Fonticello Wy		2	2	1503	\$465,000	47	\$455,000 7/30/2010
Caminito La Torre		3	2	1573	\$475,000	234	\$452,752 7/29/2010
Casero Pl		3	2	1950	\$465,000	4	\$445,000 7/20/2010
Hollingsworth Wy		3	3	1455	\$439,900	28	\$440,000 8/4/2010
Paseo Lucido # D		3	2	1449	\$439,900	6	\$422,500 8/3/2010
Callado Rd		2	2	1542	\$450,000	19	\$420,000 7/21/2010
Turtleback		4	3	1640	\$425,000	151	\$415,000 7/28/2010
Camino Marcilla # 5		3	3	1389	\$419,900	55	\$415,000 7/29/2010
Duxbury Ln # 11		3	3	1428	\$430,000	9	\$414,000 7/19/2010
Parish Rd		3	2	1365	\$425,000	67	\$410,000 7/21/2010
Caminito Pasadero St		3	3	1606	\$399,000	160	\$408,000 7/15/2010
Caminito Ryone		2	2	1194	\$409,000	52	\$405,000 7/27/2010
Chicarita Creek Rd		2	2	1034	\$399,000	234	\$400,000 7/23/2010
Vasquez Wy # 67		3	4	1498	\$390,000	14	\$390,000 8/5/2010
Roca Dr		3	2	1454	\$395,000	28	\$385,000 7/27/2010
Cumana Ter		2	2	1611	\$419,000	12	\$382,000 7/22/2010
Meadow Flower Pl		2	2	1240	\$385,000	5	\$380,000 7/15/2010
Camino Ancho		2	2	1286	\$395,000	76	\$379,000 8/5/2010
Lofty Trail Dr		2	2	1230	\$379,000	11	\$366,000 8/10/2010
Tivoli Park Row # 3		2	2	1341	\$374,900	45	\$365,000 7/16/2010
Hollingsworth Wy # 183		3	3	1428	\$349,900	110	\$360,000 7/26/2010
Whitcomb Way # 115		3	3	1428	\$349,995	5	\$350,000 7/19/2010
PLAZA ACOSTA		2	2	1286	\$378,500	89	\$350,000 7/22/2010
Evening Creek Dr # 41		3	3	1447	\$345,000	282	\$345,000 7/16/2010
Lomica Dr		2	2	1197	\$360,000	64	\$345,000 8/10/2010
Dominican Dr		2	2	1402	\$345,000	249	\$342,500 7/16/2010
Avenida Cordillera # 247		3	2	1471	\$349,900	3	\$342,000 8/11/2010
Hierba Dr		2	2	1402	\$370,000	0	\$340,000 8/10/2010
Springbrook Dr # #C		2	2	1200	\$345,000	8	\$338,500 7/15/2010
CAMINITO TOMAS Rd		3	3	1554	\$350,000	120	\$330,000 7/20/2010
Pinata Dr		3	2	1507	\$365,000	36	\$322,500 7/26/2010
Springbrook Dr # B		1	2	1132	\$315,000	14	\$305,000 7/15/2010
E Fairlie Rd		3	3	1599	\$303,000	0	\$303,000 8/12/2010
Fairlie Rd		3	3	1654	\$299,900	34	\$299,900 7/21/2010
Ashburton Rd		3	3	1602	\$279,000	7	\$290,000 7/26/2010
Blue Crane Wy # 1		2	2	977	\$320,000	16	\$282,500 8/12/2010
Fairlie Rd		3	3	1602	\$275,000	128	\$275,000 7/16/2010
Robins Nest Wy # 1		2	2	977	\$298,000	122	\$275,000 7/28/2010
Avenida Venusto # C		3	2	1506	\$275,000	221	\$275,000 8/12/2010
Camino De La Breccia		2	2	1040	\$275,000	58	\$260,000 7/23/2010
Caminito Cantilena # 122		2	2	1140	\$265,000	63	\$259,000 7/23/2010
Matinal Cir		2	2	1116	\$245,000	158	\$245,000 8/3/2010
Alta Carmel Ct # 9		2	2	1036	\$249,500	12	\$242,350 7/22/2010
Alta Carmel Ct Ct # 235		2	2	1036	\$235,000	76	\$242,000 7/30/2010
Paseo Lucido # 50		2	2	1234	\$225,000	62	\$240,000 7/30/2010
Caminito Pinero # #162		2	2	1080	\$249,900	20	\$235,000 7/21/2010
Caminito Caldo		2	1	900	\$235,000	37	\$230,000 7/22/2010
Avenida Venusto # 142		2	2	1036	\$238,500	30	\$230,000 7/23/2010
Serafina Ln # 37		2	2	956	\$230,000	63	\$230,000 7/23/2010
Sabre Hill Dr # 209		2	2	904	\$239,900	45	\$230,000 7/28/2010

