

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
S961328	04/15/2008	301 20Th	Manhattan Beac	1,192	3	2.00	1952	\$1,275,000	46
S08023172	03/31/2008	233 20Th	Manhattan Beac	1,700	3	2.00	1932	\$1,275,000	6
S960819	04/02/2008	413 20Th	Manhattan Beac	1,802	3	3.50	1990	\$1,300,000	47
S958933	04/15/2008	3216 Alma	Manhattan Beac	2,080	3	3.00	1960	\$1,561,000	83
V961560	04/24/2008	325 21St	Manhattan Beac	1,536	3	2.50	1957	\$1,665,000	42
S08046926	04/03/2008	616 Manhattan	Manhattan Beac	1,908	3	3.00	1964	\$1,825,000	0
S08031811	04/11/2008	319 33Rd	Manhattan Beac	2,033	3	4.00	2008	\$1,900,000	0
S959738	03/28/2008	309 32Nd	Manhattan Beac	2,510	3	3.50	2007	\$2,100,000	56
S960244	04/22/2008	228 31St	Manhattan Beac	1,757	3	2.00	1933	\$2,100,000	78
S952022	03/26/2008	790 Rosecrans	Manhattan Beac	3,250	3	3.00	1956	\$1,235,000	214
S08018724	04/22/2008	605 36Th	Manhattan Beac	2,029	4	3.00	1950	\$1,355,000	22
S958690	04/25/2008	3012 Palm	Manhattan Beac	1,807	3	2.00	1954	\$1,360,000	85
S959260	04/04/2008	2507 Valley	Manhattan Beac	2,824	4	3.00	2003	\$1,500,000	95
S08033107	04/23/2008	709 35Th Street	Manhattan Beac	3,398	5	4.00	1981	\$1,550,000	16
S08036683	04/14/2008	1906 Flournoy	Manhattan Beac	1,780	4	2.00	1953	\$1,700,000	14
S08016909	04/16/2008	2317 Pine Avenue	Manhattan Beac	2,606	4	4.00		\$1,878,000	40
S08042842	04/25/2008	2309 Pacific	Manhattan Beac	3,351	5	4.00	2007	\$1,890,000	10
S956290	04/11/2008	742 27Th	Manhattan Beac	3,548	4	3.50	1991	\$2,075,000	146
S960798	04/24/2008	644 35Th.	Manhattan Beac	3,659	6	5.50	2008	\$2,280,000	102
S960018	04/21/2008	644 33Rd	Manhattan Beac	4,200	5	4.50	2007	\$2,948,750	108
S958021	04/04/2008	1019 11Th St	Manhattan Beac	1,424	3	2.00	1958	\$1,110,190	122
S959375	04/03/2008	26 E Malaga	Manhattan Beac	2,045	3	2.50	1983	\$1,370,000	89
S08031960	04/15/2008	44 Village	Manhattan Beac	2,632	3	2.00	1984	\$1,699,000	9
S08021591	04/14/2008	1401 Manzanita	Manhattan Beac	884	2	1.00	1950	\$799,000	32
Z08017927	04/14/2008	2101 Magnolia	Manhattan Beac	996	3	1.00	1948	\$1,050,000	34
S08038462	04/18/2008	1351 19Th	Manhattan Beac	1,210	3	2.00	1949	\$1,080,000	8
S958385	04/17/2008	1513 Faymont	Manhattan Beac	2,168	4	3.00	1950	\$1,100,000	153
S946406	04/11/2008	1909 Magnolia	Manhattan Beac	3,800	5	4.50	2007	\$2,300,000	308
S08031602	04/10/2008	1461 5Th	Manhattan Beac	1,599	3	2.00	1957	\$1,040,000	38
S956361	04/28/2008	1431 5Th	Manhattan Beac	2,000	4	3.00	1967	\$1,240,000	187
S961061	04/18/2008	1521 9Th	Manhattan Beac	2,993	4	3.50	1955	\$1,540,000	31
S08028896	04/24/2008	1418 2Nd	Manhattan Beac	3,600	4	4.00	2003	\$2,149,000	5
S08023500	04/25/2008	1256 8Th	Manhattan Beac	4,400	5	5.00	2008	\$2,522,000	59

Averages: **2,385** **4** **3.02** **1973** **\$1,629,453** **69**

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	33	\$1,629,453	\$734.83	\$1,550,000	\$799,000	\$2,948,750	69
WTH							
EXP/CNL							
Total	33	\$1,629,453	\$734.83	\$1,550,000	\$799,000	\$2,948,750	69