

Market Update: Listed Homes SOLD in these 9 areas 12/15/2010-1/15/2011

Rancho Santa Fe

Total listed homes sold: 20

Up 18% from last issue

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
Via De Santa Fe		5	10	16238	\$8,499,000	126	\$6,000,000 12/15/2010
Lago Lindo		6	7	9112	\$6,200,000	166	\$5,500,000 12/23/2010
Via Recanto		6	10	7963	\$5,295,000	399	\$5,100,000 12/16/2010
Las Colinas		6	9	9974	\$5,475,000	147	\$5,000,000 1/3/2011
El Camino Del Norte St		5	7	8126	\$3,895,000	235	\$3,500,000 12/23/2010
Las Planideras		5	6	8500	\$3,299,900	40	\$3,000,000 12/22/2010
Via Ravello		4	6	4926	\$3,395,000	366	\$2,900,000 1/12/2011
Flores De Oro		5	6	6800	\$2,495,000	206	\$2,325,425 1/6/2011
Calle Del Alcazar		8	8	7433	\$2,650,000	93	\$2,300,000 12/22/2010
Los Morros		4	4	2942	\$1,975,000	11	\$1,955,000 12/16/2010
Circa Oriente (#500)		5	6	5510	\$2,195,000	42	\$1,900,000 12/23/2010
Avenida Maravillas		3	3	2177	\$1,595,000	52	\$1,550,000 1/14/2011
Avenida Calma St		4	5	3900	\$1,575,000	4	\$1,500,000 12/31/2010
La Gracia		3	2	2292	\$1,395,000	57	\$1,286,800 12/16/2010
Las Colinas		2	2	1376	\$975,000	18	\$975,000 1/7/2011
Avenida Feliz		4	4	2881	\$850,000	83	\$835,000 1/4/2011
Via Bromo		4	4	2599	\$879,000	271	\$800,000 1/14/2011
Via Coronado		3	3	1764	\$735,000	56	\$676,000 12/30/2010
El Tordo St		2	2	1555	\$650,000	106	\$650,000 12/16/2010
Calle Juego		3	3	2501	\$620,000	19	\$621,000 12/23/2010

Del Mar

Total listed homes sold: 13

Up 8% from last issue

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
27th St		3	3	2011	\$3,995,000	34	\$3,500,000 12/23/2010
13th St		3	4	3140	\$3,600,000	14	\$2,900,000 1/14/2011
Stratford Ct		3	4	1995	\$1,890,000	208	\$1,600,000 12/30/2010
Del Mar Heights Rd		4	4	2923	\$1,495,000	170	\$1,275,000 1/4/2011
Via Merano		3	3	1812	\$1,325,000	25	\$1,196,710 1/7/2011
Van Dyke Ave		2	2	1838	\$1,300,000	6	\$1,190,000 1/7/2011
Caminito Mar Villa		2	3	1668	\$1,195,000	47	\$1,100,000 12/29/2010
Mango Dr		4	3	2072	\$1,015,000	150	\$982,000 12/28/2010
Del Mar Heights Rd		3	3	2597	\$995,000	78	\$910,000 12/30/2010
10th St		3	2	1468	\$375,000	160	\$407,622 1/3/2011
10th St		3	2	1468	\$375,000	161	\$379,000 1/4/2011
America Wy		2	2	1208	\$299,900	40	\$292,000 1/13/2011
Mango Dr # 330		2	2	804	\$239,900	28	\$235,000 12/21/2010

La Jolla

Total listed homes sold: 45

Up 7% from last issue

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
La Jolla Scenic Dr S		4	6	8018	\$9,540,000	266	\$8,000,000 12/21/2010
Germaine Ln		5	7	7331	\$4,795,000	118	\$4,200,000 12/17/2010
Torrey Pines Rd		5	7	8900	\$5,999,876	24	\$3,412,500 12/30/2010