Santaluz, Rancho Bernardo Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Alta Carmel Ct # 213	2	2	1036	\$234,900	35	\$226,000	8/9/2010
Caminito Vecinos # 21	2	2	1138	\$230,000	6	\$225,000	7/23/2010
Wimberly Sq # 280	2	2	907	\$230,000	154	\$220,000	7/30/2010
Alva Rd # 1611	2	2	968	\$229,900	61	\$220,000	8/10/2010
Plaza Animado # 121	3	2	1455	\$234,900	60	\$215,000	7/19/2010
Avenida De Los Lobos # D	2	2	894	\$219,000	9	\$212,500	7/30/2010
Plaza Del Curtidor # 205	2	2	1305	\$212,000	198	\$210,000	8/12/2010
Rios Rd	2	1	962	\$210,000	75	\$205,000	8/13/2010
Avenida De Los Lobos # H	2	2	894	\$195,000	38	\$195,000	8/6/2010
Orilla Dr	2	2	1120	\$209,000	114	\$195,000	8/12/2010
Bernardo Oaks Dr	2	2	1120	\$229,900	65	\$190,000	7/22/2010
Maturin Dr # 50	1	1	769	\$178,900	151	\$186,000	7/21/2010
Via Fiesta # 7	2	1	822	\$185,870	36	\$185,870	7/23/2010
Alva Rd # 1123	1	2	745	\$179,900	43	\$180,000	7/29/2010
Maturin Dr # 58	1	1	769	\$170,000	25	\$170,000	8/13/2010
W Bernardo Dr # 103	2	2	944	\$132,900	7	\$156,100	8/6/2010
Avenida Venusto # 219	1	1	708	\$149,000	214	\$155,000	7/15/2010
W Bernardo Dr # 101	3	2	1056	\$170,000	121	\$155,000	8/4/2010
Caminito Ronaldo # 215	1	1	817	\$150,000	174	\$150,000	7/15/2010
W Bernardo Dr # 103	2	2	944	\$157,900	35	\$150,000	7/26/2010
Caminito Ronaldo # 207	1	1	817	\$144,900	20	\$150,000	8/6/2010
W Bernardo Dr # 103	2	2	955	\$139,900	60	\$142,000	8/6/2010
Alta Carmel Ct # 302	1	1	704	\$130,000	195	\$140,500	7/27/2010
Wimberly Sq # 107	1	1	561	\$139,000	15	\$135,000	7/27/2010

Solana Beach, Encinitas**Total listed homes sold: 58 (2 fewer than last month)****24 FEWER THAN THE SAME PERIOD LAST YEAR**

