

SHORELINE CONDOMINIUMS

SALES SINCE 2000

SALES IN 2022

<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/ SQ.</u>	<u>BATH</u>	<u>FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
36 Barranca #1	\$1,549,000	\$1,549,000	\$1,800,000	3/22	2 mo.	2/2	1,239	1 st		Ocean views over roofs from living room, primary bedroom suite and balcony, fireplace, parquet and carpet.
56 Barranca #10	1,300,000	n/a	n/a	4/21	n/a	2/2.5	1,188	2-3		Redone townhouse with newer kitchen, ocean peek from master. Sold 12/18 for \$721,500 and 7/14 for \$665,000. Redone since 7/03 sale for \$500,000.
66 Barranca #1	1,250,000	n/a	n/a	6/22	n/a	2/2	1,120	1 st		Poolside unit redone in 2004 with granite counters and maple cabinets. Sold 8/14 for \$739,000 & 5/13 for \$745,000.

SALES IN 2021: 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/ SQ.</u>	<u>BATH</u>	<u>FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
30 Barranca #3	\$2,750,000	\$1,845,000	\$1,845,000	10/21	1 wk.	2/2	1,188	3 rd		Pano ocean, coastline & city views from partly redone single level penthouse with fireplace and no common walls. 1st sale since built in 1973. Highest sale price ever.
66 Barranca #3	975,000	899,000	899,000	8/21	1 wk.	2/2	1,155	2 nd		Pool view unit with updated kitchen and baths. Already redone at sales in 12/13 for \$680K and 7/04 for \$710K.
56 Barranca #1	959,000	985,000	985,000	4/21	6 mo.	2/2	1,263	1 st		End unit with front patios and patio off the dining room, updated kitchen with stainless appliances, fireplace and in unit laundry. Sold 3/04 for \$648,000.
50 Barranca #10	930,000	n/a	n/a	4/21	n/a	2/2	1,231	3 rd		Corner unit with high ceilings, skylights, fireplace and wood flooring. Sold 9/15 for \$750K & 8/08 for \$595K.
56 Barranca #9	825,000	n/a	n/a	10/21	n/a	2/2.5	1,188	2-3		Townhome with ocean view from master, fireplace and upgraded kitchen and baths. Sold 8/21 for \$725,000 and 1/04 for \$521,000.
56 Barranca #9	725,000	n/a	n/a	8/21	n/a	2/2.5	1,188	2-3		See immediately above.

SALES IN 2020: 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/ SQ.</u>	<u>BATH</u>	<u>FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
26 Barranca #3	\$1,630,000	n/a	n/a	4/20	n/a	2/2.5	1,232	2-3		Front row townhouse with panoramic ocean and coastline views, fireplace, granite kitchen and updated baths. Redone since 9/17 sale for \$1,100,000.
20 Barranca #3	1,157,500	1,195,000	\$1,195,000	2/20	10 mo.	2/2.5	1,232	2 nd		Front row corner unit with sunrise to sunset views, 2 covered balconies, in unit laundry, 2 garages spaces.
66 Barranca #4	780,000	785,900	799,500	12/20	8 mo.	2/2	1,155	2 nd		Pool view single level with bamboo flooring, redone kitchen and baths and dual paned windows. Updated since 7/03 sale for \$495,000.