La Jolla Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
Avenida Manana	5	5	4245	\$3,600,000	166	\$3,125,000	1/12/2011
Skylark Dr	4	5	5149	\$3,900,000	89	\$2,900,000	12/17/2010
Prospect Pl # 4	3	2	2751	\$3,300,000	37	\$2,550,000	12/29/2010
Ivanhoe Ave	4	4	3100	\$2,695,000	182	\$2,550,000	1/7/2011
Avenida Wilfredo	6	5	3405	\$2,495,000	187	\$2,288,000	12/29/2010
Vista Del Mar Ave	4	2	1603	\$1,995,000	83	\$1,950,000	12/17/2010
Virginia Wy	3	4	2521	\$2,150,000	170	\$1,950,000	12/28/2010
Mesa Wy	6	4	4087	\$1,922,000	11	\$1,922,000	12/30/2010
Caminito Porthcawl	3	3	2900	\$2,395,000	151	\$1,825,000	12/22/2010
Cactus Wy	4	5	4007	\$2,340,000	234	\$1,762,500	12/28/2010
Caminito Genio	3	4	2288	\$1,750,000	14	\$1,650,000	1/13/2011
Cliffridge Lane	5	3	3534	\$1,575,000	9	\$1,535,000	12/16/2010
Candlelight Dr	4	3	2735	\$1,399,900	15	\$1,429,753	12/22/2010
Calle De Primra	4	3	2510	\$1,495,000	83	\$1,425,000	1/7/2011
Westbourne St	3	3	2521	\$1,545,000	22	\$1,400,000	1/11/2011
Coast Blvd # 15HJ	3	5	2286	\$1,550,000	240	\$1,375,000	12/29/2010
Bonair Street	3	3	2118	\$1,450,876	63	\$1,339,000	1/11/2011
Coast Blvd # 3c	2	2	1248	\$1,500,876	103	\$1,286,000	12/29/2010
Slylard Dr	3	2	2000	\$1,195,000	11	\$1,145,600	1/12/2011
Calle Leticia	4	2	2535	\$1,200,000	12	\$1,140,000	1/3/2011
La Jolla Shores Dr	4	3	2722	\$1,250,000	8	\$1,125,000	12/22/2010
Sugarman Dr	5	3	3180	\$1,249,000	44	\$1,120,000	12/16/2010
Palomar Ave	3	3	2700	\$1,175,000	31	\$1,068,000	12/21/2010
Horizon Wy	3	3	1601	\$1,000,000	3	\$1,000,000	12/15/2010
Caminito Cruzada	3	3	2125	\$1,090,000	4	\$1,000,000	12/23/2010
Waverly Ave	3	1	1054	\$950,000	40	\$910,000	1/14/2011
Bonair St	3	3	2467	\$899,000	195	\$902,000	1/5/2011
Avenida Kirjah	4	3	2459	\$935,800	100	\$800,000	1/13/2011
Caminito Blythefield	4	3	3059	\$799,900	24	\$800,000	1/14/2011
Genter St	3	2	1344	\$910,000	97	\$793,000	12/30/2010
Caminito Empresa	3	3	2593	\$780,000	121	\$760,000	1/4/2011
Caminito Cardelina	2	2	1800	\$735,000	98	\$710,000	1/11/2011
Caminito Aliviado	2	2	1476	\$599,900	20	\$575,000	12/22/2010
La Jolla Blvd # E101	2	2	1494	\$574,900	49	\$570,000	12/30/2010
La Jolla Blvd # A109	2	2	1406	\$567,000	111	\$567,000	1/4/2011
Caminito Mallorca	3	3	1467	\$519,000	38	\$505,000	12/23/2010
Coast Blvd # 4j	1	1	950	\$549,000	180	\$486,000	12/30/2010
Eads Ave # 203	2	2	1158	\$474,000	68	\$461,000	1/14/2011
Via Sonoma # 112	2	2	1112	\$379,000	8	\$379,000	12/27/2010
Via Alicante	1	1	874	\$284,000	73	\$280,000	1/12/2011
Regents Rd # C105	1	1	764	\$235,000	102	\$235,000	12/30/2010
Via Alicante # 105	2	2	1017	\$239,900	129	\$227,000	12/22/2010

Rancho Bernardo, Santaluz, The Crosby**Total listed homes sold: 106****Up 4% from last issue**

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
Santaluz Inlet	5	6	6500	\$2,995,000	156	\$2,882,000	12/30/2010
Doug Hill	5	7	7645	\$2,815,000	9	\$2,725,000	1/14/2011
Top O The Morning Wy	5	7	5686	\$1,760,000	277	\$1,700,000	12/29/2010
High Time Rdg	4	5	4016	\$1,825,000	94	\$1,600,000	12/21/2010
Nathaniel Court	5	6	5207	\$1,350,000	29	\$1,300,000	1/13/2011