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Fortuna Ranch Rd	7	10	16330	\$2,499,000	138	\$2,000,000	7/23/2010
BROOKSIDE LANE	5	4	3935	\$1,775,000	36	\$1,725,000	8/13/2010
LA COSTA Ave	5	6	5294	\$1,699,999	10	\$1,681,000	7/30/2010
Lauren Ct	4	3	3792	\$1,575,000	133	\$1,450,000	7/23/2010
Stratford Knl	4	4	3662	\$1,299,000	44	\$1,256,000	7/22/2010
Canyon Dr	4	4	3927	\$1,299,000	185	\$1,240,000	7/30/2010
Sierra Ave	4	3	1880	\$1,350,000	49	\$1,230,000	8/5/2010
Via Tierra	3	3	3700	\$1,195,000	177	\$1,150,000	7/27/2010
Quail Pointe Ln	4	6	5532	\$1,170,990	134	\$1,149,900	8/2/2010
Santa Queta St	5	3	3053	\$1,175,000	90	\$1,125,000	7/20/2010
Glencrest Pl	5	3	3213	\$1,249,000	41	\$1,100,000	8/10/2010
Paseo De Las Flores	5	6	4888	\$1,199,876	33	\$1,090,000	7/16/2010
Santa Fe Vista Ct	4	3	2626	\$1,150,000	38	\$1,067,000	7/29/2010
Barbara Ave	3	3	1800	\$1,099,000	17	\$1,030,000	8/2/2010
Ocean View Avenue	3	3	4000	\$1,199,000	50	\$990,000	7/23/2010
Verbena Ct	5	5	3416	\$969,000	27	\$965,000	7/30/2010
Cascadia Ln	5	5	3911	\$959,000	13	\$950,000	8/4/2010
Summer Holly Ln	4	3	2706	\$899,000	3	\$899,000	7/30/2010
9th St	4	3	2703	\$895,000	6	\$895,000	7/22/2010
Clark St	1	1	720	\$995,000	95	\$886,500	8/5/2010
Via Chica Ct	3	2	1720	\$849,000	3	\$879,000	7/23/2010
Rain Tree Dr	5	4	2826	\$899,900	21	\$860,000	8/4/2010

Solana Beach, Encinitas Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Lone Jack Rd		4	2	1840	\$999,000	159	\$850,000 8/6/2010
Orpheus Ave		3	2	1990	\$895,000	14	\$840,000 7/19/2010
Fulvia St		3	2	1497	\$859,000	8	\$805,000 8/2/2010
Witham Rd		4	2	1983	\$775,000	6	\$760,000 7/27/2010
Woodmoss Ct		4	3	2082	\$755,000	8	\$755,000 8/10/2010
Hermes Ave		4	2	2168	\$759,000	47	\$728,000 7/21/2010
Hermes Ave		3	2	1906	\$775,000	59	\$727,000 7/26/2010
Caudor St # 1		3	2	1300	\$770,000	17	\$710,000 7/26/2010
Calle Pensamientos		3	2	1672	\$689,000	10	\$680,000 8/5/2010
Villa Blanca Ct		4	3	2149	\$689,500	83	\$670,000 7/23/2010
Del Mar Downs Rd		2	2	2028	\$690,000	13	\$660,000 7/28/2010
Avenida La Posta		3	2	1605	\$648,500	12	\$655,000 7/29/2010
Lotus Blossom St		4	3	2045	\$674,900	42	\$652,000 8/13/2010
Camino Santa Barbara		4	3	2470	\$699,000	87	\$640,000 7/23/2010
PARKWOOD LANE		4	2	1716	\$625,000	2	\$627,500 7/23/2010
Meadowgreen Ct		5	3	2480	\$625,000	32	\$625,000 7/29/2010
Avenida Joaquin		4	3	2167	\$634,900	19	\$600,000 8/4/2010
Chapalita Dr		4	3	1940	\$617,000	39	\$595,000 8/6/2010
Calle Plumerias		4	2	2175	\$599,900	91	\$590,000 8/5/2010
Robert Ln		3	2	1677	\$579,900	58	\$579,900 7/28/2010
Kennington Rd		3	2	1600	\$635,000	529	\$576,500 8/9/2010
Via De La Valle # C		2	2	1208	\$474,500	55	\$460,000 7/16/2010
Countryhaven Rd		3	3	1380	\$429,000	7	\$402,500 7/26/2010
Shadytree Ln		3	2	1485	\$399,900	15	\$395,000 8/13/2010
Misty Cir		3	2	1394	\$395,000	8	\$387,000 7/23/2010
Shady Acre Cir		3	2	1394	\$389,000	16	\$379,000 7/26/2010
Abington Rd		3	2	1056	\$360,000	6	\$356,000 7/26/2010
Highland Dr		3	3	1752	\$361,350	100	\$353,000 7/23/2010
Via Mil Cumbres # 164		2	2	1120	\$374,900	100	\$350,000 7/23/2010
MANGANO CIRCLE		2	2	1092	\$349,900	8	\$325,000 7/28/2010
Fairlee Dr		3	2	1056	\$320,000	4	\$325,000 7/30/2010
Via Mil Cumbres # 116		1	1	762	\$289,000	29	\$275,000 8/6/2010
Harrisburg Dr		2	2	936	\$280,000	58	\$275,000 8/11/2010
Forestdale Dr		2	2	936	\$279,000	61	\$270,000 8/13/2010
El Camino Real St # 55		2	1	800	\$170,000	364	\$165,000 8/2/2010
N El Camino Real # 4		2	2	1440	\$54,900	26	\$53,000 7/28/2010

