

Brief Summary of Compared Listings

June 04, 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
S08055485	05/19/2008	2211 Highland	Manhattan Beac	1,942	3	3.00	1990	\$1,325,000	24
S08073974	05/22/2008	329 10Th	Manhattan Beac	1,047	2	2.00	1981	\$1,355,000	0
S08026140	05/02/2008	207 Homer	Manhattan Beac	1,821	3	3.00	1967	\$1,715,000	7
S961501	05/09/2008	117 36Th	Manhattan Beac	1,800	3	3.50	2008	\$1,800,000	40
S08022645	05/14/2008	428 27Th	Manhattan Beac	4,125	5	5.00	2002	\$2,712,500	46
S960533	05/08/2008	3517 Elm	Manhattan Beac	1,417	3	2.00	1955	\$1,155,000	83
V08038289	05/07/2008	3412 Pacific	Manhattan Beac	2,214	3	3.00	1956	\$1,199,000	47
S08033017	05/08/2008	738 26Th	Manhattan Beac	2,887	4	5.00	1950	\$1,770,000	33
S08016722	05/07/2008	1313 Oak	Manhattan Beac	3,229	4	4.00	2004	\$1,780,000	94
S08044176	05/30/2008	652 26Th	Manhattan Beac	3,565	5	5.00	2008	\$2,700,000	1
S955771	05/19/2008	604 15Th	Manhattan Beac	4,930	6	5.50	2008	\$4,200,000	
S08047864	05/23/2008	943 9Th	Manhattan Beac	2,202	3	2.00	1963	\$1,600,000	3
S08027813	04/30/2008	10 Malaga Pl E	Manhattan Beac	2,064	3	3.00	1984	\$1,375,000	1
S08066314	05/06/2008	33 Malaga Pl. W	Manhattan Beac	2,100	3	3.00	1984	\$1,411,000	0
S08030961	04/29/2008	1615 Magnolia	Manhattan Beac	1,002	3	1.00	1948	\$790,000	50
S08079377	05/31/2008	1447 21St	Manhattan Beac	1,177	3	2.00	1949	\$1,000,000	0
S961207	05/01/2008	1529 Artesia # A	Manhattan Beac	1,549	3	2.50	1998	\$700,000	95
S08033484	05/02/2008	1466 5Th Street	Manhattan Beac	1,103	3	1.00	1954	\$853,500	26
S08030114	05/02/2008	1151 10Th	Manhattan Beac	2,350	4	4.00	2008	\$1,290,000	77
S08030130	05/02/2008	1153 10Th	Manhattan Beac	2,450	4	4.00	2008	\$1,350,000	77
S08043499	05/14/2008	1769 1St	Manhattan Beac	2,880	5	5.00	2002	\$1,399,000	5
S08072219	05/16/2008	1227 6Th Street	Manhattan Beac	4,378	5	5.00	2000	\$1,875,000	1
S08030086	05/14/2008	1407 3Rd	Manhattan Beac	4,325	5	5.00	2008	\$2,525,000	77
S960822	05/02/2008	1146 5Th	Manhattan Beac	4,500	6	5.50	2008	\$2,580,000	99
Averages:				2,544	4	3.50	1985	\$1,685,833	39

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	24	\$1,685,833	\$700.24	\$1,405,000	\$700,000	\$4,200,000	39
WTH							
EXP/CNL							
Total	24	\$1,685,833	\$700.24	\$1,405,000	\$700,000	\$4,200,000	39