Rancho Bernardo, Santaluz, The Crosby Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
Broken Bow Ct	4	4	4024	\$1,250,000	103	\$1,120,000	12/15/2010
Entrada De Luz East	3	4	2900	\$1,179,000	518	\$1,015,000	12/21/2010
Caminito Lazanja	4	4	3144	\$1,045,000	151	\$1,015,000	12/31/2010
Rancho Ventana Trl	4	4	3975	\$990,000	275	\$1,010,000	12/23/2010
Polvera Ave	5	5	4118	\$1,049,500	236	\$999,500	12/22/2010
Turf Club Drive Dr	2	3	3622	\$896,900	37	\$896,900	12/29/2010
Beltaire Ln	3	4	2794	\$885,000	5	\$888,000	12/15/2010
Via Vivaldi	3	4	3038	\$860,000	25	\$840,000	12/23/2010
Azucar Wy	4	3	2827	\$779,000	12	\$745,000	12/23/2010
Via Cortona	3	4	3038	\$799,000	53	\$745,000	12/23/2010
Deer Ridge Rd	4	3	3824	\$790,000	4	\$740,000	12/21/2010
Locksley St	5	3	3018	\$759,000	248	\$735,000	12/23/2010
Via Cortona	5	4	3342	\$759,888	92	\$720,000	12/21/2010
Polvera Dr	6	4	2924	\$749,900	64	\$705,000	12/30/2010
Deer Ridge Pl	5	3	3296	\$715,000	194	\$700,000	12/30/2010
Gabilan Rd	5	4	3176	\$699,000	72	\$695,000	12/29/2010
Rosedust Glen Dr	4	4	3342	\$685,000	208	\$660,000	12/17/2010
Avenida Sivrita	5	3	2665	\$695,000	13	\$650,000	1/5/2011
Via Gracia	3	3	2345	\$649,000	114	\$640,000	12/23/2010
Monticook Ct	4	3	2589	\$655,000	366	\$630,000	1/10/2011
Lindamere Ln	4	3	2118	\$644,900	42	\$628,000	12/16/2010
Dapple Wy	4	3	2113	\$645,000	12	\$615,000	12/30/2010
Locksley St	4	2	2121	\$584,000	40	\$595,000	12/17/2010
Via Montecristo	4	3	2473	\$609,000	12	\$589,000	12/17/2010
Creekstone Ln	4	3	2092	\$589,000	75	\$575,000	12/17/2010
Francisco Dr	3	2	2192	\$579,000	76	\$575,000	12/20/2010
Via Montecristo	4	3	2475	\$602,900	124	\$560,000	12/22/2010
Gibraltar Dr	4	2	2229	\$550,000	220	\$560,000	12/28/2010
Spreckels Pl	4	3	2360	\$559,990	57	\$559,990	1/4/2011
Biardale Way	4	3	1769	\$539,900	19	\$540,000	12/17/2010
Via Corsini	3	3	1748	\$535,000	53	\$535,000	12/17/2010
Dapple Wy	3	3	1750	\$560,000	37	\$530,000	12/29/2010
Blackburn Ln	3	3	2047	\$519,990	19	\$523,236	1/11/2011
Twin Pond Ter	4	3	1893	\$525,000	85	\$520,000	1/14/2011
Cool Lake Wy	4	3	1739	\$520,000	82	\$510,000	12/17/2010
Cabela Dr	4	2	1913	\$499,000	4	\$499,000	12/28/2010
Fieldthorn St	3	3	1690	\$475,000	263	\$490,000	12/30/2010
Florindo Rd	5	3	2468	\$485,000	294	\$485,000	1/10/2011
Stoney Gate Pl	3	3	1539	\$525,000	29	\$485,000	1/14/2011
Caminito La Torre	3	2	1573	\$484,900	6	\$484,900	12/29/2010
Avenida Lamego	2	2	1597	\$495,000	76	\$467,500	12/22/2010
Fieldthorn St	3	3	1581	\$459,000	140	\$455,000	12/23/2010
Candleberry Ct	3	3	1612	\$475,000	129	\$453,000	12/27/2010
Bachimba Ct	2	2	1620	\$475,000	1	\$435,000	1/12/2011
Eastbourne Rd	3	3	1539	\$424,900	5	\$430,000	12/16/2010
Antonio Dr	3	2	1320	\$419,900	28	\$425,900	1/13/2011
Autillo Wy	4	2	1560	\$439,000	99	\$419,000	12/28/2010
Florindo Rd	3	2	1548	\$419,900	163	\$412,000	1/3/2011
Rancho Carmel Dr	3	2	1322	\$419,900	14	\$410,000	12/15/2010
Calle Trevino # 3	3	4	1460	\$399,000	127	\$395,000	1/4/2011
Hollingsworth Wy	3	3	1455	\$395,000	22	\$387,000	1/14/2011
Camino Marcilla # 3	3	4	1460	\$399,900	38	\$375,000	1/7/2011
Horado Rd	3	2	1395	\$379,900	58	\$370,000	12/17/2010