Carmel Valley

Total listed homes sold: 60 (Up 9% from last month)

18 FEWER THAN THE SAME PERIOD LAST YEAR

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Del Mar Mesa		4	6	5800	\$2,995,000	0	\$2,800,000 8/9/2010
Rancho Verde Trail Lot 122		5	6	6134	\$2,400,000	130	\$2,200,000 7/20/2010
Thurston Pl		5	5	4008	\$1,680,000	2	\$1,600,000 7/22/2010
SEACHASE Wy		5	5	3972	\$1,349,900	20	\$1,300,000 7/16/2010
Rosecroft Wy		4	4	3850	\$1,339,000	29	\$1,299,000 8/4/2010
Barlows Landing Cv		4	5	3701	\$1,289,000	15	\$1,225,000 7/30/2010
Thurston Pl		5	3	2932	\$1,217,000	9	\$1,217,000 8/10/2010
Smith Canyon Ct		4	4	3221	\$1,249,000	69	\$1,187,500 8/12/2010
Great Meadow Dr		4	3	2724	\$994,500	9	\$1,180,000 8/11/2010
Ginger Glen Rd		5	5	3622	\$1,199,000	42	\$1,160,000 8/11/2010
Winstanley Wy		5	4	3124	\$1,149,000	5	\$1,149,000 7/23/2010

