

EL ESCORIAL VILLAS AT EAST BEACH

SALES IN 2026 TO DATE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>FLOOR PLAN</u>	<u>FLOOR</u>	<u>COMMENTS</u>
115 Por La Mar	\$1,850,000	\$1,895,000	\$1,895,000	1/26	1 mo.	2/2	San Ysidro	1 st	East facing. At 1,372 sq.ft., this is the largest floor-plan with fireplace and upgrades. Former model. Previous Sales in 2000's: 5/13 for \$900,000 5/04 for \$925,000
401 Por La Mar	1,800,000	1,849,000	1,895,000	1/26	2 wks.	2/2	San Ysidro	1 st	Original condition north facing unit with fireplace and view of the fountain.
462 Por La Mar	1,620,000	1,595,000	1,595,000	7/26	1 wk.	2/2	Biltmore	3 rd	South facing end unit with fireplace and great light.
450 Por La Mar	1,049,000	n/a	n/a	5/26	n/a	1/1	Miramar	3 rd	Redone south and west facing end unit with ocean views, stainless & granite kitchen, California Closets. Previous sales since 2000: 12/21 for \$915,000 8/05 for \$800,000
449 Por La Mar	930,000	n/a	n/a	4/26	n/a	1/1	Miramar	3 rd	North and west facing end unit with great mountain and park views. Previous sales since 2000: 3/22 for \$891,050 3/17 for \$675,000 8/14 for \$625,000 5/07 for \$673,500 12/03 for \$492,500
452 Por La Mar	905,000	n/a	n/a	2/26	n/a	1/1	Riviera	3 rd	South facing top floor unit with ocean peek. Previous sales since 2000: 3/21 for \$660,000 11/03 for \$485,000
255 Por La Mar	880,000	919,000	919,000	4/26	1 mo.	1/1	Miramar	3 rd	Redone northeast facing end unit with A/C and many built-in cabinets.
411 Por La Mar	865,000	895,000	925,000	4/26	6 mo.	1/1	Riviera	1 st	South facing with tile flooring. Previous sales since 2000: 8/16 for \$570,000
208 Por La Mar	865,000	879,000	915,000	1/26	3 mo.	1/1	Miramar	1 st	Northeast facing end unit with 2024 appliances. Previous sales since 2000: 7/22 for \$849,000 4/16 for \$570,000 12/03 for \$470,000 9/01 for \$350,000
222 Por La Mar	715,000	729,000	729,000	7/26	2 wks.	0/1	Rincon	1 st	East facing studio with wood floors. Previous Sales in 2000's: 11/12 for \$300,000 3/06 for \$598,000 7/02 for \$307,000

SALES IN 2025: COMPLETE

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216 Por La Mar	\$1,600,000	\$1,549,000	\$1,695,000	6/25	6 mo.	2/2	Biltmore	1 st	Original condition west facing end unit with fireplace and patio near the pool.
422 Por La Mar	1,500,000	1,545,000	1,595,000	6/25	7 mo.	2/2	San Miguel	1 st	West facing with limestone tile floors, newer stainless Appliances and shutters. Previous Sales since 2000: 9/12 for \$630,000 6/09 for \$725,000
269 Por La Mar	1,449,000	1,469,000	1,500,000	10/25	6 mo.	2/2	San Miguel	3 rd	Orig. condition top floor east facing San Miguel with formal dining, ceiling fans and skylight. Previous Sales since 2000: 8/22 for \$1,300,000
443 Por La Mar	1,200,000	1,299,000	1,395,000	2/25	3 mo.	2/2	San Miguel	2 nd	West facing end unit with decks off living room and primary bedroom. Previous Sales since 2000: 10/12 for \$605,000 1/07 for \$825,000
104 Por La Mar	1,049,000	1,149,000	1,149,000	4/25	1 mo.	1/1	Riviera	1 st	Redone south facing with wood floors and fake fire-place overlooking the fountain. Previous Sales since 2000: 12/23 for \$870,000 6/06 for \$670,000 7/03 for \$465,000 1/03 for \$449,000 10/01 for \$370,000 12/00 for \$385,000
456 Por La Mar	965,000	n/a	n/a	7/25	n/a	1/1	Riviera	3 rd	Redone south facing ocean view unit. Previous Sales since 2000: 5/18 for \$680,000
203 Por La Mar	915,000	915,000	915,000	12/25	1 wk.	1/1	Riviera	1 st	Redone south facing with updated kitchen and bath.
349 Por La Mar	915,000	929,000	949,000	1/25	2 mo.	1/1	Miramar	3 rd	North facing end unit with upgraded kitchen and French doors between bedroom and living room. Previous Sales since 2000: 12/11 for \$500,000 10/06 for \$700,000
126 Por La Mar	884,900	894,900	894,900	8/25	1 wk.	1/1	Riviera	2 nd	Redone south facing unit with new kitchen and bath. Previous sales since 2000: 12/17 for \$595,000 6/06 for \$650,000
352 Por La Mar	870,000	900,000	900,000	12/25	2 mo.	1/1	Riviera	3 rd	Original condition south facing top floor unit.
139 Por La Mar	830,000	n/a	n/a	8/25	n/a	1/1	Riviera	2 nd	East facing unit sold privately.

SALES IN 2024: COMPLETE

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362 Por La Mar	\$1,850,000	n/a	n/a	5/24	n/a	2/2	Biltmore	3 rd	Ocean peeks from south facing top floor unit with fireplace, shutters and 2 car garage.
440 Por La Mar	1,400,000	1,395,000	1,395,000	12/24	2 wks.	2/2	Biltmore	2 nd	Redone south facing end unit with fireplace. <i>Previous sales since 2000:</i> 3/19 for \$845,000 10/03 for \$455,000
128 Por La Mar	950,000	n/a	n/a	10/24	n/a	1/1	Miramar	2 nd	South and west facing end unit. Sold privately.
205 Por La Mar	925,000	895,000	895,000	12/24	1 wk.	1/1	Riviera	1 st	South facing with redone kitchen, wood floors. <i>Previous sales since 2000:</i> 1/20 for \$617,500 2/16 for \$565,000 8/12 for \$464,500 8/10 for \$475,000
257 Por La Mar	895,000	895,000	895,000	12/24	1 mo.	1/1	Riviera	3 rd	Mtn view unit with redone kitchen and bathroom and the only central air/heating system in complex. <i>Previous sales since 2000:</i> 7/21 for \$710,000 10/12 for \$515,000
117 Por La Mar	895,000	899,000	899,000	11/24	2 wks.	1/1	Riviera	1 st	Redone East facing with granite kitchen. <i>Previous Sales since 2000:</i> 9/14 for \$545,000 3/10 for \$406,000 2/07 for \$605,000
207 Por La Mar	890,000	899,000	899,000	4/24	1 wk.	1/1	Miramar	1 st	Redone South facing end unit with wood floors. <i>Previous sales since 2000:</i> 7/23 for \$909,000 4/06 for \$650,000 6/02 for \$418,000
201 Por La Mar	878,500	889,000	889,000	1/24	1 wk.	1/1	Riviera	1 st	South facing unit with hardwood floors.
333 Por La Mar	870,000	n/a	n/a	1/24	n/a	1/1	Riviera	2 nd	South facing unit with new tile backsplash. <i>Previous sales since 2000:</i> 6/10 for \$395,000* 5/07 for \$635,000 * Foreclosure sale
317 Por La Mar	850,000	850,000	850,000	6/24	1 wk.	1/1	Riviera	1 st	West facing unit with large patio. <i>Previous sales since 2000:</i> 6/21 for \$619,000
346 Por La Mar	831,500	879,000	879,000	8/21	2 wks.	1/1	Riviera	3 rd	North facing end unit with some mtn views. <i>Previous sales since 2000:</i> 5/21 for \$706,000

