

Brief Summary of Compared Listings

August 03, 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
S09045668	07/19/2009	704 Highland	Manhattan Beac	1,625	3	3.00	1965	\$1,270,000	82
S09053287	07/22/2009	309 18Th	Manhattan Beac	2,715	4	3.00	1964	\$1,775,000	54
S09015352	07/06/2009	209 16Th	Manhattan Beac	2,334	3	3.00	1961	\$2,550,000	146
S09028912	07/31/2009	1126 Laurel	Manhattan Beac	2,400	4	3.00	2009	\$1,037,000	97
S09053454	07/01/2009	864 14Th	Manhattan Beac	1,334	3	2.00	1947	\$1,135,000	7
S09064360	07/28/2009	1805 North Poinsettia	Manhattan Beac	1,256	3	2.00	1953	\$1,160,000	34
S09028913	07/31/2009	1130 Laurel	Manhattan Beac	2,700	3	3.00	2009	\$1,225,000	98
S09042733	07/29/2009	1600 Elm	Manhattan Beac	1,980	3	3.00	1952	\$1,245,000	15
S09003470	07/28/2009	1813 Pacific	Manhattan Beac	2,134	4	3.00	1963	\$1,380,000	163
S09061405	07/30/2009	620 30Th	Manhattan Beac	2,975	4	3.00	1992	\$1,573,000	17
S09047917	07/17/2009	2504 North Poinsettia	Manhattan Beac	3,200	4	4.00	2008	\$1,615,000	20
S09050143	07/20/2009	3309 North Poinsettia	Manhattan Beac	3,247	5	5.00	2008	\$1,900,000	37
S09043321	07/13/2009	2200 Palm	Manhattan Beac	3,647	4	4.00	1996	\$1,975,000	88
S09055639	07/10/2009	1812 Palm	Manhattan Beac	3,226	5	4.00	1998	\$2,100,000	9
S09050498	07/10/2009	918 10Th Street	Manhattan Beac	4,476	5	5.00	1992	\$2,650,000	406
S09001853	07/24/2009	218 North Dianthus	Manhattan Beac	6,109	4	5.00	2008	\$3,920,000	188
09374135	07/10/2009	612 John	Manhattan Beac	7,398	6	8.00	2000	\$5,450,000	28
P689029	07/02/2009	1 Laguna	Manhattan Beac	1,903	3	3.00	1984	\$824,900	13
V09050945	07/23/2009	12 Village	Manhattan Beac	2,632	3	2.00	1987	\$1,340,000	54
09368199	07/28/2009	12 Village	Manhattan Beac	2,632	3	2.00	1987	\$1,340,000	22
S09053270	07/30/2009	1816 Marine	Manhattan Beac	1,397	3	2.00	1954	\$767,500	66
S09036017	07/14/2009	1808 Faymont	Manhattan Beac	1,073	3	1.00	1950	\$800,000	89
S09018644	07/10/2009	1310 12Th Street # C	Manhattan Beac	1,817	3	3.00	2008	\$800,000	103
S09018639	07/10/2009	1310 12Th Street # B	Manhattan Beac	1,817	3	3.00	2008	\$825,000	82
S09048867	07/15/2009	2201 North Meadows	Manhattan Beac	1,317	2	2.00	1948	\$825,000	58
S09048559	07/06/2009	1634 18Th	Manhattan Beac	1,499	4	2.00	1952	\$855,000	7
S09018633	07/07/2009	1310 12Th Street # D	Manhattan Beac	1,817	3	3.00	2008	\$900,000	91
R903457	07/22/2009	1201 17Th	Manhattan Beac	3,538	5	4.00	1997	\$1,375,000	26
S09055981	07/29/2009	2008 Faymont	Manhattan Beac	3,761	4	4.00	1999	\$1,405,000	10
S09020810	07/21/2009	1447 19Th	Manhattan Beac	4,100	5	5.00	2006	\$1,899,000	85
V08140750	07/06/2009	1551 Artesia # 1	Manhattan Beac	1,750	3	3.00	2008	\$620,000	228
S08123687	07/26/2009	1629 2Nd	Manhattan Beac	1,196	3	1.00	1947	\$725,000	324
S09056313	07/14/2009	1602 5Th	Manhattan Beac	2,724	4	4.00	1994	\$1,175,000	21
S09049825	07/15/2009	1656 2Nd	Manhattan Beac	3,620	4	3.00	1990	\$1,190,000	75
S08151558	07/31/2009	1120 2Nd	Manhattan Beac	3,500	5	5.00	2008	\$1,215,000	276
S09054121	07/16/2009	1633 Gates	Manhattan Beac	3,362	5	3.00	1986	\$1,389,000	15
S08163739	07/24/2009	1751 3Rd	Manhattan Beac	4,136	5	4.00	1992	\$1,400,000	211
S09003016	07/31/2009	1184 2Nd	Manhattan Beac	3,600	5	4.00	2005	\$1,435,000	199
S09069114	07/29/2009	1555 Voorhees	Manhattan Beac	3,830	5	4.00	1989	\$1,567,125	19
S09047457	07/08/2009	1760 1St	Manhattan Beac	3,937	6	6.00	2004	\$1,650,000	30
S08167032	07/10/2009	1751 Nelson	Manhattan Beac	4,500	6	5.00	2008	\$1,825,000	170
S09017689	07/16/2009	1514 5Th	Manhattan Beac	4,557	5	5.00	2006	\$2,135,000	136
S09032973	07/14/2009	1629 9Th	Manhattan Beac	4,600	6	6.00	2009	\$2,300,000	82
Averages:				2,962	4	3.53	1987	\$1,547,501	93

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	43	\$1,547,501	\$540.09	\$1,375,000	\$620,000	\$5,450,000	93
WTH							
EXP/CNL							
Total	43	\$1,547,501	\$540.09	\$1,375,000	\$620,000	\$5,450,000	93