Rancho Bernardo, Santaluz, The Crosby Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
Avenida Villaha # 185	3	2	1622	\$369,900	176	\$366,000	12/23/2010
New Rochelle Wy # 91	3	3	1428	\$374,425	59	\$365,000	12/21/2010
Avenida Cordillera	2	2	1388	\$360,000	4	\$350,000	12/23/2010
Obispo Rd	2	2	1510	\$339,000	22	\$339,000	12/30/2010
Parish Rd	3	2	1412	\$339,900	94	\$330,000	1/4/2011
Bendito Dr	3	2	1614	\$339,000	13	\$325,000	12/17/2010
Casero Rd	2	2	1450	\$330,000	10	\$315,000	12/21/2010
Fairlie Rd	3	3	1729	\$318,000	79	\$315,000	12/30/2010
Dominican Dr	2	2	1197	\$319,900	62	\$310,000	1/13/2011
N Juarez Dr	2	2	1235	\$314,900	59	\$307,000	1/14/2011
Ashburton Rd	3	3	1599	\$300,000	39	\$300,000	12/23/2010
Timaru Wy	3	3	1599	\$304,900	59	\$295,000	1/12/2011
Ashburton Rd	3	3	1772	\$319,000	4	\$293,000	12/15/2010
Caminito Canasto	4	3	1578	\$294,900	14	\$290,000	12/28/2010
Vasquez Wy # 70	2	3	1335	\$299,900	41	\$287,000	12/28/2010
Mantilla Rd	2	2	1350	\$299,000	78	\$285,000	12/23/2010
Fairlie Rd	3	3	1599	\$323,900	9	\$282,000	1/5/2011
Matinal Cir # 124	4	3	1578	\$294,900	30	\$280,000	12/15/2010
Acena Dr	2	2	1327	\$249,900	161	\$253,500	1/13/2011
Caminito Vecinos # 62	3	2	1372	\$268,000	99	\$252,500	1/11/2011
16430 Avenida Venusto # C	3	2	1506	\$259,888	38	\$252,000	12/16/2010
Elisa Lane # 190	2	2	956	\$250,000	338	\$250,000	1/14/2011
Creekview Dr # 148	2	2	956	\$236,500	20	\$241,000	12/21/2010
Alva Rd # 2214	3	2	1243	\$259,900	244	\$240,000	12/28/2010
Poblado Rd	2	2	1116	\$235,000	41	\$235,000	12/15/2010
Plaza Maria	2	2	1431	\$250,000	88	\$235,000	12/28/2010
Matinal Rd	2	2	1116	\$229,000	145	\$230,000	12/30/2010
Sabre Hill Dr # 271	2	2	948	\$239,900	225	\$230,000	12/17/2010
Mantilla Rd	2	1	1000	\$238,000	216	\$230,000	12/23/2010
Plaza Animado # 125	2	2	1431	\$238,444	114	\$230,000	12/23/2010
Catarina Ln # 291	2	2	956	\$229,900	61	\$230,000	1/4/2011
Caminito Siega	2	2	1100	\$229,900	43	\$229,900	1/7/2011
Maturin Dr # 31	2	2	1085	\$228,900	20	\$228,900	12/28/2010
Avenida Venusto Rd # 249	2	2	1036	\$249,900	134	\$225,000	1/14/2011
Wimberly Sq # 60	2	2	907	\$210,000	246	\$210,000	12/17/2010
Maturin Dr # 1	2	1	949	\$230,000	274	\$208,000	1/4/2011
Alva Rd # 2312	2	2	899	\$209,900	24	\$195,000	1/14/2011
Avenida Venusto # 198	2	1	875	\$194,000	-10	\$194,000	12/27/2010
Avenida De Los Lobos # F	2	2	894	\$203,500	56	\$192,000	12/30/2010
Caminito Masada	2	2	1104	\$197,900	139	\$190,000	1/14/2011
Plaza Cerado # 97	2	1	945	\$189,900	30	\$185,000	12/23/2010
W. Bernardo Dr # 202	3	2	1056	\$179,000	160	\$179,000	12/23/2010
W Bernardo Dr # 208	2	2	944	\$179,900	43	\$179,000	12/28/2010
N Maturin Dr # 107	1	1	688	\$180,000	160	\$165,000	12/21/2010
Alta Carmel Ct # 252	1	1	704	\$145,000	0	\$145,000	1/12/2011
W Bernardo Dr # 106	2	1	855	\$132,600	8	\$140,000	12/17/2010
W Bernardo Dr # 205	2	1	874	\$134,900	4	\$135,500	12/30/2010
W Bernardo Dr # 205	2	1	874	\$99,000	23	\$125,100	12/29/2010

Solana Beach, Encinitas**Total listed homes sold: 47****9 Fewer than last issue**

