

Comparative Market Analysis

List Price Analysis:	Sold Price Analysis:	SP/LP Ratio	Total Listings: 40
Max: \$4,699,000	Max: \$4,400,000	Max: 1.11	Total on Market: 0
Min: \$599,500	Min: \$575,000	Min: 0.86	Sold/Exp Ratio: 0.00
Avg: \$2,026,675	Avg: \$1,964,913	Avg: 0.98	

MLS#	S	Address	City	ADOM	Br/Ba	Lot Sqft	Sqft	YrBlt	List Price	Sold Price	SP/LP
S08038705	S	640 Manhattan Beach	MANH	97	2/2.00		834	1969	\$599,500	\$575,000	0.96
S08067127	S	204 38Th St	MANH	9	3/2.00	1,350	1,041	1942	\$899,000	\$1,000,000	1.11
S08018344	S	429 29Th Pl	MANH	60	3/2.00	1,350	1,284	1928	\$1,199,000	\$1,150,000	0.96
S957231	S	704 Highland Av	MANH	166	3/3.00	1,551	1,542	1965	\$1,279,000	\$1,230,000	0.96
S08071077	S	400 Marine Av	MANH	39	3/3.00	2,696	1,931	2001	\$1,599,000	\$1,570,000	0.98
S08042915	S	2312 Grandview Av	MANH	9	5/3.00	4,545	2,054	1951	\$1,500,000	\$1,610,000	1.07
S08047957	S	437 1St St	MANH	36	4/3.00	2,700	2,632	1985	\$1,650,000	\$1,610,000	0.98
S08034315	S	320 33Rd Pl	MANH	78	3/4.00	2,700	1,976	2008	\$1,749,000	\$1,720,000	0.98
S08055478	S	408 6Th Street	MANH	61	4/3.00	2,696	2,523	1977	\$2,099,000	\$2,050,000	0.98
S08033118	S	2212 Alma Avenue	MANH	54	3/4.00		2,300	2005	\$2,199,000	\$2,100,000	0.95
S08085575	S	448 21St St	MANH	0	5/4.00	3,640	3,467	1932	\$2,125,000	\$2,125,000	1.00
S08079903	S	1604 Ocean Dr	MANH	0	3/3.00	1,659	1,745	1986	\$2,490,000	\$2,150,000	0.86
S955911	S	1211 Bayview Dr	MANH	217	4/3.50	0	2,400	2007	\$2,399,000	\$2,345,000	0.98
S953859	S	216 2Nd St	MANH	1	4/3.50	1,800	2,754	2008	\$4,699,000	\$4,350,000	0.93
S08052533	S	3301 Valley Dr.	MANH	39	3/1.00	2,496	1,058	1955	\$875,000	\$840,000	0.96
S08060486	S	6 Laurel Sq	MANH	6	4/3.00	4,390	2,332	1976	\$1,379,000	\$1,379,000	1.00
S08091742	S	665 27Th St	MANH	77	3/3.00	4,800	2,161	1940	\$1,699,000	\$1,650,000	0.97
S08063331	S	3404 Maple Avenue	MANH	15	5/5.00	4,640	3,287	2000	\$1,799,000	\$1,750,000	0.97
S08022944	S	625 26Th St	MANH	133	4/4.00	5,120	3,686	1988	\$1,999,000	\$1,985,000	0.99
S08018913	S	2310 John Street	MANH	89	5/5.00	5,079	3,527	2000	\$2,099,000	\$2,050,000	0.98
S953740	S	1417 Elm	MANH	177	5/4.50	4,256	3,009	2007	\$2,099,000	\$2,065,000	0.98
S08064958	S	1821 Walnut Av	MANH	53	5/5.00	4,480	3,400	2007	\$2,399,999	\$2,250,000	0.94
S954106	S	570 27Th St	MANH	239	5/4.00	6,890	4,100	2007	\$2,899,999	\$2,680,000	0.92
S08034073	S	2705 Palm Avenue	MANH	49	5/5.00	4,640	3,300	2008	\$2,699,000	\$2,689,000	1.00
S08086130	S	668 33Rd St	MANH	7	5/5.00	4,662	3,251	2008	\$2,737,500	\$2,737,500	1.00
S08052459	S	2701 Palm Avenue	MANH	25	5/4.00	4,600	3,300	2008	\$2,749,000	\$2,749,000	1.00
S961122	S	2204 Palm Av	MANH	107	6/5.50	4,950	4,934	2008	\$3,450,000	\$3,300,000	0.96
S08047169	S	850 18Th Street	MANH	15	6/7.00	8,000	5,947	2006	\$4,600,000	\$4,400,000	0.96
S954158	S	811 Boundary Pl	MANH	222	5/5.00	4,520	3,427	2003	\$2,099,000	\$2,025,000	0.96
V08029982	S	916 9Th St	MANH	43	5/5.00	7,250	4,407	1998	\$2,895,000	\$2,825,000	0.98
S08044241	S	869 3Rd St	MANH	95	4/5.00	5,699	4,136	2000	\$3,750,000	\$3,550,000	0.95
S960774	S	2 Grenada Ct	MANH	124	3/2.50	4,613	2,096	1988	\$1,089,000	\$1,045,000	0.96
S08062823	S	3 Nantucket Pl	MANH	16	3/3.00		2,042	1987	\$1,149,000	\$1,140,000	0.99
S08077283	S	23 Lafayette Ct	MANH	0	3/3.00		1,937	1985	\$1,200,000	\$1,200,000	1.00
S08063393	S	1404 Chestnut Av	MANH	5	3/2.00	4,900	1,520	1947	\$973,000	\$977,000	1.00
S08071437	S	2112 Magnolia Avenue	MANH	8	4/3.00	5,000	2,567	1974	\$1,299,000	\$1,405,000	1.08
S957994	S	1155 11Th	MANH	193	2/2.50	1,690	1,542	1973	\$699,000	\$635,000	0.91
S08043938	S	1760 6Th St	MANH	51	5/5.00	5,000	3,434	2008	\$1,850,000	\$1,800,000	0.97
S08032450	S	1627 Curtis Av	MANH	57	4/4.00	7,500	3,084	2008	\$1,995,000	\$1,900,000	0.95

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Max:	\$4,699,000	Max:	\$4,400,000	Max:	1.11	40		0		0.00	
Min:	\$599,500	Min:	\$575,000	Min:	0.86						
Avg:	\$2,026,675	Avg:	\$1,964,913	Avg:	0.98						

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S08018435	S	1525 5Th St	MANH	68	5/4.00	7,500	3,500	2000	\$2,099,000	\$1,985,000	0.95