

Brief Summary of Compared Listings

July 01, 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
S09015658	06/01/2009	4104 Highland	Manhattan Beac	2,560	3	4.00	1992	\$970,000	55
S09049774	06/29/2009	543 24Th	Manhattan Beac	1,222	3	2.00	1950	\$1,080,000	9
09367537	06/29/2009	543 24Th	Manhattan Beac	1,222	3	2.00	1950	\$1,080,000	9
V09032582	06/16/2009	302 35Th	Manhattan Beac	1,617	2	3.00	1987	\$1,217,000	81
S09011434	06/23/2009	444 36Th	Manhattan Beac	1,799	3	3.00	1953	\$1,225,000	89
S09031811	06/03/2009	333 3Rd	Manhattan Beac	2,750	4	3.00	1937	\$1,531,000	78
S09063038	06/09/2009	121 Moonstone	Manhattan Beac	1,900	3	3.00	2000	\$1,549,000	0
S09045896	06/12/2009	464 33Rd	Manhattan Beac	2,540	3	3.00		\$1,600,000	22
S09057337	06/30/2009	512 12Th	Manhattan Beac	2,286	3	3.00	2007	\$1,605,000	30
S09048967	06/04/2009	321 21St Street	Manhattan Beac	2,000	3	4.00	2009	\$1,802,500	16
S09037814	06/17/2009	305 8Th	Manhattan Beac	2,505	3	4.00	2002	\$2,050,000	45
S09049206	06/19/2009	958 Rosecrans	Manhattan Beac	972	2	1.00	1956	\$650,000	5
S09043237	06/18/2009	1708 Oak	Manhattan Beac	862	2	1.00	1947	\$795,000	64
S09042877	06/09/2009	2107 North Valley	Manhattan Beac	1,612	3	3.00	1924	\$1,099,000	26
S09034966	06/24/2009	2300 Laurel	Manhattan Beac	1,166	3	1.00	1950	\$1,160,000	75
S08137621	06/09/2009	2600 North Poinsettia	Manhattan Beac	3,209	4	4.00	2000	\$1,530,000	226
S08149954	06/05/2009	3109 Oak Ave.	Manhattan Beac	3,200	4	4.00	2008	\$1,660,000	230
S09013597	06/30/2009	2509 Palm	Manhattan Beac	3,145	5	5.00	2007	\$1,675,000	135
S09032294	06/19/2009	1817 Pacific	Manhattan Beac	3,319	5	4.00	2005	\$1,710,000	79
S09006401	06/02/2009	2103 Elm	Manhattan Beac	3,100	5	4.00	2009	\$1,900,000	136
S09052501	06/16/2009	1825 North Poinsettia	Manhattan Beac	3,420	5	4.00	2004	\$2,000,000	5
S09017299	06/22/2009	402 Larsson	Manhattan Beac	1,786	3	3.00	1970	\$816,000	69
S09053227	06/26/2009	929 John	Manhattan Beac	1,870	3	3.00	1952	\$1,499,000	23
P683614	06/24/2009	1407 12Th	Manhattan Beac	1,314	3	1.00	1956	\$560,000	31
V08151452	06/11/2009	1613 Wendy	Manhattan Beac	1,471	3	2.00	1950	\$915,000	197
V08139824	06/08/2009	1551 Artesia # 2	Manhattan Beac	1,750	3	3.00	2008	\$600,000	208
V08141836	06/30/2009	1551 Artesia # 3	Manhattan Beac	1,750	3	3.00	2008	\$626,000	227
S09041706	06/26/2009	1647 Mathews	Manhattan Beac	1,815	3	3.00	1963	\$980,000	26
S09048495	06/04/2009	1341 Curtis	Manhattan Beac	1,790	3	2.00	1951	\$1,025,000	27
S09042987	06/02/2009	930 North Redondo	Manhattan Beac	3,894	4	3.00	1989	\$1,299,000	34
S09035320	06/26/2009	1612 Mathews	Manhattan Beac	2,591	4	3.00	1992	\$1,330,000	83
S09038527	06/11/2009	1757 11Th	Manhattan Beac	3,865	5	5.00	2001	\$1,475,000	10
S09035555	06/02/2009	1554 Mathews	Manhattan Beac	4,831	6	6.00	1992	\$1,695,000	10
S09029648	06/17/2009	1520 Gates	Manhattan Beac	6,014	6	7.00	2008	\$2,625,000	107
Averages:				2,387	4	3.21	1980	\$1,333,338	73

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	34	\$1,333,338	\$607.30	\$1,314,500	\$560,000	\$2,625,000	73
WTH							
EXP/CNL							
Total	34	\$1,333,338	\$607.30	\$1,314,500	\$560,000	\$2,625,000	73