SHORELINE CONDOMINIUMS

SALES IN THE 2010'S: THE COMPLETE DECADE

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40 Barranca #2	\$1,800,000	n/a	n/a	8/16	n/a	2/2	1,188	2 nd	Panoramic ocean views from newly redone end unit with no adjacent neighbors. Sold privately. Bought privately in 6/16 for \$1,034,000 on spec. Sold 9/00 for \$510,000.
36 Barranca #6	1,418,000	\$1,449,000	\$1,449,000	8/15	1 mo.	2/2	1,188	2 nd	Panoramic ocean views. Newly redone on spec. Redone since 1/15 Bank sale for \$905,000 in original condition.
26 Barranca #3	1,100,000	1,189,000	1,589,000	9/17	9 mo.	2/2.5	1,232	2-3	Front row townhouse with panoramic ocean and coast-line views, fireplace, granite kitchen and updated baths.
40 Barranca #2	1,034,000	n/a	n/a	6/16	n/a	2/2	1,188	2 nd	Panoramic ocean views from end unit with no adjacent neighbors. Sold privately. Last sold 9/00 for \$510,000.
20 Barranca #2	980,000	999,500	1,125,000	3/18	1¾ yrs	2/2	1,391	1 st	Front row. Redone with cherry floors, granite kitchen, fireplace and wet bar. Redone since 9/03 sale for \$785K.
50 Barranca #7	930,000	950,000	950,000	9/18	3 wks.	3/2	1,395	2 nd	Redone end unit with ocean views from all 3 bedrooms. Sold 4/07 for \$737K, 6/04 for \$785K, 8/00 for \$525K.
36 Barranca #6	905,000	1,013,000	1,013,000	1/15	1 mo.	2/2	1,188	2 nd	Panoramic ocean view unit in orig. condition. Bank sale.
46 Barranca #1	900,000	899,000	899,000	7/18	3 days	3/2	1,395	1 st	Single level with ocean peeks, fireplace, hardwood floors, & redone baths, kitchen and doors. Sold 6/17 for \$850K.
36 Barranca #2	895,000	895,000	895,000	4/14	1 mo.	2/2	1,203	1 st	Totally remodeled ocean view unit with hardwood floors. Sold 6/13 for \$875,000 and 11/02 for \$645,000. Prior to redo, sold 3/00 for \$495,000.
50 Barranca #12	880,000	875,000	875,000	2/18	1 wk.	3/2	1,395	3 rd	End unit with vaulted ceilings, fireplace and partial ocean views from bedrooms. Sold 8/03 for \$632,500.
50 Barranca #11	875,000	899,000	925,000	8/17	3 mo.	3/2	1,443	3 rd	Newly painted single level with partial ocean views, fireplace, laundry and 3 parking spaces.
36 Barranca #2	875,000	875,000	895,000	6/13	1 mo.	2/2	1,203	1 st	Ocean views with upgraded kitchen, baths, wood floors and molding. Redone when sold 11/02 for \$645,000.
20 Barranca #6	870,000	950,000	950,000	4/13	1 mo.	2/2.5	1,188	2-3	Front row with panoramic ocean views, redone tile flooring, track lighting and stone fireplace.
46 Barranca #1	850,000	875,000	995,000	6/17	7 mo.	3/2	1,395	1 st	Single level with partial ocean views, fireplace, hardwood floors, and redone baths, kitchen, moldings and doors.
50 Barranca #8	840,000	875,000	995,000	11/16	6 mo.	3/2	1,395	2 nd	Redone single level unit with wood floors, new kitchen, fireplace and crown moldings. Sold 12/03 for \$595,000.
50 Barranca #3	830,000	n/a	n/a	1/19	n/a	3/2	1,395	1 st	Remodeled kitchen and baths and resurfaced ceilings. Sold 2/04 for \$675,000.
30 Barranca #1	815,000	815,000	815,000	1/19	3 wks.	2/2	1,155	1 st	Partial ocean and beach views from living room, master and balcony from redone single level with tile floors.
66 Barranca #5	815,000	799,000	799,000	5/15	1 wk.	2/2	1,155	2 nd	Redone unit with high ceilings. Sold 1/02 for \$465,000.
50 Barranca #4	795,000	849,000	849,000	12/14	2 mo.	3/2	1,395	1 st	Redone unit with large patio. Redone since 2/12 sale for \$450,000 and 2/04 sale for \$646,000.
46 Barranca #4	795,000	n/a	n/a	7/13	n/a	3/2.5	1,395	3 rd	Redone with ocean views from living room, master and patio. Redone since sold 8/03 for \$648,000.
46 Barranca #3	793,000	788,700	788,700	4/13	1 wk.	3/2	1,437	3 rd	Top floor unit with bedroom views and ceiling fans.
50 Barranca #7	790,000	799,000	865,000	5/14	4 mo.	3/2	1,395	2 nd	Remodeled end unit with ocean views from all 3 bedrooms. Sold 6/04 for \$785,000 and 8/00 for \$525,000.
50 Barranca #10	750,000	795,000	825,000	9/15	3 mo.	2/2	1,231	3 rd	Corner unit with high ceilings, skylights and fireplace and new wood flooring. Sold 8/08 for \$595,000.
66 Barranca #1	749,000	759,000	799,500	10/17	11 mo.	2/2	1,120	1 st	Poolside unit redone in 2004 with granite counters and maple cabinets and smooth ceilings. Sold 8/14 for \$739,000 and 5/13 for \$745,000.