Carmel Valley Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Craven Ridge Wy		5	5	3827	\$1,179,000	83	\$1,125,000 7/30/2010
Calle Venecia		4	3	2842	\$1,065,000	4	\$1,065,000 8/13/2010
Treviso Ct		4	3	3430	\$1,050,000	6	\$1,020,000 7/19/2010
SAND CRAB PI		4	3	2860	\$1,099,000	37	\$1,020,000 8/11/2010
Vereda Mar De Corazon		4	3	2834	\$969,000	12	\$962,500 8/5/2010
Ruette De Mer		5	4	3432	\$999,000	14	\$957,500 7/28/2010
Mona Ln		5	5	3820	\$914,999	34	\$900,000 7/29/2010
Sunstone Pt		4	3	2673	\$899,000	6	\$899,000 8/12/2010
Futura St		4	3	2737	\$868,900	5	\$853,000 8/9/2010
ROXTON Cir		4	3	2700	\$849,900	52	\$843,000 8/12/2010
Lago Di Grata Cir		4	3	2849	\$820,000	7	\$833,000 7/15/2010
Courtland Ter		3	3	2128	\$829,000	7	\$829,000 8/13/2010
Benchley Rd		4	3	2103	\$829,000	10	\$772,000 7/30/2010
Carmel Park Dr		4	3	2585	\$784,000	161	\$756,000 8/12/2010
Misty Ridge		3	3	1809	\$769,000	12	\$745,000 7/16/2010
Marker Rd		4	3	2712	\$750,000	8	\$731,000 7/26/2010
Yearling Glen Rd		3	3	1985	\$765,000	7	\$727,350 7/23/2010
Lupita Ct		3	3	1646	\$729,000	32	\$715,000 8/3/2010
Pacific Highlands Ranch Pkwy		4	3	2413	\$729,000	22	\$695,000 7/29/2010
Calle Mar De Mariposa		3	3	1936	\$710,000	1	\$685,000 7/19/2010
Carmel Creek Rd # 5		3	3	1621	\$641,000	14	\$615,000 7/20/2010
Via Nieve		3	3	1684	\$609,000	42	\$599,900 8/13/2010
Petunia Wy		3	4	2191	\$589,000	89	\$587,000 7/30/2010
Guava Wy		3	3	1712	\$550,000	134	\$585,000 7/22/2010
Caminito Del Mar Surf		3	3	1624	\$595,000	13	\$580,000 7/30/2010
Via Holgura		3	3	1684	\$599,000	26	\$575,500 7/26/2010
Voyager Cir		3	3	1668	\$615,000	34	\$573,500 8/4/2010
Carmel Creek Rd # 6		3	3	1348	\$549,900	24	\$551,000 7/19/2010
Carmel View Rd # 2		4	3	1698	\$530,000	172	\$530,000 7/30/2010
Via Terceto		3	3	1532	\$569,000	65	\$530,000 8/6/2010
Caminito Mira Del Mar		3	3	1333	\$529,500	6	\$525,000 8/5/2010
Caminito Mira Del Mar		3	3	1333	\$535,000	11	\$515,000 7/28/2010
Caminito Del Mar Cv # 85		3	3	1422	\$529,876	18	\$515,000 7/30/2010
Pell Pl # 403		2	2	1246	\$499,876	5	\$472,500 7/19/2010
KIBBINGS Rd		2	3	1405	\$499,000	37	\$470,000 7/30/2010
Mykonos Ln # 158		2	3	1202	\$479,000	98	\$452,000 7/28/2010
Carmel Creek Rd # 151		2	3	1180	\$448,000	11	\$440,000 8/4/2010
Caminito Mira Del Mar		2	3	1178	\$447,900	42	\$436,000 7/15/2010
Tiverton Rd		2	3	1386	\$455,000	38	\$430,000 8/13/2010
Carmel Country Rd # 55		2	3	1116	\$410,000	125	\$390,000 8/5/2010
Via Candidiz # 18		2	1	1045	\$369,900	38	\$367,500 7/23/2010
Carmel View Rd # 113		2	2	1005	\$359,000	12	\$359,000 8/10/2010
Elijah Ct # 737		2	2	1018	\$337,900	9	\$350,000 7/21/2010
VOYAGER Cir		2	2	942	\$349,900	121	\$345,900 7/26/2010
Elijah Ct # 216		2	2	953	\$322,900	59	\$327,000 8/11/2010
Bernwood Place # 60		2	2	950	\$340,000	31	\$325,000 7/30/2010
Pell Pl # 111		2	1	900	\$299,950	19	\$281,400 7/19/2010
Carmel Country Rd # 105		1	1	783	\$289,900	36	\$268,000 8/12/2010
Carmel Creek Rd # 86		1	1	638	\$215,000	51	\$209,000 8/4/2010

Coronado

Total listed homes sold: 24 (Up 20% from last month)

