

Brief Summary of Compared Listings

May 27, 2009

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
S09022714	04/17/2009	2111 North Valley	Manhattan Beac	936	3	1.00	1947	\$725,000	8
S09020881	04/10/2009	116 24Th	Manhattan Beac	528	1	1.00	1932	\$925,000	48
S08163578	04/29/2009	422 21St	Manhattan Beac	1,824	3	3.00	1972	\$930,000	128
F1792864	04/30/2009	432 24Th	Manhattan Beac	1,968	3	3.00	1995	\$1,040,000	50
S09025987	04/07/2009	4305 The Strand	Manhattan Beac	1,742	2	3.00	1976	\$1,175,000	14
S09015062	04/01/2009	405 21St	Manhattan Beac	1,456	3	2.00	1963	\$1,239,000	7
S08148808	04/03/2009	433 Marine # A	Manhattan Beac	1,814	3	4.00	1990	\$1,295,000	134
S09026536	04/03/2009	112 19Th	Manhattan Beac	1,492	3	2.00	1930	\$1,400,000	7
S09008404	04/30/2009	233 23Rd	Manhattan Beac	1,613	2	3.00	1992	\$1,415,000	68
S08123742	04/24/2009	510 23Rd	Manhattan Beac	3,201	4	4.00	2008	\$2,005,600	199
S09024056	04/07/2009	429 31St	Manhattan Beac	3,793	4	5.00	2002	\$2,160,000	11
S08169271	04/24/2009	517 21St	Manhattan Beac	3,400	4	5.00	2009	\$2,270,000	126
S09023693	04/28/2009	528 6Th	Manhattan Beac	3,890	4	4.00	2005	\$2,600,000	62
S08158166	04/30/2009	3404 The Strand	Manhattan Beac	5,200	8	7.00	1974	\$5,350,000	99
S09014152	04/03/2009	208 The Strand	Manhattan Beac	3,575	4	4.00	1955	\$6,700,000	3
S09031831	04/22/2009	1829 North Poinsettia	Manhattan Beac	1,500	3	2.00	1950	\$1,189,000	42
S08119772	04/27/2009	1608 North Poinsettia	Manhattan Beac	3,622	5	4.00	1990	\$1,545,000	216
S09000833	04/15/2009	1015 Boundary	Manhattan Beac	2,400	3	3.00	1956	\$1,520,600	88
S08130403	04/01/2009	51 West Sausalito Circle	Manhattan Beac	1,820	3	3.00	1987	\$1,010,000	152
S08131337	04/07/2009	20 Village	Manhattan Beac	2,038	3	2.00	1984	\$1,175,000	180
S09029216	04/10/2009	1163 Meadows Ave.	Manhattan Beac	1,306	2	2.00	1947	\$670,000	10
V09005049	04/27/2009	1466 12Th	Manhattan Beac	1,455	3	3.00	1995	\$680,000	79
S09014654	04/29/2009	1635 23Rd	Manhattan Beac	1,526	3	2.00	1952	\$759,000	49
S08168574	04/21/2009	1509 Lynngrove	Manhattan Beac	2,400	4	4.00	2008	\$1,150,000	137
S09020143	04/01/2009	1621 18Th St.	Manhattan Beac	3,500	5	5.00		\$1,400,000	43
S09005902	04/10/2009	311 Aviation	Manhattan Beac	1,747	3	3.00	2002	\$645,000	40
P665179	04/18/2009	1211 Tennyson	Manhattan Beac	1,787	3	2.00	1953	\$679,900	93
S09014937	04/03/2009	1460 8Th	Manhattan Beac	1,958	3	2.00	1953	\$1,105,000	58
Z08103220	04/23/2009	1760 2Nd	Manhattan Beac	2,500	4	4.00	2006	\$1,200,000	293
S09032411	04/24/2009	1401 3Rd	Manhattan Beac	4,659	5	5.00		\$2,300,000	33
08296783	04/23/2009	1760 2Nd	Manhattan Beac	2,500	4	3.50	2006	\$1,200,000	276
Averages:				2,360	3	3.24	1977	\$1,595,423	89

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	31	\$1,595,423	\$682.70	\$1,200,000	\$645,000	\$6,700,000	89
WTH							
EXP/CNL							
Total	31	\$1,595,423	\$682.70	\$1,200,000	\$645,000	\$6,700,000	89