

# Full Summary Of Compared Listings

October 31, 2007

This page summarizes the comparable listings contained in this market analysis.



	Details	Details	Details
<b>MLS#</b>	S951910	S956185	R951598
<b>Status</b>	Sold	Sold	Sold
<b>Address</b>	3612 Ocean Drive	528 23Rd St.	308 20Th Place
<b>City</b>	Manhattan Beach	Manhattan Beach	Manhattan Beach
<b>Area</b>	142	142	142
<b>Org Amt</b>	\$1,325,000	\$1,500,000	\$1,800,000
<b>Cur Amt</b>	\$1,275,000	\$1,500,000	\$2,003,000
<b>Sold Dt</b>	10/24/2007	10/08/2007	10/12/2007
<b>Apx SqFt</b>	1,250	1,372	1,350
<b>Price/SF</b>	\$1,020.00	\$1,093.29	\$1,483.70
<b>Terms</b>			
<b>CDOM</b>		1	87
<b>Building</b>	Custom,GarAcces,EndUnit	FreeStnd	Fixer,NCWalls,2/Lot
<b>Heat/AC</b>	ForcdAir	FlrFurnc,WallGas	WallGas
<b>Parking</b>	AttGar,DrOpn,2CarGar	AttGar,2CarGar	DetGar,DrOpn,ParkSpace,2Space
<b>Pool</b>			
<b>Style</b>	Victorian	Bungalow	Cottage
<b>Rec</b>			
<b>Stories</b>	TwoLvl	OneLvl	OneLvl
<b>View</b>	OcnView,PanoView,WatrView,WWatVi		OcnView
<b>Beds</b>	2	3	2
<b>Baths</b>	3	1	2
<b>Full Bath</b>	2	1	2
<b>Half Bath</b>	1	0	0
<b>Year Blt</b>	1983	1938	1937
<b>Schools</b>	Manhattan	Manhattan	
<b>Remarks</b>	Awesome Location Just One House From The Strand, With Surf, Sand, Malibu, & Sunset Views! Gorgeous, Completely Remodeled End-Unit Townhome With High Quality Finishes Throughout. Very Warm & Inviting, With A Light & Airy Floor Plan That Has Tons Of Character & Charm. Open Living Room Has Elegant Corner Marble Fireplace, Built-In Entertainment Center, & French Doors That Lead Onto View Deck. Large Gourmet Kitchen Has Solid Granite Counters W/Huge Entertaining		2 Bedroom 1 Bath House W Studio Over 2 Car Garage. House Has Newer Kitchen. Property Has All New Windows. Ocean View From House. New Exterior Paint.



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	Details	Details	Details
<b>MLS#</b>	S928386	S953498	S950489
<b>Status</b>	Sold	Sold	Sold
<b>Address</b>	1308 Manhattan Ave	220 16	4112 The Strand
<b>City</b>	Manhattan Beach	Manhattan Beach	Manhattan Beach
<b>Area</b>	142	142	142
<b>Org Amt</b>	\$2,850,000	\$2,999,999	\$4,799,000
<b>Cur Amt</b>	\$2,100,000	\$2,875,000	\$4,350,000
<b>Sold Dt</b>	10/01/2007	10/25/2007	10/17/2007
<b>Apx SqFt</b>	1,992	2,701	2,682
<b>Price/SF</b>	\$1,054.22	\$1,064.42	\$1,621.92
<b>Terms</b>			
<b>CDOM</b>	318	41	68
<b>Building</b>	Fixer,FreeStnd,Historic,NCWalls	Custom	VltCeiln,NewConst
<b>Heat/AC</b>	ForcdAir,NatGas	CntrlAC	ForcdAir
<b>Parking</b>	2Space	AttGar	AttGar
<b>Pool</b>			
<b>Style</b>	Cottage	Contemporary	Craftsman
<b>Rec</b>			
<b>Stories</b>	TwoLvl	TwoLvl	3+Lvl
<b>View</b>	CstView,OcnView	OcnView,PanoView	CstView,OcnView,PanoView,WatrView
<b>Beds</b>	3	4	4
<b>Baths</b>	2	3	4
<b>Full Bath</b>	2	2	3
<b>Half Bath</b>	0	1	1
<b>Year Blt</b>	1909	1980	2007
<b>Schools</b>	Manhattan		Manhattan
<b>Remarks</b>	Lot Value. Build Your Dream Home! Full Ocean View Sits High On The Site. 2 Unit Townhome Sitre (Verify With City)	Incredible Walkstreet Opportunity! Exceptional Ocean Views From This Contemporary Home. Small Studio With Its Own Entry, Kitchen, Bath And Deck At The Rear Of The Home. Hardwood Floors, Oversized Windows, And Very Spacious Ocean View Deck Off Of The Family Room Make This Home Ideal For Entertaining. Four Bedrooms, All On One Level As Well As The Laundry Room. High Ceilings And Open Rooms Create The Loft-Style.	Under Construction - Expected Completion In September 2007. Located On The Strand In Manhattan Beach, This Is The Ultimate In Beach Living. Enjoy Spectacular Ocean And Sandy Beach Views From All 3 Levels Of This Ocean Front Home. No Expense Was Spared On This 4 Bedroom, 3 1/2 Bath Craftsman Home. Some Of The Many High Quality Elements Include Andersen Windows And Doors, Granite And Natural Stone Counters, Chinese Ledge-Stone Fireplaces, Gorgeous Solid White Oak