UP 71% FROM THE SAME PERIOD LAST YEAR

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Ocean Blvd	6	8	7237	\$8,950,000	230	\$8,950,000	8/5/2010
Spinnaker Way	5	8	8621	\$7,195,000	90	\$5,700,000	8/9/2010
Pine St	4	4	3260	\$2,999,000	83	\$2,785,000	7/30/2010
C Avenue Ave	4	4	3000	\$1,990,000	271	\$1,988,000	8/10/2010
THE POINT	3	4	3212	\$1,749,000	16	\$1,759,000	7/30/2010
Marina Ave	3	3	2224	\$1,750,000	6	\$1,750,000	7/26/2010
Country Club Ln	4	2	1823	\$1,695,000	63	\$1,600,000	8/2/2010
J Ave	3	3	2350	\$1,599,000	90	\$1,450,000	7/29/2010
Orange Ave # 204	3	3	2170	\$1,495,000	108	\$1,332,500	8/3/2010
G Ave	3	4	2050	\$1,399,000	41	\$1,330,000	8/9/2010
C Ave # 207	2	2	2136	\$1,359,000	51	\$1,300,000	8/13/2010
Pomona Ave	3	3	2192	\$1,200,000	49	\$1,200,000	7/27/2010
Avenida Del Mundo # 803	2	2	1274	\$1,195,000	3	\$1,115,000	8/12/2010
Avenida del Mundo # 404	2	2	1319	\$1,195,000	257	\$1,100,000	7/29/2010
TUNA PUNA	3	3	2360	\$1,250,000	56	\$1,065,000	7/15/2010
Kingston E Ct	2	2	1612	\$890,000	237	\$820,000	7/16/2010
C Ave # 3	2	2	1485	\$795,000	75	\$760,000	7/16/2010
Gingertree Ln	3	2	1604	\$750,000	46	\$750,000	7/20/2010
Antigua Ct	3	2	1860	\$799,000	77	\$740,000	7/15/2010
G Ave # A	2	3	1423	\$680,000	132	\$692,500	7/16/2010
D Ave	3	3	1444	\$696,000	65	\$650,000	8/3/2010
D Ave	2	1	736	\$598,000	47	\$570,000	8/5/2010
Orange Ave # 37	2	2	1086	\$550,000	29	\$510,000	7/30/2010
Orange Ave # 30	2	2	1246	\$525,000	144	\$500,000	8/12/2010

Downtown

Total listed homes sold: 74 (Equal to last month)

20 FEWER THAN THE SAME PERIOD LAST YEAR

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
W E St # 4203	2	3	1590	\$1,000,000	156	\$1,000,000	7/20/2010
Pacific Hwy # 515	2	2	1999	\$1,087,000	53	\$900,000	7/16/2010
Kettner Blvd # 1704	2	2	1707	\$975,000	82	\$900,000	7/21/2010
W Harbor Dr # 1102	2	3	1556	\$995,000	73	\$876,387	7/23/2010
Front St # 1406	2	3	1290	\$795,000	51	\$760,000	8/6/2010
Pacific Hwy # 707	2	2	1474	\$838,100	187	\$754,000	7/30/2010
Pacific Hwy # 1005	2	2	1625	\$795,000	180	\$700,000	8/5/2010
7th Ave # 605	2	2	1208	\$725,000	68	\$698,500	7/16/2010
West G St # 117	2	3	1847	\$650,000	112	\$630,000	8/12/2010
Front St # 1005	2	2	1245	\$635,000	61	\$610,000	7/21/2010
Kettner Blvd # 1702	2	2	1283	\$650,000	156	\$610,000	8/6/2010
Pacific Highway # 705	2	2	1625	\$625,000	232	\$600,000	7/27/2010
W Harbor Dr # 910	2	2	1240	\$615,000	49	\$590,000	7/26/2010
8th Ave # Th114	2	2	1585	\$574,000	201	\$574,000	8/6/2010
7th Ave # 1101	2	2	1234	\$625,000	57	\$560,000	7/16/2010
6th Ave # 2002	2	2	1013	\$569,900	43	\$560,000	7/20/2010
7th Ave # 2006	2	2	1138	\$569,900	28	\$550,000	8/12/2010
Front St # 504	2	2	1300	\$550,000	135	\$524,000	8/3/2010
Market St # 420	3	4	1496	\$535,000	0	\$518,500	8/4/2010
Brant St # 713	2	2	1165	\$539,000	12	\$518,000	7/28/2010
PACIFIC Hwy # 507	2	2	1187	\$595,900	72	\$515,000	7/28/2010

