

EAST BEACH TOWNHOUSES IN SANTA BARBARA

SALES IN 2019

AS OF FEBRUARY 2019

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	COMMENTS
667-A Del Parque	\$1,601,000	\$1,550,000	\$1,550,000	2/19	2 wks.	2/2	1,350	Front row ocean view redone townhome with porcelain tile floors, quartz kitchen counters & private ocean view master balcony. www.EastBeachTownhome.com
653-C Verde Mar	1,150,000	n/a	n/a	2/19	n/a	2/2.5	1,076	Redone unit with 2 master suites, fireplace, and 2 car garage steps from the community pool. Previous Sales in 2000's: 1/09 for \$850,000

SALES IN 2018: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	COMMENTS
667-C Del Parque	\$1,500,000	\$1,549,000	\$1,595,000	9/18	2 mo.	3/2	1,664	Front row ocean view townhome.
667-C Del Parque	1,400,000	n/a	n/a	6/18	n/a	3/2	1,664	See immediately above.
653-E Verde Mar	840,000	899,000	1,025,000	6/18	7 mo.	2/2.5	1,327	Redone with new paint, quartz counters, appliances & floors.

SALES IN THE 2010'S

AS OF FEBRUARY 2019

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	COMMENTS
663-F Del Parque	\$1,675,000	n/a	n/a	3/15	n/a	2/2	1,350	Front row end unit with ocean views from living room and master with balcony. Previous Sales in 2000's: 12/13 for \$1,150,000
667-A Del Parque	1,601,000	1,550,000	1,550,000	2/19	2 wks.	2/2	1,350	Front row ocean view redone townhome with porcelain tile floors, quartz kitchen counters & private ocean view master balcony. www.EastBeachTownhome.com
667-B Del Parque	1,590,000	n/a	n/a	9/15	n/a	3/2.5	1,664	Front row ocean view unit with wood floors, fireplace and dual paned windows. Sold privately.
667-C Del Parque	1,500,000	1,549,000	1,595,000	9/18	2 mo.	3/2	1,664	Front row ocean view townhome. Previous Sales in 2000's: 6/18 for \$1,400,000
663-A Del Parque	1,444,000	1,750,000	1,850,000	8/17	3 mo.	2/2	1,350	Front row ocean view end unit East Beach townhome with updated kitchen, carpet, paint & fireplace surround.
667-C Del Parque	1,400,000	n/a	n/a	6/18	n/a	3/2	1,664	Front row ocean view townhome. This sold privately without coming on the market.
647-D Por la Mar	1,300,000	n/a	n/a	12/16	n/a	3/2	1,568	This poolside & clubhouse location is South facing with fireplace and large tiled patio. Previous Sales in 2000's: 9/07 for \$1,100,000 1/01 for \$680,000
661-B Del Parque	1,299,000	1,299,000	1,299,000	4/11	1 wk.	3/2.5	1,664	Front row with ocean views and fireplace.
659-F Del Parque	1,230,000	1,350,000	1,350,000	4/14	1 mo.	2/2	1,374	Redone poolside unit with fireplace, skylights & spa tub. Previous Sales in 2000's: 2/07 for \$1,300,000 (as redone) 1/01 for \$700,000
661-D Del Parque	1,180,000	1,295,000	1,599,000	8/10	11 mo.	2/2	1,350	Front row end unit with ocean views. New dining area floors, dual paned sliders & fixtures since 3/07 sale. Previous Sales in 2000's: 3/07 for \$1,625,000