SALES IN 2023: COMPLETE

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220 Por La Mar	\$1,597,700	\$1,597,700	\$1,597,700	9/23	1 mo.	2/2	Biltmore	1 st	Redone north and west facing end unit. Fireplace with custom mantle, tiled kitchen and baths. <i>Previous sales since 2000:</i> 1/21 for \$926,000 11/07 for \$950,000 5/02 for \$564,500
207 Por La Mar	909,000	n/a	n/a	7/23	n/a	1/1	Miramar	1 st	Redone South facing end unit with wood floors. <i>Previous sales since 2000:</i> 4/06 for \$650,000 6/02 for \$418,000
103 Por La Mar	907,000	n/a	n/a	1/23	n/a	1/1	Riviera	1 st	Updated with new kitchen, bath and wood bedroom floors, this South facing unit overlooks the fountain. <i>Previous sales since 2000:</i> 6/15 for \$560,000 7/12 for \$465,000 3/02 for \$395,000 4/00 for \$389,000
159 Por La Mar	875,000	875,000	875,000	12/23	1 wk.	1/1	Riviera	3 rd	East facing top floor unit with shutters. <i>Previous sales since 2000:</i> 7/21 for \$705,000 6/14 for \$525,000
104 Por La Mar	870,000	875,000	875,000	12/23	1 wk.	1/1	Riviera	1 st	South facing with tile floors overlooking the fountain. <i>Previous sales since 2000:</i> 6/06 for \$670,000 7/03 for \$465,000 1/03 for \$449,000 10/01 for \$370,000 12/00 for \$385,000
429 Por La Mar	850,000	990,000	990,000	7/23	1.5 mo.	1/1	Miramar	2 nd	Ocean and beach view south facing end unit. <i>Previous sales since 2000:</i> 4/21 for \$750,000 7/08 for \$640,000
146 Por La Mar	850,000	875,000	915,000	5/23	2 mo.	1/1	Riviera	3 rd	South facing fountain view unit. <i>Previous sales since 2000:</i> 1/18 for \$607,500
409 Por La Mar	787,000	810,000	810,000	2/23	1 wk.	1/1	Riviera	1 st	Upgraded South facing with newer kitchen counters and appliances, travertine floors. <i>Previous sales since 2000:</i> 7/20 for \$658,000 3/18 for \$620,000 4/15 for \$545,000 2/13 for \$446,500
235 Por La Mar	785,000	775,000	775,000	6/23	1 wk.	1/1	Riviera	2 nd	This north facing unit has not been redone.
206 Por La Mar	785,000	849,000	849,000	1/23	1 mo.	1/1	Riviera	1 st	This south facing unit has tiled floors.
311 Por La Mar	775,000	775,000	775,000	8/23	1 wk.	1/1	Riviera	1 st	This south facing unit has Saltillo tiled floors, new window and slider and newer appliances.
132 Por La Mar	775,000	799,000	815,000	5/23	1 mo.	1/1	Riviera	2 nd	North facing unit with mtn peek, new carpet & paint. <i>Previous sales since 2000:</i> 1/21 for \$580,000
439 Por La Mar	765,000	n/a	n/a	10/23	n/a	1/1	Riviera	2 nd	East facing 2 nd floor unit in original condition.
325 Por La Mar	765,000	775,000	765,000	5/23	1 mo.	1/1	Riviera	2 nd	Redone north facing 2 nd floor unit with granite counters and stainless steel appliances. <i>Previous sales since 2000:</i> 6/11 for \$390,000
120 Por La Mar	643,000	649,000	649,000	10/23	3 wks.	0/1	Rincon	1 st	West facing updated studio with patio and new wood floors since its 5/13 sale. <i>Previous sales since 2000:</i> Sold 4/21 for \$556,500 Sold 7/16 for \$449,000 Sold 5/13 for \$369,000

SALES IN 2022: COMPLETE

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262 Por La Mar	\$1,975,000	\$2,100,000	\$2,400,000	1/22	1 mo.	2/2.5	Montecito	3 rd	Redone south facing 1,609 sq.ft. corner penthouse with 2 fireplaces and mountain view rooftop patio. <i>Previous sales since 2000:</i> Sold 7/05 for \$1.9M.
301 Por La Mar	1,800,000	1,549,000	1,549,000	2/22	1 wk.	2/2	San Ysidro	1 st	Redone north facing end unit with wood floors, formal dining, large patio and 2 car garage. <i>Previous sales since 2000:</i> Sold 9/16 for \$1.0M.
269 Por La Mar	1,300,000	1,300,000	1,600,000	8/22	4 mo.	2/2	San Miguel	3 rd	Orig. condition top floor east facing San Miguel with formal dining, ceiling fans and skylight.
331 Por La Mar	920,000	849,000	855,000	2/22	1 wk.	1/1	Riviera	2 nd	South facing redone unit with ocean peek. <i>Previous sales since 2000:</i> 3/21 for \$649,000 4/15 for \$530,000
247 Por La Mar	900,000	n/a	n/a	4/22	n/a	1/1	San Miguel	2 nd	East facing unit with orig. laundry room converted to an office and no current laundry in unit. <i>Previous sales since 2000:</i> 7/18 for \$820,000
113 Por La Mar	900,000	849,000	849,000	3/22	1 wk.	1/1	Riviera	1 st	Beautifully newly redone north facing end unit. <i>Previous sales since 2000:</i> 10/19 for \$550,000 7/07 for \$612,000
449 Por La Mar	891,050	850,000	850,000	3/22	2 wks.	1/1	Miramar	3 rd	North and west facing end unit with great mountain and park views. <i>Previous sales since 2000:</i> 3/17 for \$675,000 8/14 for \$625,000 5/07 for \$673,500 12/03 for \$492,500
407 Por La Mar	850,000	n/a	n/a	3/22	n/a	1/1	Miramar	1 st	South and west facing corner unit. Sold privately.
417 Por La Mar	850,000	n/a	n/a	3/22	n/a	1/1	Riviera	1 st	This east facing ground floor unit sold privately.
208 Por La Mar	849,000	n/a	n/a	7/22	n/a	1/1	Miramar	1 st	Northeast facing end unit. Sold privately. <i>Previous sales since 2000:</i> 4/16 for \$570,000 12/03 for \$470,000 9/01 for \$350,000
252 Por La Mar	845,000	n/a	n/a	8/22	n/a	1/1	Riviera	3 rd	South facing top floor unit. <i>Previous sales since 2000:</i> 10/12 for \$490,000
310 Por La Mar	825,000	n/a	n/a	9/22	n/a	1/1	Riviera	1 st	This south facing unit with new paint sold privately.
219 Por La Mar	780,000	795,000	810,000	9/22	2 mo.	1/1	Riviera	2 nd	West facing unit with ceiling fan and shutters.
243 Por La Mar	775,000	795,000	795,000	10/22	2 mo.	1/1	Riviera	2 nd	West facing new carpet and paint.
304 Por La Mar	775,000	750,000	750,000	1/22	1 wk.	1/1	Riviera	1 st	North facing with tile and wood floors, ceiling fans. <i>Previous sales since 2000:</i> 11/15 for \$570,000.
232 Por La Mar	735,000	n/a	n/a	2/22	n/a	1/1	Miramar	2 nd	North and east facing corner unit. Sold privately. <i>Previous sales since 2000:</i> 8/00 for \$350,000.
133 Por La Mar	720,000	n/a	n/a	4/22	n/a	1/1	Riviera	2 nd	North facing mountain view unit with newer carpet, paint and light fixtures. <i>Previous sales since 2000:</i> 6/16 for \$536,000 3/04 for \$489,000