Downtown Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Fourth Ave # 711		1	2	1168	\$499,900	308	\$500,000 7/29/2010
Park Blvd # 803		2	2	1103	\$500,000	119	\$485,000 7/27/2010
WEST HARBOR DRIVE # 324		2	2	1072	\$499,000	75	\$480,000 8/10/2010
India St # 613		1	2	1091	\$479,000	88	\$459,000 8/9/2010
W Beech St # 509		2	2	1144	\$479,000	53	\$447,500 8/10/2010
Kettner Blvd # 115		2	2	1103	\$439,500	62	\$439,500 7/19/2010
J St # 3351		2	3	1256	\$410,900	13	\$430,300 7/28/2010
9th Ave # 511		2	2	1253	\$449,500	51	\$430,000 7/30/2010
W Beech St # 308		2	2	1233	\$433,900	31	\$426,000 7/20/2010
W Beech # 1702		2	3	1286	\$425,000	13	\$420,000 7/27/2010
10th Ave # 1107		2	2	1062	\$395,000	75	\$395,000 8/9/2010
Pacific Hwy # 102		1	2	1101	\$469,000	329	\$395,000 8/12/2010
Park Blvd # 2612		2	2	1234	\$379,900	12	\$388,000 7/23/2010
10th Ave # 411		1	2	1187	\$375,000	9	\$375,000 7/23/2010
India St # 405		2	2	1253	\$375,000	128	\$375,000 7/30/2010
Park Blvd # 1502		2	2	1029	\$375,000	3	\$375,000 8/6/2010
Kettner Blvd # 102		2	3	1234	\$366,000	13	\$366,000 8/3/2010
Front St # 322		2	2	1058	\$359,000	40	\$350,000 7/15/2010
W Harbor Dr # 115		1	2	1226	\$399,900	57	\$350,000 7/23/2010
Island Ave # 214		1	2	1003	\$425,000	139	\$350,000 8/1/2010
10th Ave # 223		1	1	1001	\$345,000	9	\$338,500 8/5/2010
Front St # 412		2	2	1068	\$332,900	55	\$332,900 8/3/2010
Kettner Blvd # 108		1	2	1122	\$339,500	80	\$330,000 8/10/2010
C St # 3301		2	2	1050	\$324,900	5	\$325,000 8/9/2010
W Beech St # 520		2	2	1075	\$329,900	115	\$320,000 7/30/2010
Park Blvd # 1618		1	1	863	\$316,900	15	\$316,900 8/6/2010
West Beech St # 955		2	2	975	\$315,000	143	\$315,000 8/10/2010
Park Blvd # 1518		1	1	863	\$311,550	8	\$311,550 7/19/2010
Park Blvd # 307		1	1	767	\$307,000	32	\$310,800 7/20/2010
Front St # 1203		1	2	888	\$299,900	116	\$300,000 7/21/2010
HAWTHORN STREET St # 2B		2	2	1081	\$320,000	125	\$300,000 7/21/2010
W Beech St # 1101		2	2	975	\$295,000	173	\$292,000 7/19/2010
11th Ave # 327		1	1	855	\$299,000	61	\$290,000 8/9/2010
India St # 411		2	2	894	\$290,000	147	\$280,000 7/28/2010
Island Ave # 515		1	1	807	\$279,900	8	\$279,900 8/12/2010
W Beech St # 856		2	1	873	\$274,900	75	\$274,900 7/29/2010
Kettner Blvd # 169		1	1	765	\$270,000	11	\$270,000 7/29/2010
Park Blvd # 1017		1	1	863	\$251,000	5	\$251,000 8/3/2010
India St # 622		1	1	772	\$249,900	14	\$249,000 8/11/2010
15 St # 406		2	1	884	\$219,000	28	\$240,000 8/12/2010
J St # 601		1	1	753	\$219,300	13	\$234,000 7/28/2010
Market St # 306		0	1	577	\$240,000	0	\$234,000 8/13/2010
Market St # 307		0	1	577	\$222,000	12	\$230,000 8/13/2010
J St # 411		1	1	735	\$225,000	73	\$227,000 7/16/2010
Front St # 318		1	1	781	\$234,900	33	\$225,000 7/28/2010
Date St # 318		0	1	606	\$225,000	171	\$215,000 7/27/2010
Front St # 539		1	1	645	\$205,000	137	\$213,000 7/16/2010
7th Ave # 905		1	1	672	\$199,000	84	\$199,000 7/20/2010
5TH Ave # 908		0	1	311	\$250,000	91	\$185,000 7/15/2010
2nd Ave # 5		2	1	756	\$169,000	84	\$180,000 8/13/2010
10th Ave # 328		0	1	514	\$170,000	354	\$164,800 8/13/2010
6th Ave # 434		1	1	544	\$169,900	67	\$156,000 7/27/2010
Ash St # 703		1	1	725	\$154,900	49	\$146,000 7/30/2010

