

Brief Summary of Compared Listings

January 13, 2010

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
S09115650	12/18/2009	1421 12Th # 3	Manhattan Beac	1,337	2	3.00	1985	\$685,000	38
S09011159	12/30/2009	1106 John Street	Manhattan Beac	1,600	2	2.00	2009	\$725,000	311
S09011183	12/11/2009	1108 John Street	Manhattan Beac	1,821	2	2.00	2009	\$810,000	294
S08138055	12/01/2009	1619 Artesia # B	Manhattan Beac	2,280	3	3.00	2008	\$812,000	379
S09116963	12/18/2009	16 Monterey	Manhattan Beac	1,972	3	3.00	1987	\$829,000	31
S09109931	12/30/2009	1201 Shelley	Manhattan Beac	1,578	3	2.00	1953	\$836,000	10
V09105387	12/23/2009	1620 Marine	Manhattan Beac	1,890	3	2.00	1952	\$920,000	48
S09118022	12/22/2009	1600 Lynngrove	Manhattan Beac	1,404	3	2.00	1950	\$920,000	48
S09127366	12/22/2009	1709 North Meadows	Manhattan Beac	1,588	3	2.00	1947	\$922,000	0
S09119733	12/16/2009	1151 8Th	Manhattan Beac	1,489	3	2.00	1951	\$950,000	3
S09106236	12/18/2009	1508 North Ardmore	Manhattan Beac	1,135	3	2.00	1954	\$975,000	68
S09079343	12/04/2009	1900 Oak	Manhattan Beac	2,172	4	3.00	1960	\$980,088	89
S09104189	12/18/2009	537 21St	Manhattan Beac	1,644	3	2.00	1940	\$1,010,000	53
S09030575	12/02/2009	1181 Tennyson	Manhattan Beac	2,337	4	3.00	1953	\$1,020,000	225
S09118335	12/10/2009	204 Harkness	Manhattan Beac	1,764	3	3.00	2003	\$1,025,000	28
S09119432	12/18/2009	528 24Th	Manhattan Beac	1,200	2	2.00		\$1,060,000	39
S09075040	12/09/2009	3520 Alma	Manhattan Beac	1,810	3	3.00	1984	\$1,165,000	147
S09077300	12/01/2009	500 14Th	Manhattan Beac	2,250	3	3.00	1964	\$1,329,000	125
S09054360	12/30/2009	1232 21St	Manhattan Beac	3,481	5	5.00	2006	\$1,575,000	182
S09108473	12/10/2009	408 North Dianthus	Manhattan Beac	2,178	3	3.00	1947	\$1,590,000	8
C09053190	12/18/2009	1804 Magnolia	Manhattan Beac	3,521	5	4.00	2005	\$1,655,000	225
S09108427	12/29/2009	648 26Th	Manhattan Beac		5	3.00	2004	\$1,750,000	34
S09066030	12/30/2009	822 John	Manhattan Beac	3,732	4	4.00	1989	\$1,788,000	200
V09086918	12/18/2009	566 31St	Manhattan Beac	3,336	5	5.00	1998	\$1,795,000	84
S09110888	12/18/2009	1531 9Th Street	Manhattan Beac	4,080	5	4.00	1996	\$1,887,000	50
V09039546	12/17/2009	1761 Ruhland	Manhattan Beac	4,720	5	6.00	2009	\$1,950,000	211
S09120482	12/03/2009	317 17Th	Manhattan Beac	2,558	4	2.00	1929	\$2,000,000	11
S09072083	12/09/2009	808 Duncan	Manhattan Beac	3,527	5	5.00	1999	\$2,088,000	113
S09090282	12/01/2009	2401 John St.	Manhattan Beac	3,509	5	5.00	2009	\$2,275,000	91
S09066107	12/10/2009	321 17Th Street	Manhattan Beac		5	3.00		\$2,300,000	149
S09074033	12/04/2009	903 10Th	Manhattan Beac	5,120	6	7.00	2007	\$2,475,000	123
S09075174	12/30/2009	877 8Th	Manhattan Beac	4,658	6	7.00	2006	\$3,100,000	144
S09065106	12/23/2009	718 North Poinsettia	Manhattan Beac	5,725	6	6.00	2009	\$3,225,000	155
Averages:				2,626	4	3.42	1981	\$1,467,457	113

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/BAK							
SLD/LSE	33	\$1,467,457	\$561.83	\$1,165,000	\$685,000	\$3,225,000	113
WTH							
EXP/CNL							
Total	33	\$1,467,457	\$561.83	\$1,165,000	\$685,000	\$3,225,000	113