SALES IN 2021: COMPLETE

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136 Por La Mar	\$1,196,000	\$1,199,000	\$1,249,000	2/21	4 mo.	3/3	Montecito	2 nd	South facing 1,601 sq.ft. corner pool view unit with fireplace and new carpeting.
240 Por La Mar	1,100,000	995,000	995,000	7/21	1 wk.	2/2	Biltmore	2 nd	South facing 1,048 sq.ft. corner end unit with fire-place & shutters overlooking palms and the pool. <i>Previous sales since 2000:</i> 2/14 for \$785,000 11/02 for \$635,000
220 Por La Mar	926,000	929,000	949,000	1/21	2 mo.	2/2	Biltmore	1 st	Redone north and west facing end unit. Fireplace with custom mantle, tiled kitchen and baths. <i>Previous sales since 2000:</i> 11/07 for \$950,000 5/02 for \$564,500
450 Por La Mar	915,000	n/a	n/a	12/21	n/a	1/1	Miramar	3 rd	Redone south and west facing end unit with ocean views, stainless & granite kitchen, California Closets. <i>Previous sales since 2000:</i> 8/05 for \$800,000
363 Por La Mar	905,000	930,000	930,000	3/21	1 wk.	2/2	San Miguel	3 rd	East facing redone unit with pretty palm tree skyline, all new appliances and full size laundry in unit. <i>Previous sales since 2000:</i> 3/19 for \$854,900
106 Por La Mar	810,000	799,000	799,000	7/21	1 wk.	1/1	Miramar	1 st	South and west facing end unit with redone kitchen, bath and motorized shades.
429 Por La Mar	750,000	n/a	n/a	4/21	n/a	1/1	Miramar	2 nd	Ocean and beach view south facing end unit. <i>Previous sales since 2000:</i> 7/08 for \$640,000
257 Por La Mar	710,000	n/a	n/a	7/21	n/a	1/1	Riviera	3 rd	Mtn view unit with redone kitchen and bathroom and the only central air/heating system in complex. <i>Previous sales since 2000:</i> 10/12 for \$515,000
346 Por La Mar	706,000	660,000	660,000	5/21	1 wk.	1/1	Riviera	3 rd	North facing end unit with some mtn views.
159 Por La Mar	705,000	695,000	695,000	7/21	1 wk.	1/1	Riviera	3 rd	East facing top floor unit with shutters. <i>Previous sales since 2000:</i> Sold 6/14 for \$525,000
156 Por La Mar	672,500	685,000	685,000	3/21	1 wk.	1/1	Riviera	3 rd	North facing end unit with new carpet and paint. <i>Previous sales since 2000:</i> 10/17 for \$580,000
452 Por La Mar	660,000	660,000	660,000	3/21	3 wks	1/1	Riviera	3 rd	South facing top floor unit with ocean peek. <i>Previous sales since 2000:</i> 11/03 for \$485,000
331 Por La Mar	649,000	649,000	649,000	3/21	1 day	1/1	Riviera	2 nd	South facing redone unit with ocean peek. <i>Previous sales since 2000:</i> 4/15 for \$530,000
108 Por La Mar	649,000	649,000	649,000	1/21	1 wk.	1/1	Riviera	1 st	Redone north facing with hardwood floors, updated bathroom, mini-split A/C & stainless appliances.
317 Por La Mar	619,000	n/a	n/a	6/21	n/a	1/1	Riviera	1 st	West facing unit with large patio. Sold privately.
329 Por La Mar	610,000	625,000	625,000	1/21	1 mo.	1/1	Miramar	2 nd	South and east facing end unit with newer carpet. <i>Previous sales since 2000:</i> Sold 6/00 for \$415,000
110 Por La Mar	600,000	n/a	n/a	11/21	n/a	1/1	Riviera	1 st	North facing ground floor unit with patio. <i>Previous sales since 2000:</i> Sold 5/14 for \$513,500
132 Por La Mar	580,000	589,000	589,000	1/21	1 wk.	1/1	Riviera	2 nd	North facing unit with mountain view peek.
239 Por La Mar	575,000	585,000	585,000	5/21	1 wk.	0/1	El Escorial	2 nd	East facing studio with tile and sisal flooring, newer appliances and newer vanity. <i>Previous sales since 2000:</i> Sold 1/18 for \$459,000 Sold 4/02 for \$265,000
120 Por La Mar	556,500	549,000	549,000	4/21	1 day	0/1	Rincon	1 st	West facing updated studio with patio and new wood floors since its 5/13 sale. <i>Previous sales since 2000:</i> Sold 7/16 for \$449,000 Sold 5/13 for \$369,000.

SALES IN 2020: COMPLETE

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337 Por La Mar	\$1,212,500	n/a	n/a	11/20	n/a	2/2	San Ysidro	2 nd	Redone West facing San Ysidro with fireplace, dining room, A/C, and garage. Sold privately. <i>Previous sales since 2000:</i> 9/15 for \$1,000,000 8/11 for \$775,000
409 Por La Mar	658,000	\$665,000	\$665,000	7/20	3 days	1/1	Riviera	1 st	Upgraded South facing with new kitchen counters & appliances, travertine floors. <i>Previous sales since 2000:</i> 3/18 for \$620,000 4/15 for \$545,000 2/13 for \$446,500
316 Por La Mar	650,000	650,000	659,000	6/20	3 mo.	1/1	Riviera	1 st	West facing unit with tile floors. <i>Previous sales since 2000:</i> 8/18 for \$622,000 9/08 for \$585,000
231 Por La Mar	620,000	639,000	639,000	8/20	1 mo.	1/1	Miramar	2 nd	Redone East & South facing end unit with crown moldings, plantation shutters, & stainless appliances. <i>Previous sales since 2000:</i> 7/10 for \$475,000 10/03 for \$455,000
205 Por La Mar	617,500	625,000	625,000	1/20	1 wk.	1/1	Riviera	1 st	South facing with redone kitchen, wood floors. <i>Previous sales since 2000:</i> 2/16 for \$565,000 8/12 for \$464,500 8/10 for \$475,000
353 Por La Mar	610,000	610,000	610,000	10/20	1 wk.	1/1	Riviera	3 rd	South facing top floor with new paint and carpet.
313 Por La Mar	599,000	n/a	n/a	12/20	n/a	1/1	Riviera	1 st	South facing ground floor unit with large patio.
125 Por La Mar	598,000	598,000	598,000	7/20	2 days	1/1	Riviera	2 nd	Remodeled South facing and private overlooking the fountain with granite kitchen, new paint, carpet, etc. <i>Previous sales since 2000:</i> 7/14 for \$565,000 12/01 for \$360,000
412 Por La Mar	580,000	599,000	599,000	3/20	1 wk.	1/1	Riviera	1 st	South facing with tile floors, shutters and large patio. <i>Previous sales since 2000:</i> 10/12 for \$475,000
432 Por La Mar	575,000	575,000	635,000	9/20	1 yr.	1/1	Riviera	2 nd	South facing with partly redone kitchen, ocean peek. <i>Previous sales since 2000:</i> 5/18 for \$630,000
359 Por La Mar	575,000	n/a	n/a	3/20	n/a	1/1	Riviera	3 rd	This West facing unit with skylight sold privately.
303 Por La Mar	560,000	575,000	575,000	2/20	1 wk.	1/1	Riviera	1 st	North facing unit with tile floors and shutters.