66 Barranca #1	745,000	745,000	745,000	5/13	1 wk.	2/2	1,120	1 st	Poolside unit redone in 2004 with granite counters and maple cabinets and smooth ceilings. Sold furnished.
56 Barranca #12	740,000	775,000	789,000	12/19	2 mo.	2/2	1,188	2 nd	Newly redone kitchen, flooring and paint in single level unit with fireplace and cathedral ceilings. Pool view.
66 Barranca #1	739,000	739,000	769,000	8/14	5 mo.	2/2	1,120	1 st	Poolside unit redone in 2004 with granite counters and maple cabinets and smooth ceilings. Sold furnished. Last sold 5/13 for \$745,000.
56 Barranca #10	721,500	749,000	875,000	12/18	3 mo.	2/2.5	1,188	2-3	Redone townhouse with newer kitchen, ocean peek from master. Sold 7/14 for \$665,000. Redone since 7/03 sale for \$500,000.
66 Barranca #3	680,000	699,000	749,500	12/13	2 mo.	2/2	1,155	2 nd	Redone with new paint, carpet and updated kitchen and baths. Already redone when sold in 7/04 for \$710,000.
56 Barranca #10	665,000	749,000	749,000	7/14	2 wks.	2/2.5	1,188	2-3	Redone townhouse with new kitchen, ocean peek from master. Redone since 7/03 sale for \$500,000.
50 Barranca #4	450,000	499,000	499,000	2/12	3 mo.	3/2	1,395	1 st	Nicely updated 1,395 sq.ft. unit with large patio. Sold 2/04 for \$646,000.
46 Barranca #2	450,000	469,000	469,000	9/11	6 days	3/2	1,395	2 nd	Trust sale. New paint, patio doors & windows and newer carpet. Fireplace and partial ocean views from balcony.

SHORELINE CONDOMINIUMS SALES IN THE 2000'S: THE COMPLETE DECADE

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56 Barranca #5	\$810,000	\$799,000	\$799,000	6/05	4 days	2/2.5	1,188	2-3	Townhouse end unit. Painted and spiffed up since sale in 2/02 for \$389,000. Also sold in 8/98 for \$249,900.
50 Barranca #3	810,000	825,000	825,000	1/05	2 wks.	3/2	1,395	1 st	Remodeled with hardwood floors, granite kitchen, etc. Ocean views from all 3 bedrooms. Sold 2/04 for \$675k.
26 Barranca #4	788,500	n/a	n/a	9/02	n/a	2/2.5	1,232	2-3	Front row townhouse end unit at the southeast corner.
20 Barranca #2	785,000	859,000	859,000	9/03	2 mo.	2/2	1,391	1 st	Front row views. Tiled floors, updated kitchen & baths.
50 Barranca #7	785,000	799,000	799,000	6/04	1 wk.	3/2	1,395	2 nd	Remodeled end unit with ocean views from all 3 bedrooms. Sold 8/00 for \$525,000 and 9/99 for \$424,000.
50 Barranca #7	737,000	749,900	749,900	4/07	3 mo.	3/2	1,395	2 nd	Redone end unit with ocean views from all 3 bedrooms. Sold 6/04 for \$785K, 8/00 for \$525K & 9/99 for \$424K.
66 Barranca #3	710,000	729,000	729,000	7/04	1 mo.	2/2	1,155	2 nd	Nicely remodeled since sale in 7/02 for \$400,000.
56 Barranca #8	699,000	699,000	699,000	8/04	2 wks.	2/2.5	1,188	2-3	Redone townhouse overlooking the pool.
56 Barranca #5	699,000	n/a	n/a	3/04	n/a	2/2.5		2-3	End unit. Sold 2/02 for \$389,000 and 8/98 for \$249,900.
50 Barranca #3	675,000	699,000	748,000	2/04	7 mo.	3/2	1,395	1 st	Remodeled kitchen and baths and resurfaced ceilings.
56 Barranca #11	663,000	679,000	695,000	3/04	1 mo.	2/2		2 nd	Remodeled with new appliances and carpet. Pool view.
56 Barranca #1	648,000	669,500	669,500	3/04	3 days	2/1.5	1,263	1 st	Remodeled since sale in 1/99 for \$243,500.
46 Barranca #4	648,000	669,000	699,000	8/03	1 mo.	3/2	1,500	3 rd	Ocean views from living rm and master. Orig. condition.
50 Barranca #4	646,000	649,000	649,000	2/04	1 wk.	3/2	1,395	1 st	Redone kitchen & baths since sale in 9/98 for \$272,500.
36 Barranca #2	645,000	679,000	825,000	11/02	3 mo.	2/2	1,155	1 st	Totally remodeled with hardwood floors since sales in 3/00 for \$495,000 and 12/95 for \$223,000.
50 Barranca #12	633,000	679,000	689,000	8/03	3 mo.	3/2		3 rd	Some views from bedrooms. Sold 2/00 for \$385,000.
50 Barranca #9	619,000	619,000	619,000	8/09	1 mo.	2/2	1,321	3 rd	Top floor ocean view end unit with cathedral ceilings, upgraded kitchen and baths, a fireplace & newer paint
56 Barranca #3	610,000	618,000	699,000	7/08	3 mo.	2/2	1,263	1 st	Overlooking the pool and courtyard, this 1st floor unit has formal dining, fireplace, 3 patios and its own laundry.
40 Barranca #1	600,000	715,000	715,000	1/04	4 days	2/2	1,155	1 st	Updated kitchen and baths. Ocean view from master.
50 Barranca #10	595,000	640,000	749,000	8/08	1.3 yrs	2/2	1,231	3 rd	Corner unit with high ceilings facing the courtyard.