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
N Rios Ave	6	5	3925	\$2,295,000	0	\$2,200,000	12/30/2010
Calle Tres Vistas	6	7	6412	\$2,095,000	132	\$1,950,000	12/21/2010
Neptune Ave	3	2	2380	\$1,995,000	202	\$1,865,000	1/10/2011
Via Mil Cumbres	3	3	3180	\$1,695,000	27	\$1,637,700	12/20/2010
Granados Ave	5	5	3416	\$1,679,000	184	\$1,625,000	12/24/2010
N Rios Ave	4	4	3145	\$1,695,000	137	\$1,578,000	1/6/2011
Dove Hollow Rd	5	5	4700	\$1,695,000	69	\$1,550,000	12/20/2010
Latigo Row	5	6	4489	\$1,550,000	74	\$1,475,000	1/14/2011
Paxton Wy	4	5	4711	\$1,600,000	122	\$1,400,000	12/17/2010
Rosemont Lane	5	5	4325	\$1,495,000	60	\$1,400,000	1/14/2011
Caudor St	5	5	3454	\$1,299,000	153	\$1,245,000	12/17/2010
Noma Ln	5	6	5547	\$1,199,900	218	\$1,175,000	1/3/2011
3rd St	3	3	2123	\$1,089,000	151	\$1,170,000	1/11/2011
Ocean View Ave	5	4	4652	\$1,299,888	31	\$1,160,000	1/5/2011
Caminito Laura	4	5	3955	\$1,100,000	57	\$1,125,000	12/22/2010
Via Del Cerrito	5	4	3156	\$1,095,000	156	\$980,000	12/30/2010
Caminito Ricardo	4	4	3094	\$980,000	332	\$960,000	12/20/2010
W Jason St	3	3	2300	\$949,000	31	\$888,000	12/23/2010
Solana Point Cir	3	3	2362	\$999,900	32	\$884,500	12/30/2010
Woodwind Dr	3	2	2768	\$865,000	83	\$845,000	12/20/2010
Camino Santa Barbara	3	2	1864	\$850,000	25	\$800,000	1/14/2011
Santa Hidalgo	4	2	1876	\$775,000	200	\$747,450	12/15/2010
Santa Bartola	4	2	1771	\$745,000	1	\$747,000	1/14/2011
Andrew Ave	3	2	1441	\$675,000	8	\$701,000	12/17/2010
Del Mar Downs Rd	2	2	2068	\$769,995	56	\$700,000	12/23/2010
Santa Paula	3	2	1548	\$695,000	1	\$679,000	12/23/2010
Santa Queta	3	2	1608	\$745,000	281	\$670,000	12/15/2010
Eolus Ave	3	3	2445	\$720,000	14	\$660,000	12/21/2010
Hygeia Ave	4	3	1728	\$674,900	53	\$570,000	12/21/2010
Caliban Dr	4	2	1831	\$559,500	118	\$530,000	1/7/2011
Via Del Cerrito	3	2	1825	\$550,000	386	\$515,000	12/23/2010
Swamis Ln	3	3	1883	\$515,000	48	\$515,000	12/30/2010
Caliban Dr	3	2	1212	\$479,900	49	\$500,000	12/17/2010
Gardendale Rd	2	2	1125	\$449,900	5	\$470,000	12/23/2010
Sweet Pea Pl	3	3	1268	\$449,000	11	\$445,000	1/11/2011
Summer View Cir	2	3	1337	\$425,000	55	\$418,000	12/29/2010
Fraxinella St	2	1	827	\$429,900	43	\$400,000	12/30/2010
Countryhaven Rd	2	3	1380	\$379,000	36	\$360,000	12/20/2010
Sweet Pea Pl	2	2	929	\$336,600	13	\$340,000	1/7/2011
Willowood Ln	2	2	1032	\$285,000	58	\$285,000	1/4/2011
Village Green Rd	2	2	1032	\$281,900	63	\$280,000	12/29/2010
Belle Meade Rd	2	2	936	\$283,000	10	\$265,000	12/17/2010
Regal Rd # 6l	2	1	769	\$234,900	27	\$228,000	1/11/2011
Rosebay Dr # 18	1	1	630	\$179,000	61	\$170,000	12/23/2010
N El Camino Real Blvd N # 2	2	2	1400	\$189,900	157	\$170,000	1/14/2011
N El Camino Real # 79	2	2	1240	\$84,900	106	\$75,000	12/30/2010
N El Camino Real # 50	2	2	1248	\$79,500	55	\$72,500	12/30/2010