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**MLS#** S953361  
**Status** Sold  
**Address** 3504 Maple Ave.  
**City** Manhattan Beach  
**Area** 143  
**Org Amt** \$1,299,000  
**Cur Amt** \$1,299,000  
**Sold Dt** 10/09/2007  
**Apx SqFt** 1,412  
**Price/SF** \$919.97  
**Terms**  
**CDOM** 9  
**Building** GarAcces,MFBedrm  
**Heat/AC** ForcdAir  
**Parking** AttGar,DrOpn,SeeRmrks,2CarGar  
**Pool**  
**Style**  
**Rec**  
**Stories** OneLvl  
**View**  
**Beds** 3  
**Baths** 2  
**Full Bath** 2  
**Half Bath** 0  
**Year Blt** 1959  
**Schools** Manhattan  
**Remarks** A Beautifully Maintained Tree Section Charmer With 3 Bedrooms And Two Baths. Master Bedroom Has In-Suite Bath And The 3Rd Bedroom Currently Staged As An Office With French Doors Accessing The Private Yard. The Kitchen Has Been Tastefully Remodeled With Granite Counter Tops, Maple Cabinets And Stainless Steel Built-In Appliances. The Open Living Room With Natural Brick Fireplace Is Large Enough To Have Many Different Areas Of Entertaining. The Fireplace Also Wraps Around To The

**Details**  
**MLS#** S955820  
**Status** Sold  
**Address** 754 14Th St  
**City** Manhattan Beach  
**Area** 143  
**Org Amt** \$1,698,000  
**Cur Amt** \$1,665,000  
**Sold Dt** 10/30/2007  
**Apx SqFt** 3,107  
**Price/SF** \$535.89  
**Terms**  
**CDOM** 6  
**Building** VltCeiln,GarAcces,FreeStnd,NCWalls  
**Heat/AC** ForcdAir  
**Parking** AttGar,DrOpn,1CarGar,2CarGar  
**Pool**  
**Style** Mediterranean  
**Rec** Sauna  
**Stories** TwoLvl  
**View** WdsView  
**Beds** 5  
**Baths** 3  
**Full Bath** 2  
**Half Bath** 0  
**Year Blt** 1989  
**Schools** Manhattan  
**Remarks** Stylish, Mediterranean Home Stunningly Remodeled W/ A Bold Artistic Approach. No Expense Spared To Create It'S Uniquely, Soft Contemporary Look. Highly Desirable Floor Plan W/ Great Indoor/ Outdoor Flow For Entertaining- Equally Suited To The Active Family Or The Discerning Executive. Step Down, Saltillo Tiled L.R Opens To A Prvt Grassy Yard. Formal D.R. Or Dine "Alfresco" In A Tranquil, Limestone Tiled Courtyard W/ Fountain. Sip Wine "Under The Stars", In Your Hot Tub, On The Huge

**Details**  
**MLS#** S950399  
**Status** Sold  
**Address** 717 31St. Street  
**City** Manhattan Beach  
**Area** 143  
**Org Amt** \$3,379,000  
**Cur Amt** \$3,200,000  
**Sold Dt** 10/08/2007  
**Apx SqFt** 3,490  
**Price/SF** \$916.91  
**Terms**  
**CDOM** 66  
**Building** VltCeiln,Custom,FreeStnd,NewConst  
**Heat/AC** ForcdAir  
**Parking** DetGar,DrOpn,2CarGar  
**Pool**  
**Style** Craftsman  
**Rec**  
**Stories** TwoLvl  
**View**  
**Beds** 5  
**Baths** 4  
**Full Bath** 4  
**Half Bath** 0  
**Year Blt** 2007  
**Schools** Manhattan  
**Remarks** Stunning New Custom Home, Prime Gaslight Tree Section Location On Highly Sought After 31St Street. A Rick Farnham Development. The Look Is Vintage Craftsman But State-Of-The-Art Technology Once You Cross The Threshold. Professionally Landscaped To Capture The Romance Of A Bygone Era. Dramatic Curb Appeal, A Wonderful Backyard With A Fireplace, Slate Patio And A Grassy Area For The Children. Impressive, Lengthy List Of Amenities. The Kitchen And