Poway

Total listed homes sold: 31 (3 fewer than last month)

28 FEWER THAN THE SAME PERIOD LAST YEAR

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closec
Heritage Drive	6	8	9300	\$3,750,000	354	\$3,575,000	7/30/2010
Wildgrove Rd	4	4	4072	\$1,799,000	271	\$1,550,000	7/26/2010
Treadwell Dr	5	4	3691	\$1,295,000	59	\$1,125,000	7/27/2010
Berea Ct	5	5	4118	\$1,195,000	40	\$1,125,000	7/29/2010
Bromegrass Ct	5	4	3390	\$1,129,000	19	\$1,055,000	7/23/2010
High Valley Road	5	4	3379	\$1,095,000	125	\$1,050,000	7/21/2010
Arbolitos Dr	4	4	3029	\$1,030,000	55	\$945,000	7/27/2010
Dogwood Rd	4	2	2148	\$769,900	37	\$743,000	7/20/2010
Gate Dr	4	4	3983	\$795,000	230	\$740,000	7/28/2010
MARTINCOIT ROAD	4	3	2156	\$689,000	11	\$725,000	7/23/2010
Hickory St	4	3	2736	\$750,000	55	\$715,000	7/22/2010
Tam O Shanter Dr	4	3	2688	\$649,000	3	\$649,000	7/23/2010
Carriage Rd	4	2	2238	\$639,900	5	\$635,000	7/22/2010
Vinter Wy	4	3	3155	\$579,000	155	\$540,000	7/19/2010
Celestial Rd	4	3	1824	\$499,000	28	\$505,000	7/23/2010
Old Pomerado Road Rd	3	2	1681	\$489,000	2	\$489,000	8/10/2010
WHITE BUTTE Dr	4	2	1454	\$475,000	4	\$466,000	7/27/2010
Meadow Glen Wy	3	3	1700	\$495,000	52	\$450,000	7/22/2010
Hermosillo Wy	4	2	1654	\$459,800	24	\$445,000	8/12/2010
BRIDLESPUR	4	2	1853	\$399,000	227	\$410,000	8/12/2010
Powers Rd	4	2	1212	\$389,900	19	\$390,000	7/30/2010
Frame Rd	3	2	1243	\$375,000	67	\$375,000	7/22/2010
White Butte Dr	3	2	1076	\$320,000	52	\$351,000	7/20/2010
Hesta St	3	2	1234	\$360,000	84	\$345,000	8/10/2010
Powers Rd	4	3	1581	\$350,000	26	\$340,000	7/16/2010
The Square Sq	2	2	1357	\$349,000	74	\$340,000	7/30/2010
Carriage Rd	3	2	1089	\$309,900	33	\$312,900	7/28/2010
Luis St	3	1	1148	\$309,900	28	\$310,000	7/30/2010
Mariana Dr	2	1	930	\$140,000	181	\$159,000	8/6/2010
Robison Blvd # 11	2	2	737	\$154,900	13	\$154,900	7/20/2010
Hibiscus Ave # 42	3	2	1325	\$90,000	21	\$82,000	8/13/2010

Data represents the activity of various brokers. Data does not represent the sale activity of non-listed properties. The data might not be completely accurate.

Source: SD MLS/Sandicor, Inc. OB Juncal does not represent, nor warrant, the accuracy of this data. If you have any questions regarding the above information or any real estate matters, please do not hesitate to call. Information subject to change.

OB Juncal, Battiata Real Estate. OB@Battiata.com 949.350.3068

*Asking Price at time of Sale & Asking Price (VRM) high number was used for this chart only

** DOM-Days On the Market—as reflected by the MLS for a properties current listing. Does not reflect the length of previous listings on the MLS for the same property during a properties time on the market.

*** (Difference calculated from data as reported on the 15th of each month. Does not reflect any updates or changes made after that point to the previous timeframe)