Carmel Valley**Total listed homes sold: 47****4 Fewer than last issue**

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
Duck Pond Trl	5	6	7696	\$3,495,500	43	\$2,950,000	12/30/2010
Rancho Tierra Trail # 97	6	9	8460	\$3,200,000	84	\$2,750,000	12/28/2010
Meadows Del Mar	5	6	6291	\$2,695,000	107	\$2,550,000	12/15/2010
Del Mar Mesa Rd	5	5	5255	\$2,499,000	127	\$2,125,000	12/15/2010
Mesa Norte	4	5	4879	\$1,685,000	323	\$1,650,000	12/21/2010
Mesa Norte Dr	4	4	4258	\$1,749,000	441	\$1,650,000	12/28/2010
Castillo Gln	5	5	3736	\$1,795,000	20	\$1,600,000	1/6/2011
Wendover Ter	4	5	4226	\$1,450,000	8	\$1,380,000	1/6/2011
Corte Pleno Verano	6	5	4233	\$1,350,000	37	\$1,270,000	1/13/2011
Valerio Trail	5	5	3922	\$1,150,000	599	\$1,100,000	12/30/2010
Aster Meadows Place	5	5	3622	\$1,200,876	16	\$1,060,000	12/30/2010
Modena Pl	4	3	3430	\$995,000	99	\$975,000	1/14/2011
Grayson Dr	4	4	3071	\$995,000	20	\$965,950	1/14/2011
Worsch Way	3	2	1702	\$895,000	9	\$895,000	12/15/2010
Larkfield Ct	4	3	2704	\$849,000	71	\$835,000	12/27/2010
Black Colt Ln	4	3	2402	\$849,000	28	\$828,000	12/20/2010
Saddle Cove Ln	4	3	2402	\$849,000	106	\$825,000	12/16/2010
Caminito Exquisito	4	3	2475	\$829,000	40	\$820,000	12/21/2010
Torrey Del Mar Dr	5	5	3670	\$829,900	94	\$800,000	12/30/2010
Black Pine Pl	3	3	2112	\$809,000	62	\$790,000	1/13/2011
Torrey View Ct	4	3	2414	\$775,000	132	\$750,000	12/29/2010
Calle Isabelino	3	3	1954	\$749,000	28	\$720,000	12/16/2010
Almondwood Wy	4	3	2451	\$709,000	8	\$712,000	1/12/2011
Lopelia Meadows Pl	4	3	2362	\$697,550	16	\$710,959	12/17/2010
Futura St	3	3	1568	\$679,900	74	\$655,000	12/21/2010
Da Vinci St	3	3	2119	\$699,000	99	\$630,500	12/17/2010
Caminito Diego	4	3	2080	\$629,900	113	\$610,000	12/20/2010
Carmel Cape	3	3	1730	\$599,000	102	\$579,000	1/3/2011
Carmel Creek Rd	3	3	1409	\$579,900	14	\$566,000	12/28/2010
Carmel Country Rd # 110	3	4	1608	\$575,000	41	\$565,000	12/15/2010
New Grove Trail Trl # 77	3	3	1643	\$558,850	8	\$556,300	12/21/2010
Carmel Creek Rd # 15	3	3	1604	\$547,500	95	\$515,000	12/23/2010
Mykonos Ln # 144	2	3	1202	\$449,900	116	\$439,000	1/4/2011
Mykonos Ln # 18	2	3	1202	\$435,000	0	\$430,000	12/17/2010
Tiverton Rd	2	3	1386	\$430,000	9	\$430,000	1/3/2011
Tiverton Rd	2	3	1203	\$424,900	112	\$424,000	1/10/2011
Mykonos Ln # 112	2	3	1202	\$420,000	217	\$417,000	12/17/2010
Pell Pl # 327	2	2	1052	\$439,900	78	\$415,000	12/17/2010
Via Candidiz # 117	3	3	1217	\$415,000	13	\$410,000	12/29/2010
Elijah Ct # 412	2	2	1193	\$379,000	174	\$370,000	12/28/2010
Pell Pl # 209	2	2	1020	\$375,000	90	\$360,000	12/30/2010
Pell Pl # 232	2	2	1020	\$365,000	56	\$352,500	1/6/2011
Via Candidiz # 126	2	2	976	\$344,950	93	\$330,000	1/3/2011
Caminito El Rincon # 282	2	2	944	\$319,999	13	\$311,000	1/10/2011
Elijah Ct # 1024	2	2	953	\$330,000	3	\$307,500	1/3/2011
Camino Mira Del Mar # 232	2	2	864	\$305,000	90	\$295,000	12/21/2010
Ruette Alliante # 156	2	2	944	\$319,900	17	\$290,000	12/30/2010

Coronado

Total listed homes sold: 15

9 Fewer than last issue

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
1st St	3	2	1731	\$8,750,000	117	\$7,800,000	12/15/2010
Tolita Ave	5	5	4124	\$3,380,000	40	\$3,380,000	1/6/2011
Pine St	5	5	4182	\$3,198,000	100	\$3,060,000	1/4/2011
Avenida Del Mundo # 1407	3	3	1800	\$2,695,000	96	\$2,600,000	12/30/2010
E Ave	5	3	2473	\$2,150,000	92	\$2,000,000	12/30/2010
San Luis Rey	4	5	2903	\$1,895,000	62	\$1,800,000	1/12/2011
G Ave	3	4	2390	\$1,475,000	77	\$1,300,000	12/30/2010
J Ave	5	3	2556	\$1,100,000	7	\$1,080,000	1/13/2011
Avenida Del Mundo # 1610	2	2	1215	\$1,250,000	69	\$1,075,000	1/13/2011
Trinidad Bnd	4	3	2380	\$990,000	184	\$940,000	1/14/2011
E Ave	2	2	1245	\$729,000	29	\$705,000	12/27/2010
C Ave	3	2	1212	\$675,000	45	\$675,000	1/5/2011
Avenida Del Mundo # 310	1	1	1080	\$624,800	88	\$600,000	12/23/2010
Olive Ave	2	2	952	\$659,000	190	\$600,000	12/28/2010
Avenida Del Mundo Ave # 401	0	1	663	\$469,000	30	\$435,000	12/30/2010