SALES IN 2019: COMPLETE

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101 Por La Mar	\$1,390,000	\$1,399,000	\$1,399,000	4/19	2 days.	2/2	San Ysidro	1 st	Redone South facing w/fireplace, ceiling fans, wood shutters, separate dining room and large patio. Previous sales since 2000: 3/16 for \$970,000
436 Por La Mar	1,275,000	1,375,000	1,375,000	7/19	4 mo.	3/2.5	Montecito	2 nd	Northeast facing unit with fireplace, shutters and rear courtyard views. Previous sales since 2000: 4/17 for \$1,375,000
137 Por La Mar	1,112,500	1,175,000	1,195,000	3/19	2 wks.	2/2	San Ysidro	2 nd	East facing San Ysidro with fireplace, updated with new kitchen appliances and touches. Previous sales since 2000: 7/15 for \$975,000 3/07 for \$1,000,000 10/03 for \$810,000 5/00 for \$650,000
423 Por La Mar	1,110,000	1,149,000	1,195,000	11/19	2 mo.	2/2	San Ysidro	2 nd	North facing end unit with fireplace, dining room and covered deck. Previous sales since 2000: 4/17 for \$1,110,000 4/08 for \$1,000,000 8/03 for \$850,000
463 Por La Mar	870,000	879,000	879,000	12/19	1 wk.	2/2	San Miguel	3 rd	Ocean peaks from West facing unit with plantation shutters and redone tiled bathroom.
268 Por La Mar	870,000	870,000	870,000	8/19	1 day	2/2	San Miguel	3 rd	East facing redone unit with stainless appliances. Previous sales since 2000: 4/19 for \$859,500 1/06 for \$830,000
268 Por La Mar	859,500	854,900	854,900	4/19	1 mo.	2/2	San Miguel	3 rd	See immediately above.
363 Por La Mar	854,900	854,900	854,900	3/19	1 mo.	2/2	San Miguel	3 rd	East facing redone unit with pretty palm tree skyline, all new appliances and full size laundry in unit.
440 Por La Mar	845,000	859,000	929,000	3/19	9 mo.	2/2	Biltmore	2 nd	South facing 2 brm/2 bath end unit with fireplace.
109 Por La Mar	617,000	617,000	617,000	7/19	1 wk.	1/1	Riviera	1 st	North facing ground floor unit. Previous sales since 2000: 10/16 for \$580,000 9/13 for \$550,000
211 Por La Mar	609,000	609,000	609,000	7/19	1 mo.	1/1	Riviera	1 st	North facing unit with new appliances and upgrades, including tile floors and ceiling fan. Previous sales since 2000: 7/18 for \$599,000
231 Por La Mar	595,000	609,000	625,000	9/19	1 mo.	1/1	Miramar	2 nd	Redone East & South facing end unit with crown moldings, plantation shutters, & stainless appliances. Previous sales since 2000: 7/10 for \$475,000 10/03 for \$455,000
258 Por La Mar	576,000	575,000	575,000	11/19	5 days	1/1	Riviera	3 rd	Mountain view North facing unit. Previous sales since 2000: 6/03 for \$450,000 2/02 for \$375,000
155 Por La Mar	570,000	575,000	599,000	11/19	1 mo.	1/1	Riviera	3 rd	Mountain view North facing unit.
113 Por La Mar	550,000	580,000	599,000	10/19	1 mo.	1/1	Riviera	1 st	North facing end unit redone with tile floors. Previous sales since 2000: 7/07 for \$612,000
226 Por La Mar	540,000	550,000	625,000	9/19	4 mo.	1/1	Riviera	2 nd	Bright South facing 2nd floor unit in good shape. Previous sales since 2000: 4/12 for \$416,000
421 Por La Mar	498,000	519,000	519,000	7/19	1 mo.	0/1	Rincon	1 st	West facing unit with new appliances and flooring.

SALES IN 2018: COMPLETE

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415 Por La Mar	\$1,120,000	\$1,150,000	\$1,150,000	10/18	1 wk.	2/2	San Ysidro	1 st	Redone 1st flr East facing unit with fireplace, dining room and large patio. Upgraded with granite kitchen counters, travertine floors and plantation shutters. Previous sales since 2000: 8/11 for \$775,000
266 Por La Mar	935,000	939,000	939,000	11/18	2 mo.	2/2	Biltmore	3 rd	North facing redone mtn view unit with fireplace. Previous sales since 2000: 10/12 for \$760,000 8/05 for \$960,000 5/03 for \$655,000
247 Por La Mar	820,000	831,700	849,000	7/18	4 mo.	2/2	San Miguel	2 nd	East facing unit with orig. laundry room converted to an office and no current laundry in unit.
350 Por La Mar	680,000	685,000	685,000	2/18	1 wk.	1/1	Miramar	3 rd	Southeast facing 708 sq.ft. corner end unit. Previous sales since 2000: 6/00 for \$415,000
456 Por La Mar	680,000	679,900	679,900	5/18	2 wks.	1/1	Riviera	3 rd	Redone South facing ocean view unit.
402 Por La Mar	643,000	645,000	645,000	5/18	4 mo.	1/1	Riviera	1 st	North facing fountain view unit.
428 Por La Mar	640,000	665,000	665,000	9/18	10 mo.	1/1	Miramar	2 nd	Redone West facing end unit with lovely park views. Previous sales since 2000: 3/15 for \$530,000 9/10 for \$495,000 4/05 for \$650,000 9/02 for \$445,000
309 Por La Mar	635,000	635,000	635,000	6/18	1 mo.	1/1	Riviera	1 st	South facing with hardwood floors, shutters. Previous sales since 2000: 12/16 for \$580,000
432 Por La Mar	630,000	630,000	630,000	5/18	1 mo.	1/1	Riviera	2 nd	South facing with partly redone kitchen, ocean peek.
316 Por La Mar	622,000	632,500	665,000	8/18	4 mo.	1/1	Riviera	1 st	West facing unit with tile floors. Previous sales since 2000: 9/08 for \$585,000
409 Por La Mar	620,000	627,000	637,000	3/18	4 mo.	1/1	Riviera	1 st	Upgraded South facing with new kitchen counters & appliances, travertine floors. Previous sales since 2000: 4/15 for \$545,000 2/13 for \$446,500
218 Por La Mar	615,000	625,000	625,000	5/18	1 wk.	1/1	Riviera	1 st	West facing with white tile flooring.
146 Por La Mar	607,500	639,000	649,000	1/18	3 mo.	1/1	Riviera	3 rd	South facing fountain view unit.
211 Por La Mar	599,000	599,000	599,000	7/18	1 wk.	1/1	Riviera	1 st	North facing unit with new appliances and upgrades, including tile floors and ceiling fan.
404 Por La Mar	595,000	619,000	629,000	7/18	3 mo.	1/1	Riviera	1 st	North facing fountain view unit with ceiling fan.
328 Por La Mar	595,000	599,000	659,000	12/18	3 mo.	1/1	Miramar	2 nd	East facing end unit with mountain views, fireplace, mirrored walls and shutters. Previous sales since 2000: 4/17 for \$609,000 11/13 for \$565,000 2/04 for \$485,000 10/02 for \$445,000
239 Por La Mar	459,000	459,000	459,000	1/18	1 wk.	0/1	El Escorial	2 nd	East facing studio with new tile flooring, new paint, new appliances and new vanity. Previous sales since 2000: 4/02 for \$265,000

