

Brief Summary of Compared Listings

April 30, 2008

This page summarizes the comparable listings contained in this market analysis.

Status: Closed Sale

ML#	L/S Date	Address	City	Sqft	Bds	Bth	Built	L/S Price	DOM
S958101	04/17/2008	446 Monterey # 1-J	Hermosa Beach	1,331	3	2.00	1987	\$707,000	140
S957417	04/01/2008	511 11Th # A	Hermosa Beach	2,318	4	2.50	1987	\$1,089,000	86
S960987	04/03/2008	1506 Palm	Hermosa Beach	1,756	3	3.50	2000	\$1,325,000	43
S958405	04/03/2008	635 Manhattan	Hermosa Beach	2,380	4	4.50	2007	\$1,415,000	139
S08037785	04/08/2008	33 Monterey	Hermosa Beach	2,437	4	4.00	2007	\$1,450,000	3
S960130	03/26/2008	1427 Monterey	Hermosa Beach	2,364	3	4.00	2008	\$1,765,000	91
S956471	04/11/2008	1625 Hermosa	Hermosa Beach	2,903	3	4.50	2007	\$2,100,000	144
Z08035413	04/08/2008	1409 Monterey	Hermosa Beach	2,860	4	4.00	2004	\$2,349,000	32
S954846	04/01/2008	345 34Th	Hermosa Beach	3,740	5	5.00	2008	\$3,025,000	4
S08024183	04/11/2008	1600 Ardmore # 319	Hermosa Beach		2	1.00	1970	\$430,000	16
S08022196	04/09/2008	2032 Prospect	Hermosa Beach	900	2	1.00	1952	\$710,000	10
S08036896	04/21/2008	1127 7Th St	Hermosa Beach	1,710	3	2.00	1963	\$799,900	29
S954524	03/28/2008	1006 3Rd	Hermosa Beach	1,867	4	2.50	1965	\$948,000	168
S08021256	04/25/2008	805 20Th Street	Hermosa Beach	2,050	3	4.00	2006	\$950,000	36
S960963	04/01/2008	2104 Hillcrest	Hermosa Beach	2,046	4	2.50	1977	\$1,125,000	12
S08018206	04/11/2008	2304 Hillcrest	Hermosa Beach	2,040	4	3.00	1977	\$1,310,000	43
S946826	04/22/2008	1632 Raymond	Hermosa Beach	4,200	6	5.50	2007	\$1,975,000	308
Averages:				2,306	4	3.26	1990	\$1,380,759	77

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	17	\$1,380,759	\$620.96	\$1,310,000	\$430,000	\$3,025,000	77
WTH							
EXP/CNL							
Total	17	\$1,380,759	\$620.96	\$1,310,000	\$430,000	\$3,025,000	77