Downtown

Total listed homes sold: 76

Up 19% from last issue

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
Pacific Hwy # 3502	2	3	3226	\$3,301,000	349	\$2,700,000	1/3/2011
Pacific Hwy # 3104	2	3	2448	\$2,375,000	43	\$2,100,000	12/23/2010
The Mark Ln # 3101	2	3	2011	\$1,795,000	53	\$1,500,000	12/21/2010
Pacific Hwy # 2901	2	2	1944	\$1,395,000	10	\$1,395,000	12/30/2010
Pacific Hwy # 1406	2	2	1944	\$1,195,000	65	\$1,065,000	1/5/2011
Kettner Blvd # 2304	2	2	1707	\$1,100,000	37	\$1,050,000	1/4/2011
Front St # 1805	2	3	1596	\$1,399,000	62	\$900,000	12/30/2010
Harbor Dr # #2104	2	2	1572	\$895,000	169	\$840,000	12/30/2010
6th Ave	3	4	2240	\$800,000	168	\$730,000	1/3/2011
9th Ave # 2401	3	3	1616	\$742,500	116	\$715,000	12/23/2010
Pacific Hwy # 1004	2	2	1462	\$746,500	74	\$645,000	1/7/2011
W E St # 2503	2	2	1370	\$607,900	27	\$625,000	1/6/2011
W G St	3	4	1615	\$629,900	17	\$595,500	12/15/2010
State St # 402	2	2	1613	\$625,000	37	\$590,000	12/29/2010
W Harbor Dr # 404	2	2	1575	\$640,000	192	\$575,000	12/15/2010
W Harbor Dr # 301	2	2	1545	\$599,000	188	\$550,000	12/21/2010
Pacific Hwy # 905	2	2	1325	\$549,000	66	\$549,000	12/17/2010
W Harbor Dr # 502	2	2	1374	\$549,000	10	\$547,500	1/13/2011
Front St # 1806	1	2	1460	\$539,000	17	\$506,000	12/20/2010
W E St # 3704	2	2	993	\$524,900	189	\$499,000	12/30/2010
State St # 419	2	2	1532	\$525,000	22	\$495,000	12/17/2010
W. G St	1	2	1248	\$529,900	56	\$480,000	12/30/2010
6th Ave # 1002	2	2	1032	\$450,000	149	\$435,000	12/23/2010
Kettner Blvd # 303	1	2	1465	\$427,900	57	\$430,000	12/17/2010
India St # 601	2	2	1154	\$419,900	30	\$430,000	12/23/2010
Island Ave # 327	2	3	1209	\$414,900	92	\$414,900	12/30/2010
Island Ave # 418	1	2	1364	\$390,000	0	\$405,000	12/30/2010
Harbor Dr # 701	2	2	1385	\$399,900	21	\$395,000	1/14/2011
Union St # 602	2	2	1172	\$369,900	20	\$392,500	1/7/2011

Downtown Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
9th Ave # 105	2	2	1241	\$399,000	16	\$391,000	12/23/2010
India St # 501	2	2	1305	\$419,000	69	\$380,000	12/16/2010
Pacific Hwy # 2503	1	2	899	\$379,000	244	\$379,000	1/10/2011
India St # 807	2	2	1253	\$410,000	136	\$375,000	1/14/2011
The Mark Ln # 301	1	1	919	\$369,900	27	\$369,900	12/29/2010
Island Ave # 513	2	2	1028	\$365,000	83	\$365,000	1/5/2011
Front St # 1002	1	1	737	\$359,900	155	\$355,000	12/31/2010
Island Ave # 308	2	2	1027	\$350,000	240	\$355,000	1/4/2011
Pacific Hwy # 604	1	2	899	\$359,900	20	\$350,000	12/22/2010
Brant St # 303	2	2	1151	\$348,000	194	\$320,000	1/4/2011
Park Blvd # 2512	2	2	1028	\$299,900	38	\$317,000	12/30/2010
8th Ave # 203	2	2	1096	\$319,900	436	\$316,500	12/17/2010
Island # 101	1	2	998	\$312,000	336	\$312,000	12/30/2010
6th Ave # 403	2	2	1084	\$324,900	122	\$310,000	12/23/2010
4th Ave # 710	1	1	780	\$349,800	67	\$310,000	12/30/2010
6th Ave # 1701	1	1	750	\$350,000	125	\$305,000	1/14/2011
Park Blvd # 1517	1	1	863	\$299,900	30	\$296,500	12/30/2010
10th Ave # 1704	1	1	671	\$260,000	77	\$290,000	12/15/2010
Columbia St # 406	2	2	1064	\$275,000	67	\$281,500	12/17/2010
Kettner Blvd # 26	2	2	970	\$290,000	243	\$280,000	1/10/2011
Island Ave # 613	1	1	807	\$279,750	5	\$278,000	12/15/2010
Island Ave # 334	0	2	767	\$311,000	104	\$270,000	1/7/2011
8th Ave # 602	3	2	1384	\$265,000	496	\$270,000	1/11/2011
Pacific Hwy # 317	1	1	632	\$319,000	75	\$269,000	12/29/2010
Market St # 214	1	1	681	\$275,000	7	\$265,000	12/23/2010
Market St # 123	1	1	681	\$311,000	48	\$265,000	12/30/2010
India St # 312	1	2	921	\$265,000	59	\$260,000	12/28/2010
J St # 5171	1	1	777	\$253,000	15	\$257,700	12/22/2010
Columbia St # 209	2	2	807	\$250,000	87	\$230,159	1/10/2011
Front St # 219	1	1	888	\$234,600	18	\$230,000	1/4/2011
Front St # 242	1	1	658	\$225,000	64	\$225,000	12/21/2010
11th Ave # 221	1	1	777	\$200,000	150	\$225,000	12/23/2010
J St # 216	1	1	681	\$235,000	191	\$220,000	12/15/2010
Front St # 343	1	1	658	\$230,000	233	\$220,000	12/22/2010
Park Blvd # 216	1	1	863	\$216,000	68	\$216,000	1/7/2011
Beech St # 302	1	2	793	\$219,000	120	\$212,000	12/23/2010
5th St # 852	1	1	431	\$219,900	247	\$208,100	12/15/2010
6th Ave # 102	1	1	733	\$215,000	125	\$200,000	1/14/2011
W Beech St # 1154	1	1	693	\$198,900	16	\$191,000	1/13/2011
State St # 328	1	1	666	\$199,900	91	\$190,000	12/16/2010
W Beech St # 326	1	1	679	\$179,900	3	\$174,503	12/16/2010
Ash St # 1102	1	1	797	\$155,000	46	\$155,000	12/22/2010
15th Ave # 409	1	1	725	\$149,000	198	\$139,000	1/10/2011
Ash St # 502	1	1	664	\$137,000	59	\$137,000	12/17/2010
Ash St # 202	1	1	628	\$120,000	34	\$130,000	12/15/2010
Fir St	2	1	591	\$130,000	313	\$125,000	1/5/2011
15th St # 609	0	1	725	\$134,900	53	\$120,000	12/27/2010