66 Barranca #2	595,000	679,000	825,000	9/06	6 mo.	2/2	1,155	1 st	Shoreline Condos unit right off pool with Murphy bed.
50 Barranca #8	595,000	598,000	724,000	12/03	5 mo.	3/2	1,395	2 nd	Sold 11/99 for \$360K, 7/99 for \$330K, 7/97 for \$207K.
50 Barranca #6	587,000	595,000	595,000	3/04	3 wks.	2/2	1,344	2 nd	Fully redone since sale in 8/02 for \$464,000.
56 Barranca #11	575,000	599,900	599,900	5/08	1 mo.	2/2		2 nd	Updated unit with fireplace overlooking pool/spa.
50 Barranca #7	525,000	555,000	555,000	8/00	3 mo.	3/2	1,395	2 nd	Completely remodeled. Also sold in 9/99 for \$424,000.
56 Barranca #9	521,000	549,000	549,000	1/04	1 wk.	2/2.5	1,188	2-3	Townhouse with upgraded kitchen and baths.
40 Barranca #2	510,000	n/a	n/a	9/00	n/a	2/2		2 nd	Freestanding building with partial ocean views.
56 Barranca #10	500,000	517,000	529,000	7/03	1 mo.	2/2.5	1,221	2-3	Townhouse. Updated since 7/98 sale for \$227,500.
66 Barranca #4	495,000	499,000	499,000	7/03	1 mo.	2/2	1,155	2 nd	This also sold in 3/98 for \$205,000. Pool view.
36 Barranca #2	495,000	n/a	n/a	3/00	n/a	2/2	1,155	1 st	This also sold in 12/95 for \$223,000.
66 Barranca #5	465,000	490,000	490,000	1/02	6 wks.	2/2	1,155	3 rd	Remodeled kitchen and baths. Sold 7/98 for \$255,000.
50 Barranca #6	464,000	475,000	475,000	8/02	1 wk.	2/2	1,344	2 nd	Original condition.
66 Barranca #6	440,000	n/a	n/a	1/01	n/a	2/2	1,158	3 rd	Vaulted ceilings. Overlooking the pool.
66 Barranca #3	400,000	n/a	n/a	7/02	n/a	2/2	1,155	2 nd	Overlooking the pool.
50 Barranca #6	395,000	412,900	457,400	8/09	3 mo.	2/2	1,231	2 nd	This pool view unit is a short sale. This sold in 3/04 for \$587,000 and was redone since sale in 8/02 for \$464,000.
56 Barranca #2	389,000	n/a	n/a	3/02	n/a	2/2	1,263	1 st	Remodeled poolside unit. Sold 9/97 for \$172,000.
56 Barranca #5	389,000	389,000	389,000	2/02	1 wk.	2/2.5		2-3	Townhouse end unit. Also sold 8/98 for \$249,900.
50 Barranca #12	385,000	n/a	n/a	2/00	n/a	3/2		3 rd	Some views from bedrooms.
56 Barranca #7	348,650	369,500	369,500	12/00	1 mo.	2/2.5	1,176	2-3	Townhouse. Estate sale. Also sold 7/98 for \$240,000.

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