SALES IN 2017: COMPLETE

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436 Por La Mar	\$1,375,000	\$1,425,000	\$1,425,000	4/17	4 days	3/2.5	Montecito	2 nd	Northeast facing unit with fireplace, shutters and rear courtyard views.
423 Por La Mar	1,110,000	1,095,000	1,095,000	4/17	3 days	2/2	San Ysidro	2 nd	North facing end unit with fireplace, dining room and covered deck. <i>Previous sales since 2000:</i> 4/08 for \$1,000,000 8/03 for \$850,000
162 Por La Mar	889,000	889,000	889,000	9/17	2 wks.	2/2	Biltmore	3 rd	Top floor North & West facing end unit with fireplace, mountain & Riviera views <i>Previous sales since 2000:</i> 6/10 for \$627,000 11/05 for \$975,000 6/02 for \$640,000
161 Por La Mar	852,500	879,000	879,000	6/17	2 mo.	2/2	Biltmore	3 rd	North and East facing mountain and tennis court view corner unit with fireplace and shutters. <i>Previous sales since 2000:</i> 9/12 for \$715,000
455 Por La Mar	685,000	685,000	685,000	8/17	2 days	1/1	Riviera	3 rd	Ocean view upgraded South facing unit with granite kitchen with new appliances, tiled bath, ceiling fan. <i>Previous sales since 2000:</i> 7/14 for \$625,000 9/05 for \$775,000 4/02 for \$390,000
449 Por La Mar	675,000	n/a	n/a	3/17	n/a	1/1	Miramar	3 rd	North and west facing end unit with great mountain and park views. <i>Previous sales since 2000:</i> 8/14 for \$625,000 5/07 for \$673,500 12/03 for \$492,500
447 Por La Mar	623,000	629,000	629,000	7/17	1 day	1/1	Riviera	3 rd	North facing unit with skylight, plantation shutters & great mountain views. <i>Previous sales since 2000:</i> 11/08 for \$605,000 4/08 for \$625,000 3/06 for \$700,000 7/04 for \$475,000
328 Por La Mar	609,000	609,000	609,000	4/17	1 wk.	1/1	Miramar	2 nd	East facing end unit with mountain views, fireplace, mirrored walls and shutters. <i>Previous sales since 2000:</i> 11/13 for \$565,000 2/04 for \$485,000 10/02 for \$445,000
126 Por La Mar	595,000	619,000	629,000	12/17	5 mo.	1/1	Riviera	2 nd	South facing with new appliances, paint & carpet. <i>Previous sales since 2000:</i> 6/06 for \$650,000
305 Por La Mar	589,000	n/a	n/a	5/17	n/a	1/1	Riviera	1 st	North facing with plantation shutters, crown molding & travertine floors. <i>Previous sales since 2000:</i> 10/06 for \$670,000 8/03 for \$463,000
460 Por La Mar	587,600	585,000	585,000	4/17	2 wks.	1/1	Riviera	3 rd	East facing top floor unit in nice condition. <i>Previous sales since 2000:</i> 3/14 for \$550,000
156 Por La Mar	580,000	n/a	n/a	10/17	n/a	1/1	Riviera	3 rd	North facing top floor unit.
410 Por La Mar	570,000	579,000	585,000	3/17	3 wks.	1/1	Riviera	1 st	South facing with Saltillo tile floors and shutters. <i>Previous sales since 2000:</i> 7/02 for \$400,000
425 Por La Mar	570,000	575,000	599,000	8/17	3 mo.	1/1	Riviera	2 nd	North facing unit overlooking fountain. <i>Previous sales since 2000:</i> 2/16 for \$515,000

SALES IN 2016: COMPLETE

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301 Por La Mar	\$1,000,000	\$1,075,000	\$1,150,000	9/16	4 mo.	2/2	San Ysidro	1 st	Redone North facing end unit with tile floors, formal dining, large patio and 2 car garage.
123 Por La Mar	975,000	985,000	985,000	7/16	4 mo.	2/2	San Ysidro	2 nd	South facing end unit with stainless appliances, fire-place and shutters. <i>Previous sales since 2000:</i> 10/03: \$790,000
101 Por La Mar	970,000	999,000	994,900	3/16	5 mo.	2/2	San Ysidro	1 st	South facing with fireplace, ceiling fans, shutters, tile floors, separate dining room and large patio.
461 Por La Mar	930,000	929,000	929,000	5/16	2 mo.	2/2	Biltmore	3 rd	South facing with ocean peeks, fireplace, separate dining area. <i>Previous sales since 2000:</i> 6/08 for \$922,500 10/03 for \$710,000
322 Por La Mar	815,000	835,000	835,000	12/16	1 mo.	2/2	San Miguel	1 st	East facing end unit with tile floors & shutters.
143 Por La Mar	799,000	799,000	899,000	8/16	1 yr.	2/2	San Miguel	2 nd	Partly redone West facing end unit with park views. <i>Previous sales since 2000:</i> 7/07 for \$805,000
122 Por La Mar	795,000	799,000	799,000	5/16	3 wks.	2/2	San Miguel	1 st	West facing end unit with some tiled floors <i>Previous sales since 2000:</i> 7/13 for \$735,000
254 Por La Mar	630,000	640,000	640,000	4/16	1 wk.	1/1	Miramar	3 rd	Redone South & East facing end unit with stainless appliances, granite counters, and crown moldings. <i>Previous sales since 2000:</i> 7/09 for \$500K (Bank sale)
309 Por La Mar	580,000	n/a	n/a	12/16	n/a	1/1	Riviera	1 st	South facing ground floor unit. Sold privately.
109 Por La Mar	580,000	n/a	n/a	10/16	n/a	1/1	Riviera	1 st	North facing ground floor unit. Sold privately. <i>Previous sales since 2000:</i> 9/13 for \$550,000
360 Por La Mar	579,000	579,000	579,000	4/16	1 wk.	1/1	Riviera	3 rd	West facing redone unit with marble & carpet floors, shutters and dimming lighting system. <i>Previous sales since 2000:</i> 5/13 for \$559,500
411 Por La Mar	570,000	579,000	579,000	8/16	1 wk.	1/1	Riviera	1 st	South facing with redone tile flooring and appliances.
208 Por La Mar	570,000	n/a	n/a	4/16	n/a	1/1	Miramar	1 st	Northeast facing end unit. Sold privately. <i>Previous sales since 2000:</i> 12/03 for \$470,000 9/01 for \$350,000
205 Por La Mar	565,000	569,000	569,000	2/16	1 wk.	1/1	Riviera	1 st	South facing with redone kitchen, wood floors. <i>Previous sales since 2000:</i> 8/12 for \$464,500 8/10 for \$475,000
454 Por La Mar	560,000	549,900	549,900	1/16	1 wk.	1/1	Riviera	3 rd	Redone South facing with ceiling fan.
445 Por La Mar	549,500	549,500	549,500	5/16	3 wks.	1/1	Riviera	3 rd	North facing fountain view with redone bathroom, ceiling fan and shutters.
242 Por La Mar	545,000	n/a	n/a	9/16	n/a	1/1	Riviera	2 nd	West facing with view toward other building.
210 Por La Mar	545,000	549,000	559,000	5/16	1 mo.	1/1	Riviera	1 st	Wood floors, shutters and large patio. <i>Previous sales since 2000:</i> 12/12 for \$495,000 2/01 for \$320,000
133 Por La Mar	536,000	539,000	549,000	6/16	2 yrs.	1/1	Riviera	2 nd	North facing mountain view unit with new carpet, paint and light fixtures. <i>Previous sales since 2000:</i> 3/04 for \$489,000
230 Por La Mar	522,500	n/a	n/a	1/16	n/a	1/1	Riviera	2 nd	South facing unit. Sold privately.
425 Por La Mar	515,000	529,000	539,000	2/16	1 mo.	1/1	Riviera	2 nd	North facing unit overlooking fountain.
320 Por La Mar	465,000	n/a	n/a	2/16	n/a	0/1	Rincon	1 st	East facing furnished studio. <i>Previous sales since 2000:</i> Sold 8/12 for \$342,000.
120 Por La Mar	449,000	449,000	449,000	7/16	3 days	0/1	Rincon	1 st	West facing updated studio with patio and new wood floors since its 5/13 sale. <i>Previous sales since 2000:</i> Sold 5/13 for \$369,000.

