

## Brief Summary of Compared Listings

July 01, 2008

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
S08052141	06/27/2008	301 Manhattan	Hermosa Beach	2,108	3	4.00	2003	\$1,289,000	81
S960969	06/16/2008	43 Monterey	Hermosa Beach	2,437	3	3.50	2007	\$1,400,000	101
V08060385	06/12/2008	1721 Monterey	Hermosa Beach	4,968	4	7.00	2006	\$3,800,000	22
S08044277	06/02/2008	41 19Th Street	Hermosa Beach	5,652	4	6.00	1987	\$3,800,000	0
S08089204	06/27/2008	3123 Hermosa	Hermosa Beach	2,118	3	3.00	1925	\$6,000,000	5
S960412	05/30/2008	736 Gould # 18	Hermosa Beach	1,837	3	2.50	1980	\$760,000	132
S08035141	06/13/2008	704 1St	Hermosa Beach	2,335	3	3.00	1991	\$1,035,000	72
S08066640	06/03/2008	651 11Th	Hermosa Beach	2,774	4	4.00	1999	\$1,330,000	9
S08043768	06/16/2008	548 21St	Hermosa Beach	3,578	5	4.00	2007	\$2,200,000	29
S08016537	06/06/2008	845 14Th	Hermosa Beach	986	2	1.00	1952	\$790,000	86
S08039842	05/28/2008	1045 14Th	Hermosa Beach	2,400	3	3.00	1948	\$1,018,000	61
S08048382	06/27/2008	834 Prospect	Hermosa Beach	2,145	3	3.00	2007	\$1,150,000	57
<b>Averages:</b>				<b>2,778</b>	<b>3</b>	<b>3.67</b>	<b>1984</b>	<b>\$2,047,667</b>	<b>55</b>

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	12	\$2,047,667	\$764.07	\$1,309,500	\$760,000	\$6,000,000	55
WTH							
EXP/CNL							
<b>Total</b>	<b>12</b>	<b>\$2,047,667</b>	<b>\$764.07</b>	<b>\$1,309,500</b>	<b>\$760,000</b>	<b>\$6,000,000</b>	<b>55</b>