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2006 Beachside Condo Sales

Prudential-Malibu Realty
23405 Pacific Coast Hwy.
Malibu, CA. 90265

ADDRESS	BR	BA	SQ. FT.	LISTING PRICE	SALE PRICE	DOM	SD	YB	COMPLEX
22626 Pacific Coast Hwy #9				NA	\$433,318		5/1/2006		
26665 Seagull Way #203A	2	2.00	953	\$749,000	\$725,000	95	3/10/2006	1973	Tivoli Cove
26666 Seagull Way #C106	1	1.00	672	\$749,000	\$743,000	3	11/17/2006	1973	Tivoli Cove
20602 Pacific Coast Hwy				NA	\$810,000		12/13/2006		
11848 E. Coral Reef Lane	2	1.50	1,295	\$999,000	\$950,000	66	10/2/2006		Malibu Bay Villas
11928 Whitewater Lane	2	2.00		\$1,034,000	\$969,000	10	7/6/2006	1974	Malibu Bay Club
22548 Pacific Coast Hwy #402				\$749,000	\$1,000,000		8/24/2006		Malibu Outrigger
26665 Seagull Way #A212	2	2.00	953	\$1,150,000	\$1,075,000	43	10/23/2006	1973	Tivoli Cove
26665 Seagull Way #A207	2	2.50	1,201	\$1,249,000	\$1,170,000	166	3/23/2006	1973	Tivoli Cove
6780 Shearwater Lane	2	2.50	1,320	\$1,395,000	\$1,200,000	83	6/5/2006	1975	Zuma Bay Villas
27400 Pacific Coast Hwy #106	1	1.50	915	\$1,200,000	\$1,200,000	8	7/21/2006	1956	The Holiday House
26664 Seagull Way #A205				NA	\$1,200,000		10/25/2006		Tivoli Cove
11932 Whitewater Lane	2	2.00		\$1,295,000	\$1,225,000	38	11/7/2006		Malibu Bay Club
6790 Las Olas Way	2	3.00	1,320	\$1,290,000	\$1,282,800	165	4/5/2006	1975	Zuma Bay Villas
22548 Pacific Coast Hwy #403	2	1.00	900	\$1,725,000	\$1,425,000	63	12/21/2006	1963	Malibu Outrigger
11770 Pacific Coast Hwy #T	3	3.00	1,879	\$1,799,000	\$1,785,000	152	10/12/2006	1972	Whalers Village
6763 Las Olas Way	3	3.00	1,484	\$1,985,000	\$1,850,000	75	2/24/2006	1975	Zuma Bay Villas
20638 Pacific Coast Hwy #5	2	2.00	1,152	\$2,195,000	\$1,995,000	48	3/24/2006	1961	
11892 Beach Club Way	2	3.50	1,629	NA	\$2,090,000		9/27/2006	1972	Malibu Bay Club
11948 Beach Club Way	2	2.50	2,004	\$2,495,000	\$2,300,000	174	9/29/2006	1972	Malibu Bay Club
22548 Pacific Coast Hwy #101	2	2.00	1,294	\$2,495,000	\$2,350,000	29	5/8/2006	1963	Malibu Outrigger
20522 Pacific Coast Hwy				NA	\$2,350,000		3/15/2006		
11770 Pacific Coast Hwy	3	2.50	1,296	NA	\$2,375,000		8/1/2006		
11770 Pacific Coast Hwy #H	3	2.50	1,296	NA	\$2,450,000		11/8/2006		
27400 Pacific Coast Hwy #101	2	2.50	2,200	\$2,800,000	\$2,632,000	32	9/12/2006	1956	The Holiday House
11844 Beach Club Way	2	3.50	2,062	NA	\$2,731,500		8/23/2006	1972	Malibu Bay Club
20718 Pacific Coast Hwy	3	3.00	1,848	\$3,595,000	\$3,525,000	26	4/5/2006	1962	
20718 Pacific Coast Hwy #1				NA	\$3,525,000		3/29/2006		
20718 Pacific Coast Hwy #2				NA	\$3,525,000		3/29/2006		
22822 Pacific Coast Hwy	2	3.00	1,956	\$4,595,000	\$4,100,000	112	8/15/2006	1984	
Average Square Footage			1,956						
Average List Price				\$1,777,150					
Average Sale Price					\$1,833,054				
Average Days on Market						73			

*Information from sources other than the Multiple Listing Service. Information from sources deemed reliable but not guaranteed.