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**MLS#** S955762  
**Status** Sold  
**Address** 608 15Th  
**City** Manhattan Beach  
**Area** 143  
**Org Amt** \$4,200,000  
**Cur Amt** \$4,200,000  
**Sold Dt** 10/26/2007  
**Apx SqFt** 4,771  
**Price/SF** \$880.32  
**Terms**  
**CDOM** 1  
**Building** Basement,VltCeiln,NewConst  
**Heat/AC** ForcdAir  
**Parking** AttGar,3+CarGar  
**Pool**  
**Style**  
**Rec**  
**Stories** 3+Lvl  
**View** OcnView  
**Beds** 5  
**Baths** 5  
**Full Bath** 2  
**Half Bath** 2  
**Year Blt** 2007  
**Schools**  
**Remarks** New Construction. Louie Tomaro Design, Pre-Sold, For Comp. Purposes Only. Completion 10/07.

**Details**  
**MLS#** S956332  
**Status** Sold  
**Address** 645 9Th  
**City** Manhattan Beach  
**Area** 144  
**Org Amt** \$3,500,000  
**Cur Amt** \$3,500,000  
**Sold Dt** 10/26/2007  
**Apx SqFt** 1,465  
**Price/SF** \$2,389.08  
**Terms**  
**CDOM** 19  
**Building**  
**Heat/AC** FlrFurnc  
**Parking** DetGar  
**Pool**  
**Style** Tear-Down  
**Rec**  
**Stories** OneLvl  
**View**  
**Beds** 2  
**Baths** 2  
**Full Bath** 2  
**Half Bath** 0  
**Year Blt** 1950  
**Schools** Manhattan  
**Remarks** House Is A Tear Down. Value Is In The Land--Oversized 9,750 Sq Ft Lot With P.V. & Ocean View Potential With A 2Nd Story. Quiet Street Within A Few Minutes Walk To Downtown Restaurants, Shopping And The Beach. Great Lot For Developer, Investor Or Private Party Who Wants To Build A Large, Beautiful, Custom Home With An Ocean View.

**Details**  
**MLS#** S945091  
**Status** Sold  
**Address** 512 John Street  
**City** Manhattan Beach  
**Area** 144  
**Org Amt** \$4,349,900  
**Cur Amt** \$3,800,000  
**Sold Dt** 10/10/2007  
**Apx SqFt** 4,691  
**Price/SF** \$810.06  
**Terms**  
**CDOM** 450  
**Building** Custom  
**Heat/AC** ForcdAir  
**Parking** AttGar,3+CarGar,2Crprt  
**Pool**  
**Style** Modern  
**Rec**  
**Stories** TwoLvl  
**View** CityView,OcnView,PanoView  
**Beds** 4  
**Baths** 5  
**Full Bath** 3  
**Half Bath** 1  
**Year Blt** 2000  
**Schools**  
**Remarks** Panoramic Unobstructable Ocean Views.A Modern Architectural Masterpiece By Louie Tomaro. This Beautiful Home Was Proudly Built By A Joint Effort With The Prior Owners, And Architect Louie Tomaro. Featured In Aia -2000 Home Tours, With Emphasis On Simple Elegant Living. From The Moment You Enter, You See Black, Polished And Scored, Poured Concrete Floors, Which Contrast Starkly With The Tall, White Walls. Light Pours Into The Main Rooms From A Circular Glass