SALES IN 2015: COMPLETE

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337 Por La Mar	\$1,000,000	n/a	n/a	9/15	n/a	2/2	San Ysidro	2 nd	West facing San Ysidro with fireplace, dining room, and garage. Sold privately. <i>Previous Sales in 2000's:</i> 8/11 for \$775,000
137 Por La Mar	975,000	995,000	990,000	7/15	6 mo.	2/2	San Ysidro	2 nd	East facing San Ysidro with fireplace, updated with new kitchen appliances and touches. <i>Previous Sales in 2000's:</i> 3/07 for \$1,000,000 10/03 for \$810,000 5/00 for \$650,000
458 Por La Mar	950,000	999,000	1,025,000	8/15	5 mo.	2/2	San Ysidro	3 rd	East facing San Ysidro penthouse with fireplace. <i>Previous Sales in 2000's:</i> 4/02 for \$680,000
140 Por La Mar	815,000	825,000	825,000	9/15	2 mo.	2/1	Biltmore	2 nd	Northeast facing end unit with fireplace, separate dining area and mtn and tennis court view deck.
304 Por La Mar	570,000	n/a	n/a	11/15	n/a	1/1	Riviera	1 st	North facing with tile and wood floors, ceiling fans and fireplace with custom mantle.
249 Por La Mar	565,000	565,000	565,000	7/15	1 wk.	1/1	Riviera	3 rd	Bright unit with fireplace, shutters & ceiling fan.
103 Por La Mar	560,000	560,000	560,000	6/15	1 wk.	1/1	Riviera	1 st	Updated with new kitchen, bath and wood bedroom floors, this South facing unit overlooks fountain. <i>Previous Sales in 2000's:</i> 7/12 for \$465,000 3/02 for \$395,000 4/00 for \$389,000
330 Por La Mar	554,000	559,000	569,000	9/15	2 mo.	1/1	Riviera	2 nd	Redone South facing with plantation shutters, ceiling fan, new appliances and counters. <i>Previous Sales in 2000's:</i> 2/11 for \$370,000
253 Por La Mar	550,000	560,000	560,000	4/15	1 mo.	1/1	Riviera	3 rd	Nicely redone & private South facing top floor unit.
409 Por La Mar	545,500	555,000	555,000	4/15	1 wk.	1/1	Riviera	1 st	South facing redone unit with tiled floors and granite kitchen with stainless steel appliances. <i>Previous Sales in 2000's:</i> 2/13 for \$446,500 12/04 for \$500,000
148 Por La Mar	545,000	555,000	555,000	2/15	9 mo.	1/1	Riviera	3 rd	Updated South facing top floor unit with new appliances and redone bath. <i>Previous Sales in 2000's:</i> 3/01 for \$330,000
434 Por La Mar	540,000	555,000	555,000	8/15	2 mo.	1/1	Riviera	2 nd	Bright South facing second floor condo.
138 Por La Mar	540,000	559,000	559,000	5/15	7 mo.	1/1	Riviera	2 nd	East facing unit with redone kitchen and bath.
331 Por La Mar	530,000	539,000	539,000	4/15	2 mo.	1/1	Riviera	2 nd	South facing redone unit with ocean peek.
428 Por La Mar	530,000	534,000	545,000	3/15	2 mo.	1/1	Miramar	2 nd	West facing 2 nd floor end unit with lovely park views. <i>Previous Sales in 2000's:</i> 9/10 for \$495,000 4/05 for \$650,000 9/02 for \$445,000
426 Por La Mar	527,500	545,000	559,000	10/15	3 mo.	1/1	Riviera	2 nd	North facing 2nd floor unit in fine condition. <i>Previous Sales in 2000's:</i> 2/12 for \$415,000
448 Por La Mar	525,000	539,000	539,000	1/15	2 wks.	1/1	Riviera	3 rd	Top floor mountain and fountain view unit with stainless appliances and glass tiles in kitchen. <i>Previous Sales in 2000's:</i> 11/00 for \$345,000
124 Por La Mar	520,000	529,000	529,000	5/15	1 mo.	1/1	Riviera	2 nd	South facing redone unit with fountain view.

SALES IN 2014: COMPLETE

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240 Por La Mar	\$785,000	\$795,000	\$795,000	2/14	1 wk.	2/2	Biltmore	2 nd	South facing 1,048 sq.ft. corner end unit with fire-place & shutters overlooking palms and the pool. <i>Previous Sales in 2000's:</i> 11/02 for \$635,000
163 Por La Mar	725,000	n/a	n/a	7/14	n/a	2/2	San Miguel	3 rd	Top floor West facing end unit with fireplace, new carpet and tile flooring and new paint. <i>Previous Sales in 2000's:</i> 4/10 for \$630,000
449 Por La Mar	625,000	n/a	n/a	8/14	n/a	1/1	Miramar	3 rd	North and West facing end unit with great mountain and park views. <i>Previous Sales in 2000's:</i> 5/07 for \$673,500 12/03 for \$492,500
455 Por La Mar	625,000	n/a	n/a	7/14	n/a	1/1	Riviera	3 rd	Ocean view upgraded South facing unit with granite kitchen with new appliances, tiled bath, ceiling fan. <i>Previous Sales in 2000's:</i> 9/05 for \$775,000 4/02 for \$390,000
125 Por La Mar	565,000	565,000	600,000	7/14	7 mo.	1/1	Riviera	2 nd	Remodeled South facing and private overlooking the fountain with granite kitchen, new paint, carpet, etc. <i>Previous Sales in 2000's:</i> 12/01 for \$360,000
460 Por La Mar	550,000	555,000	555,000	3/14	1 wk.	1/1	Riviera	3 rd	East facing top floor unit in nice condition.
117 Por La Mar	545,000	560,000	575,000	9/14	9 mo.	1/1	Riviera	1 st	Redone East facing with granite kitchen. <i>Previous Sales in 2000's:</i> 3/10 for \$406,000 2/07 for \$605,000
153 Por La Mar	545,000	575,000	585,000	2/14	5 mo.	1/1	Riviera	3 rd	North facing mountain view 700 sq.ft. unit.
159 Por La Mar	525,000	539,900	559,000	6/14	5 mo.	1/1	Riviera	3 rd	East facing top floor unit with shutters.
227 Por La Mar	515,000	530,000	530,000	12/14	2 mo.	1/1	Riviera	2 nd	Furnished South facing unit with original appliances. <i>Previous Sales in 2000's:</i> 11/11 for \$415,000
264 Por La Mar	515,000	533,000	555,000	10/14	4 mo.	1/1	Riviera	3 rd	West facing top floor unit. <i>Previous Sales in 2000's:</i> 10/12 for \$450,000
110 Por La Mar	513,500	535,000	535,000	5/14	1 mo.	1/1	Riviera	1 st	North facing ground floor unit with patio.
347 Por La Mar	506,290	539,000	555,000	10/14	5 mo.	1/1	Riviera	3 rd	North facing with new carpet and paint.
321 Por La Mar	385,000	409,900	414,900	2/14	3 mo.	0/1	Rincon	1 st	East facing ground floor studio.