Poway**Total listed homes sold: 33****4 Fewer than last issue**

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
Sagecrest Dr	4	5	4100	\$1,499,000	264	\$1,400,000	12/30/2010

Poway Cont'd

Address	BRs	Bas	Est. SF.	Asking Price*	DOM**	Sold Price	Escrow Closed
Indian Trail Rd	5	5	3959	\$1,009,800	7	\$1,042,000	12/29/2010
Palisades Dr	4	4	3602	\$950,000	86	\$900,000	12/15/2010
Camino Del Valle	5	4	3356	\$879,000	176	\$840,000	12/21/2010
Maverick Ct	4	3	2516	\$785,000	88	\$750,000	1/11/2011
Shadowline St	4	3	3139	\$675,000	47	\$705,000	1/13/2011
Briarwood Pl	4	2	2238	\$725,000	33	\$695,000	12/16/2010
Willow Run Rd	2	4	3392	\$663,000	8	\$663,000	12/16/2010
Martincoit Rd	5	4	3004	\$695,000	22	\$614,250	1/7/2011
Oakline Rd	4	3	2259	\$598,000	33	\$595,000	1/5/2011
Putney Rd	3	3	2730	\$630,000	121	\$580,000	12/21/2010
Crestwood Ave	4	2	2238	\$595,900	43	\$580,000	12/23/2010
Donart Dr	3	2	1879	\$569,900	18	\$560,000	1/6/2011
Woodhollow Ln	4	3	2259	\$535,000	274	\$535,000	12/30/2010
Humo Dr	4	2	1607	\$545,000	96	\$523,000	1/6/2011
Tam O Shanter Dr	3	2	2040	\$540,000	35	\$500,000	12/30/2010
Mountain Rd	4	2	1886	\$425,000	180	\$435,000	1/4/2011
Frame Rd	5	2	2026	\$429,900	74	\$410,000	12/30/2010
Soule St	3	2	1590	\$374,900	222	\$375,000	12/16/2010
Tobiasson Rd	4	2	1472	\$360,000	240	\$360,000	12/30/2010
Ilene St	4	2	1566	\$338,876	189	\$336,700	12/30/2010
Scarboro St	4	2	1300	\$310,080	21	\$310,000	12/28/2010
Utopia Rd	3	2	1971	\$350,000	9	\$310,000	1/7/2011
Tobiasson Rd	3	2	1131	\$315,000	203	\$308,750	12/30/2010
Granville Dr	3	2	1300	\$298,000	4	\$302,500	12/30/2010
Powers Rd	3	2	1531	\$299,900	155	\$292,000	12/23/2010
Silver Lake Dr	3	2	1629	\$294,900	48	\$276,800	12/29/2010
Frame Rd	4	2	1450	\$350,000	14	\$271,000	12/28/2010
Frame Rd	4	2	1450	\$350,000	53	\$271,000	12/30/2010
Eastern St	3	2	1400	\$302,900	150	\$270,000	1/4/2011
Mariana Dr	4	3	1428	\$235,000	162	\$215,000	12/30/2010
Wilsey Wy	2	2	1110	\$191,000	141	\$165,000	12/27/2010

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. does not represent, nor warrant, the accuracy of this data.

Information subject to change.

*Asking Price at time of Sale

** 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)

Year to date compares 1/1 -10/15 closed sales 2009 vs 2010 ***