653-C Verde Mar	1,150,000	n/a	n/a	2/19	n/a	2/2.5	1,076		Redone unit with 2 master suites, fireplace, and 2 car garage steps from the community pool. Previous Sales in 2000's: 1/09 for \$850,000
663-F Del Parque	1,150,000	1,150,000	1,150,000	12/13	2 days	2/2	1,350		Front row end unit with ocean views from living room and master with balcony.
659-F Del Parque	1,100,000	1,250,000	1,350,000	9/17	5 mo	2/2	1,374		Redone 1,374 sq.ft. poolside unit with fireplace, skylights and spa tub. Previous Sales in 2000's: 4/14 for \$1,230,000 (as redone) 2/07 for \$1,300,000 (as redone) 1/01 for \$700,000 (prior to redo)
649-A Verde Mar	1,100,000	1,129,000	1,129,000	11/15	2 mo.	2/2	1,374		Bright South and West facing end unit. Previous Sales in 2000's: 12/10 \$775,000 (as a short sale) 8/05 for \$1,295,000 8/03 for \$835,000
643-A Costa del Mar	1,050,000	1,050,000	1,050,000	10/15	1 wk.	2/2	1,374		End unit with fireplace and ocean peeks.
651-C Verde Mar	1,015,000	1,095,000	1,095,000	5/13	2 mo.	3/3	1,664		Wood and travertine floors, fireplace, air conditioning.
653-A Verde Mar	1,000,000	1,100,000	1,100,000	12/15	4 mo.	2/2	1,374		End unit with fireplace, new paint & carpet and ocean peek. Previous Sales in 2000's: 10/04 for \$1,050,000
671-D Del Parque	1,000,000	1,029,000	1,029,000	3/14	1 wk.	2/2	1,350		Front row dated end unit with ocean view master, fireplace, new carpet and paint.
649-F Verde Mar	970,000	1,050,000	1,050,000	9/17	2 mo.	2/2	1,318		Partly redone end unit with stainless appliances & new bath.
659-A Del Parque	942,000	995,000	1,050,000	5/15	1 wk.	2/2	1,374		End unit with fireplace, cathedral ceilings, upgraded kitchen and baths and attached 2 car garage.
641-A Por la Mar	925,000	n/a	n/a	4/14	n/a	2/2	1,374		Beautifully remodeled end unit in a Contemporary style.
647-C Por la Mar	925,000	n/a	n/a	7/13	n/a	3/2	1,568		Poolside South facing townhome.
641-B Por la Mar	905,000	939,000	939,000	2/16	4 mo.	2/2.5	1,076		Redone South facing. Redone since sale in 2012. Previous Sales in 2000's: 8/12 for \$695,000
647-B Por la Mar	875,000	n/a	n/a	7/11	n/a	3/2	1,568		Updated interior unit redone since 2003 sale. This Previous Sales in 2000's: 7/03 for \$850,000
643-E Costa del Mar	860,000	885,000	885,000	8/16	1 mo.	2/2	1,374		Redone 1,374 sq.ft. end unit East Beach Townhouse with fireplace, private patio and attached 2 car garage.
653-E Verde Mar	840,000	899,000	1,025,000	6/18	7 mo.	2/2.5	1,327		Redone with new paint, quartz counters, appliances & floors.
665-D Del Parque	800,000	859,000	849,000	10/13	1¼ yr	2/2.5	1,076		South facing with wood floors, galley kitchen and patio.
645-B Costa Del Mar	795,000	795,000	795,000	6/13	1 mo.	2/2.5	1,076		Wood floors, marble baths, West facing deck & Restoration Hardware detailing. Previous Sales in 2000's: 6/09 for \$1,050,000.
649-A Verde Mar	775,000	780,000	780,000	12/10	1 day	2/2	1,374		Short sale. End unit with fireplace. Previous Sales in 2000's: 8/05 for \$1,295,000 8/03 for \$835,000
645-C Costa del Mar	755,000	849,000	979,000	6/16	8 mo.	2/2.5	1,079		East Beach Townhouse with pool and greenbelt views.
665-E Del Parque	750,000	799,000	925,000	3/13	1 yr.	2/2.5	1,330		Redone with granite kitchen, mountain views, skylights. Previous Sales in 2000's: 7/05 for \$1,320,000.
641-B Por la Mar	695,000	710,000	710,000	8/12	1 mo.	2/2.5	1,076		South facing overlooking the greenbelt.
669-D Del Parque	690,000	749,000	895,000	4/12	6 mo.	2/2	1,374		End unit with newer floors and kitchen, ocean peeks.

SALES IN THE 2000's: THE COMPLETE DECADE

<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>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
661-D Del Parque	\$1,625,000	\$1,599,000	\$1,750,000	3/07	1 mo.	2/2	1,350	1-2	Front row East Beach end unit townhome with ocean views, new carpet, flooring and paint. 2 car garage.
661-C Del Parque	1,620,000	1,620,000	1,620,000	3/07	1 wk.	3/2	1,664	1-2	Front row East Beach Townhome with sweeping ocean views, cathedral ceilings and attached 2 car garage.