SALES IN 2013: COMPLETE

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115 Por La Mar	\$900,000	n/a	n/a	5/13	n/a	2/2	San Ysidro	1 st	East facing. At 1,372 sq.ft., this is the largest floor-plan with fireplace and upgrades. Former model. Previous Sales in 2000's: 5/04 for \$925,000
122 Por La Mar	735,000	\$750,000	\$750,000	7/13	1 mo.	2/2	San Miguel	1 st	West facing end unit with tiled floors in entry, baths and kitchen.
319 Por La Mar	710,000	720,000	750,000	2/13	4 mo.	2/2	Biltmore	1 st	Short sale of South facing end unit with fireplace and shutters and a 2 car garage. Previous Sales in 2000's: 7/01 for \$599,000
328 Por La Mar	565,000	565,000	565,000	11/13	1 day.	1/1	Miramar	2 nd	East facing end unit with mountain views, fireplace, mirrored walls and shutters. Previous Sales in 2000's: 2/04 for \$485,000 10/02 for \$445,000
360 Por La Mar	559,500	n/a	n/a	5/13	n/a	1/1	Riviera	3 rd	West facing redone unit with marble & carpet floors, shutters and dimming lighting system.
109 Por La Mar	555,000	560,000	560,000	9/13	2 mo.	1/1	Riviera	1 st	North facing redone unit with all tile floors, stainless appliances and upgraded shower. Previous Sales in 2000's: 3/04 for \$445,000
236 Por La Mar	544,050	575,000	595,000	11/13	5 mo.	1/1	Riviera	2 nd	North facing 2 nd floor mountain view unit in original condition.
409 Por La Mar	446,500	n/a	n/a	2/13	n/a	1/1	Riviera	1 st	South facing redone unit with tiled floors and granite kitchen with stainless steel appliances. Previous Sales in 2000's: 12/04 for \$500,000
120 Por La Mar	369,000	369,000	369,000	5/13	3 days	0/1	Rincon	1 st	West facing updated studio with patio.

SALES IN 2012: COMPLETE

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241 Por La Mar	\$775,000	\$825,000	\$825,000	5/12	2 mo.	2/2	San Ysidro	2 nd	West facing with fireplace and shutters. <i>Previous Sales in 2000's:</i> 7/03 for \$779,000
266 Por La Mar	760,000	789,000	789,000	10/12	2 wk.	2/2	Biltmore	3 rd	North facing redone mtn view unit with fireplace. <i>Previous Sales in 2000's:</i> 8/05 for \$960,000 5/03 for \$655,000
161 Por La Mar	715,000	749,000	749,000	9/12	1 mo.	2/2	Biltmore	3 rd	North facing mountain and tennis court view top floor unit with fireplace.
422 Por La Mar	630,000	659,000	659,000	9/12	1 mo.	2/2	San Miguel	1 st	West facing with limestone tile floors, newer stainless appliances, shutters and larger living room. <i>Previous Sales in 2000's:</i> 6/09 for \$725,000
443 Por La Mar	605,000	630,000	662,000	10/12	1 day	2/2	San Miguel	2 nd	Short sale of North facing end unit with decks off living room and master. <i>Previous Sales in 2000's:</i> 1/07 for \$825,000
257 Por La Mar	515,000	539,000	539,000	10/12	1 wk.	1/1	Riviera	3 rd	Mtn view unit with redone kitchen and bathroom and the only central air/heating system in complex.
210 Por La Mar	495,000	495,000	495,000	12/12	1 wk.	1/1	Riviera	1 st	Wood floors, shutters and large patio. <i>Previous Sales in 2000's:</i> 2/01 for \$320,000
252 Por La Mar	490,000	530,000	530,000	10/12	1 mo.	1/1	Riviera	3 rd	South facing top floor unit.
412 Por La Mar	475,000	475,000	489,000	10/12	2 mo.	1/1	Riviera	1 st	Designer with tile floors, shutters and large patio.
103 Por La Mar	465,000	509,000	529,000	7/12	3 mo.	1/1	Riviera	1 st	Updated with new kitchen, bath and wood bedroom floors, this South facing unit overlooks fountain. <i>Previous Sales in 2000's:</i> 3/02 for \$395,000. 4/00 for \$389,000
205 Por La Mar	464,500	489,000	509,000	8/12	4 mo.	1/1	Riviera	1 st	South facing with redone kitchen, new wood floors. <i>Previous Sales in 2000's:</i> 8/10 for \$475,000
264 Por La Mar	450,000	460,000	460,000	10/12	2 wk.	1/1	Riviera	3 rd	Trust sale subject to existing lease. West facing.
214 Por La Mar	439,000	439,000	439,000	3/12	1 mo.	1/1	Riviera	1 st	Wood floors, shutters, high end appliances & closet organizers and a large patio are features. <i>Previous Sales in 2000's:</i> 3/04 for \$471,000
226 Por La Mar	416,000	435,000	445,000	4/12	6 mo.	1/1	Riviera	2 nd	Bright South facing 2nd floor unit in good shape.
426 Por La Mar	415,000	425,000	465,000	2/12	16 mo.	1/1	Riviera	2 nd	North facing 2nd floor unit in fine condition.
320 Por La Mar	342,000	389,000	389,000	8/12	4 mo.	0/1	Rincon	1 st	East facing furnished studio.
222 Por La Mar	300,000	349,000	409,000	11/12	6 mo.	0/1	Rincon	1 st	East facing studio with wood floors. <i>Previous Sales in 2000's:</i> 3/06 for \$598,000 7/02 for \$307,000

SALES IN 2011: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/BATH</u>	<u>FLOOR PLAN</u>	<u>FLOOR</u>	<u>COMMENTS</u>
444 Por La Mar	\$820,000	\$895,000	\$895,000	7/11	2 mo.	2/2	San Ysidro	3 rd	Top flr North facing end unit with fireplace, dining room and covered deck. New paint & carpets.
415 Por La Mar	775,000	875,000	1,150,000	8/11	9 mo.	2/2	San Ysidro	1 st	Redone 1st flr East facing unit with fireplace, dining room and large patio. Upgraded with granite kitchen counters, wood floors & plantation shutters.
337 Por La Mar	775,000	845,000	990,000	8/11	11 mo.	2/2	San Ysidro	2 nd	West facing with fireplace, dining room, & garage.
349 Por La Mar	500,000	569,000	589,000	12/11	5 mo.	1/1	Miramar	3 rd	North facing end unit with upgraded kitchen and French doors between bedroom and living room. <i>Previous Sales since 2000:</i> 10/06 for \$700,000.
151 Por La Mar	450,000	495,000	495,000	6/11	2 wks.	1/1	Riviera	3 rd	Top floor North facing unit with great mountain views, skylight, newer paint carpet & appliances. <i>Previous Sales since 2000:</i> 8/02 for \$403,000.
355 Por La Mar	445,000	479,000	479,000	9/11	3 wks.	1/1	Riviera	3 rd	Top floor South facing unit with plantation shutters.
416 Por La Mar	417,500	469,000	469,000	9/11	2 mo.	1/1	Riviera	1 st	South facing 2 nd floor unit in nice condition.
227 Por La Mar	415,000	439,000	475,000	11/11	6 mo.	1/1	Riviera	2 nd	Updated 1 st floor East facing unit with plantation shutters, recessed lighting and tile floors.
325 Por La Mar	390,000	425,000	449,000	6/11	4 mo.	1/1	Riviera	2 nd	Redone North facing 2 nd floor unit with granite counters and stainless steel appliances.
330 Por La Mar	370,000	399,000	655,000	2/11	2.25 yrs.	1/1	Riviera	2 nd	Short sale of a South facing in original condition.