665-A Del Parque	1,500,000	1,500,000	1,500,000	5/05	1 wk.	2/2	1,374	1-2	Completely remodeled end unit with ocean views from one bedroom. Redone since 8/04 sale for \$1,012,000.
669-C Del Parque	1,365,000	n/a	n/a	8/04	n/a	3/2	1,298	1-2	On the greenbelt. Redone since 4/04 sale for \$1,006,000.
665-E Del Parque	1,320,000	1,329,000	1,325,000	7/05	6 mo.	2/2.5	1,330	1-2	Redone East Beach Townhouse with mountain views, skylights, granite kitchen, and 2 car garage.
657-E Del Parque	1,300,000	1,450,000	1,599,000	7/09	4 mo.	2/2.5	1,664	1-2	Front row East Beach Townhome with ocean views, 2 fireplaces, redone master bath & skylit 400 sq.ft. attic.
659-F Del Parque	1,300,000	1,350,000	1,499,000	2/07	4 mo.	2/2	1,414	1-2	Redone nicely, this poolside unit has a fireplace, skylights and a spa tub. Redone since sale in 1/01 for \$700,000.
649-A Verde Mar	1,295,000	1,295,000	1,295,000	8/05	2 mo.	2/2	1,422	1-2	Townhouse with hardwood floors and marble counters. This sold in 8/03 for \$835,000 and 7/96 for \$304,900.
647-D Por la Mar	1,100,000	1,365,000	1,365,000	9/07	5 mo.	3/2	1,568	1-2	This poolside & clubhouse location is South facing with fireplace and large tiled patio. Sold 1/01 for \$680,000.
641-D Por la Mar	1,100,000	1,200,000	1,200,000	6/07	1 mo.	2/2	1,374	1-2	Quiet, south-facing end unit in need of upgrading.
645-B Costa Del Mar	1,050,000	1,185,000	1,185,000	6/09	2 mo.	2/2.5	1,076	1-2	East Beach Townhouse with wood floors, marble baths, West facing deck and Restoration Hardware detailing.
653-A Verde Mar	1,050,000	1,050,000	1,050,000	10/04	3 wks.	2/2	1,374	1-2	End unit. Ocean view from 1 bedroom. Cosmetic fixer.
671-C Del Parque	1,050,000	1,085,000	1,150,000	7/03	1 mo.	3/2	1,583	1-2	Totally remodeled, this has good ocean views.
665-A Del Parque	1,012,000	n/a	n/a	8/04	n/a	2/2	1,374	1-2	End unit with ocean views from one bedroom.
669-C Del Parque	1,006,000	n/a	n/a	4/04	n/a	3/2	1,298	1-2	On the greenbelt.
643-C Costa Del Mar	985,000	999,000	999,000	3/04	2 wks.	2/2.5	1,216	1-2	Redone. Sold 6/98 for \$500,000 and 4/95 for \$410,000.
657-C Del Parque	985,000	995,000	995,000	5/02	1 mo.	3/2	1,664	1-2	Front row views.Sold 7/01 for \$873k & 4/94 for \$500k.
657-D Del Parque	950,000	1,000,000	1,000,000	12/02	2 wks.	3/2.5	1,570	1-2	Front row ocean views. Finished loft.
655-A Del Parque	950,000	950,000	950,000	8/01	2 mo.	2/2	1,350	1-2	Front row end unit. Fully redone. Sold 1/99 for \$625k, 3/97 for \$580k, 9/94 for \$480k and 9/88 for \$395k.
649-E Verde Mar	875,000	n/a	n/a	1/04	n/a	3/2	1,510	1-2	View from brm. Sold 3/99 for \$475k. & 8/95 for \$332k.
657-C Del Parque	873,000	873,000	873,000	7/01	2 mo.	3/2	1,664	1-2	Front row views. Finished loft. Sold 4/94 for \$500,000.
653-C Verde Mar	850,000	979,000	979,000	1/09	2 mo.	2/2.5	1,076	1-2	East Beach Townhouse with 2 master suites, fireplace, and 2 car garage steps from the community pool.
647-B Por la Mar	850,000	875,000	875,000	7/03	1 wk.	3/2	1,568	1-2	Interior unit.
645-E Costa Del Mar	837,500	850,000	869,950	5/03	2 mo.	2/2	1,337	1-2	End unit with ocean view from one bedroom.
649-A Verde Mar	835,000	837,500	850,000	8/03	3 mo.	2/2	1,422	1-2	End unit. Redone since it sold in 7/96 for \$304,900.
669-A Del Parque	775,000	775,000	775,000	6/02	2 wks.	2/2	1,374	1-2	End unit. Upgraded with expanded patio.
667-D Del Parque	705,000	725,000	725,000	2/01	5 mo.	2/2	1,350	1-2	Front row ocean views. End unit. Original condition.
659-F Del Parque	700,000	700,000	700,000	1/01	1 mo.	2/2	1,414	1-2	Remodeled with skylight and spa tub.
669-B Del Parque	690,000	675,000	675,000	4/01	3 wks.	3/2	1,568	1-2	Interior unit.
647-D Por la Mar	680,000	680,000	680,000	1/01	9 mo.	3/2	1,568	1-2	Interior unit.
641-C Por la Mar	675,000	675,000	675,000	4/01	5 wks.	2/2.5	1,076	1-2	Interior unit.
671-A Del Parque	650,000	n/a	n/a	8/00	n/a	3/2	1,350	1-2	Front row end unit with very good ocean views.

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