SALES IN 2010: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>FLOOR PLAN</u>	<u>FLOOR</u>	<u>COMMENTS</u>
263 Por La Mar	\$950,000	\$1,150,000	\$1,200,000	6/10	7 mo.	2/2	San Ysidro	3 rd	Redone top flr West facing unit with fireplace, dining room, covered deck and 2 car garage. <i>Previous Sales in 2000's:</i> 9/03 for \$880,000.
163 Por La Mar	630,000	675,000	825,000	4/10	1.5 yrs.	2/2	San Miguel	3 rd	Top floor West facing end unit with fireplace, new carpet and tile flooring and new paint.
162 Por La Mar	627,000	n/a	n/a	6/10	n/a	2/2	Biltmore	3 rd	Top floor North & West facing end unit with fireplace, mountain & Riviera views <i>Previous Sales in 2000's:</i> 11/05 for \$975,000 6/02 for \$640,000
224 Por La Mar	615,000	626,900	724,900	6/10	3 mo.	2/2	San Miguel	1 st	Bank owned East facing end unit with fireplace. <i>Previous Sales in 2000's:</i> 9/05 for \$875,000
428 Por La Mar	495,000	499,000	645,000	9/10	1.75 yrs.	1/1	Miramar	2 nd	West facing 2 nd floor end unit with lovely park views. <i>Previous Sales in 2000's:</i> 4/05 for \$650,000 9/02 for \$445,000
205 Por La Mar	475,000	550,000	625,000	8/10	1.5 yrs.	1/1	Riviera	1 st	South facing 1st floor unit overlooking courtyard.
231 Por La Mar	475,000	498,000	522,900	7/10	3 mo.	1/1	Miramar	2 nd	Redone East & South facing end unit with crown moldings, plantation shutters, & stainless appliances. <i>Previous Sales in 2000's:</i> 10/03 for \$455,000
117 Por La Mar	406,000	430,725	502,375	3/10	2 mo.	1/1	Riviera	1 st	Bank owned redone East facing unit with granite kitchen & newer stainless steel appliances. <i>Previous Sales in 2000's:</i> 2/07 for \$605,000
105 Por La Mar	400,000	519,500	545,000	8/10	10 mo.	1/1	Riviera	1 st	South facing unit near the entry fountain.
333 Por La Mar	395,000	403,000	420,000	6/10	1.5 yrs.	1/1	Riviera	2 nd	Bank owned South facing unit in good condition. <i>Previous Sales in 2000's:</i> 5/07 for \$635,000
229 Por La Mar	359,500	405,900	499,900	6/10	3 mo.	1/1	Riviera	2 nd	Bank owned South facing unit in good condition.

SALES IN 2009: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>FLOOR PLAN</u>	<u>FLOOR</u>	<u>COMMENTS</u>
414 Por La Mar	\$1,050,000	\$1,199,000	\$1,199,000	10/09	9 mo.	3/2.5	Montecito	1 st	Redone North and East facing 3 bedroom/2.5 bath unit with fireplace.
422 Por La Mar	725,000	765,000	765,000	6/09	1 mo.	2/2	San Miguel	1 st	Redone West facing unit with limestone floors, stainless steel appliances & plantation shutters.
306 Por La Mar	578,000	595,000	595,000	7/09	2 wks.	1/1	Miramar	1 st	Redone North and East facing end unit with hardwood floors, plantation shutters, Mexican tile kitchen floors & private outdoor entrance.
307 Por La Mar	568,000	645,000	695,000	5/09	6 mo.	1/1	Miramar	1 st	Redone South and East facing end unit with Walnut floors, new kitchen cabinets & plantation shutters.
254 Por La Mar	500,000	559,900	559,900	7/09	3 wks.	1/1	Miramar	3 rd	Bank owned redone South & East facing end unit with skylight, new stainless steel appliances, granite counters, Venetian plaster and crown moldings.

SALES IN 2008: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>FLOOR PLAN</u>	<u>FLOOR</u>	<u>COMMENTS</u>
217 Por La Mar	\$1,167,500	\$1,235,000	\$1,335,000	8/08	10 mo.	2/2	San Ysidro	1 st	Redone West facing unit with granite kitchen, stainless appliances, tile floors and fireplace. 2 car garage.
423 Por La Mar	1,000,000	1,165,000	1,225,000	4/08	6 mo.	2/2	San Ysidro	2 nd	North facing end unit with fireplace, dining room and covered deck. Previous Sales in 2000's: 8/03 for \$850,000
461 Por La Mar	922,500	969,500	990,000	6/08	6 mo.	2/2	Biltmore	3 rd	South facing with ocean peeks, fireplace, separate dining area. Previous Sales in 2000's: 10/03 for \$710,000
141 Por La Mar	920,000	965,000	999,000	8/08	9 mo.	2/2	Biltmore	2 nd	North and West facing end unit with fireplace, dining room and mountain views. Previous Sales in 2000's: 10/03 for \$615,000 4/00 for \$540,000
429 Por La Mar	640,000	699,000	735,000	7/08	7 mo.	1/1	Miramar	2 nd	Bright South and West facing end unit with beach and park views.
447 Por La Mar	625,000	625,000	650,000	4/08	3 mo.	1/1	Riviera	3 rd	North facing unit with skylight, plantation shutters & great mountain views. Previous Sales in 2000's: 3/06 for \$700,000 7/04 for \$475,000
447 Por La Mar	605,000	619,000	619,000	11/08	1 wk.	1/1	Riviera	3 rd	Estate sale of unit bought earlier in the year. Later & Previous Sales: See immediately above.
316 Por La Mar	585,000	605,000	605,000	9/08	2 mo.	1/1	Riviera	1 st	West facing ground floor unit.

SALES IN 2007: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>FLOOR PLAN</u>	<u>FLOOR</u>	<u>COMMENTS</u>
144 Por La Mar	\$1,175,000	\$1,175,000	\$1,175,000	10/07	1 wk.	2/2	San Ysidro	3 rd	Redone South facing end unit with stainless steel appliances, skylight and fireplace. <i>Previous Sales in 2000's:</i> 2/02 for \$675,000
137 Por La Mar	1,000,000	1,099,000	1,099,000	3/07	3 mo.	2/2	San Ysidro	2 nd	Redone East facing end unit with fireplace, dining room and custom tile, fixtures & lighting. <i>Previous Sales in 2000's:</i> 10/03 for \$810,000
220 Por La Mar	950,000	995,000	995,000	11/07	2 wks.	2/2	Biltmore	1 st	Redone North and West facing end unit. Fireplace with custom mantle, tiled kitchen and baths. <i>Previous Sales in 2000's:</i> 5/02 for \$564,500
443 Por La Mar	825,000	875,000	925,000	1/07	3 mo.	2/2	San Miguel	2 nd	West facing end unit with park views.
143 Por La Mar	805,000	825,000	865,000	7/07	3 mo.	2/2	San Miguel	2 nd	West facing end unit with park views.
268 Por La Mar	760,000	n/a	n/a	6/07	n/a	2/2	San Miguel	3 rd	East facing end unit with mountain views. <i>Previous Sales in 2000's:</i> 9/05 for \$830,000
449 Por La Mar	673,500	699,000	725,000	5/07	3 wks.	2/2	Miramar	3 rd	North and West facing end unit with great mountain and park views. <i>Previous Sales in 2000's:</i> 12/03 for \$492,500
333 Por La Mar	635,000	650,000	685,000	4/07	4 mo.	1/1	Riviera	2 nd	South facing unit with new carpet and paint. <i>Later Sales:</i> 6/10 for \$395,000 in foreclosure
228 Por La Mar	625,000	645,000	675,000	3/07	6 mo.	1/1	Riviera	2 nd	South facing unit overlooking the courtyard.
113 Por La Mar	612,000	625,000	649,000	7/07	1 wk.	1/1	Riviera	1 st	North facing end unit redone with tile floors.
117 Por La Mar	605,000	625,000	649,000	2/07	1 wk.	1/1	Riviera	1 st	East facing unit with granite kitchen & new stainless appliances. <i>Later Sales:</i> 6/10 for \$395,000 in foreclosure

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