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**MLS#** S954423  
**Status** Sold  
**Address** 8 Cayman Ct  
**City** Manhattan Beach  
**Area** 145  
**Org Amt** \$795,000  
**Cur Amt** \$795,000  
**Sold Dt** 10/17/2007  
**Apx SqFt** 1,465  
**Price/SF** \$542.66  
**Terms**  
**CDOM** 8  
**Building**  
**Heat/AC** ForcdAir  
**Parking** AttGar,DrOpn,2CarGar  
**Pool** CommPool,HeatFilt,InGround  
**Style** Mediterranean  
**Rec**  
**Stories** 3+Lvl  
**View**  
**Beds** 2  
**Baths** 2  
**Full Bath** 2  
**Half Bath** 0  
**Year Blt** 1987  
**Schools** Manhattan  
**Remarks** Beautiful Plan 1 Court Home - Totally Repainted, Ideally Located. This 2 Bed/2 Bath Private Townhome In The Only Gated Community Of Manhattan Beach Has Vaulted Ceilings, Plantation Shutters In The Living Room, Hardwood Floors And New Kitchen And Bathroom Fixtures. The Upstairs Master Suite Is Spacious With A Large Dressing Area. Abundant Light On All Three Levels And Tree-Top View Through Clerestory Windows. Convenient And Tidy Office

**Details**  
**MLS#** S952790  
**Status** Sold  
**Address** 7 Cambridge  
**City** Manhattan Beach  
**Area** 145  
**Org Amt** \$1,995,000  
**Cur Amt** \$1,867,500  
**Sold Dt** 10/26/2007  
**Apx SqFt** 3,184  
**Price/SF** \$586.53  
**Terms**  
**CDOM** 105  
**Building** VltCeiln,GarAcces,MFBedrm  
**Heat/AC** CntrlAC,ForcdAir  
**Parking** DrOpn,2CarGar  
**Pool** CommPool  
**Style** French  
**Rec**  
**Stories** TwoLvl  
**View**  
**Beds** 4  
**Baths** 4  
**Full Bath** 2  
**Half Bath** 1  
**Year Blt** 1983  
**Schools** Manhattan  
**Remarks** Absolutely The "Creme De La Creme" Location In Manhattan Village. This Is Larger Than Average Lot Located On A Short Cul-De-Sac Street. This Property Was The Model Home When Manhattan Village Opened And Has Had Only One Owner. Dramatic Living Room Has Vaulted Ceilings, River Rock Fireplace & Wet Bar That Opens To A Large Secluded Patio And Yard With Lots Of Trees. Plan 5B With Master Suite Downstairs. Master Suite Has Custom Mirrored Wall, Firplace And Bath Which

**Details**  
**MLS#** S948705  
**Status** Sold  
**Address** 1421 12Th  
**City** Manhattan Beach  
**Area** 146  
**Org Amt** \$769,000  
**Cur Amt** \$699,955  
**Sold Dt** 10/04/2007  
**Apx SqFt** 1,337  
**Price/SF** \$523.53  
**Terms**  
**CDOM** 355  
**Building** EndUnit  
**Heat/AC** ForcdAir  
**Parking** AttGar  
**Pool**  
**Style** CapeCod  
**Rec** BBQ  
**Stories** SpltLvl  
**View**  
**Beds** 2  
**Baths** 3  
**Full Bath** 1  
**Half Bath** 1  
**Year Blt** 1985  
**Schools** Manhattan  
**Remarks** Spilt Level Floor Plan W/ Bedrooms Upstairs & Living Room W/ Brick Fireplace For Entertaining. The Galley Style Kitchen Includes Newer Appliances (Stainless Dishwasher) & Opens To Dining Area Flanked By Balcony For Summer Barbeques. The Living Room, Dining Area, & Kitchen Have Loads Of Sunlight, Wood Floors (Light Oak), Carpet In Both Bedrooms & White Plantation Shutters Throughout. Guest Bath On Main Level. Attached 2 Car Garage W/ W/D Inside.



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**MLS#** S951015  
**Status** Sold  
**Address** 1155 Meadows  
**City** Manhattan Beach  
**Area** 146  
**Org Amt** \$874,900  
**Cur Amt** \$874,900  
**Sold Dt** 10/02/2007  
**Apx SqFt** 1,000  
**Price/SF** \$874.90  
**Terms**  
**CDOM** 8  
**Building**  
**Heat/AC** WallGas  
**Parking** AttGar,2CarGar  
**Pool**  
**Style** Bungalow  
**Rec**  
**Stories** OneLvl  
**View**  
**Beds** 2  
**Baths** 1  
**Full Bath** 1  
**Half Bath** 0  
**Year Blt** 1947  
**Schools** Manhattan  
**Remarks** Adorable 2 Bedroom, 1 Bath Move In Ready Home. Here'S Your Opportunity To Get Into Manhattan Beach For Under 900K. Remodeled Bathroom With Travertine, Granite, New Tub/Shower And Vanity. Cozy Living Room With Free-Standing Fireplace. Formal Dining Room And Step Down Bonus Room. Bright Kitchen And Adjacent Laundry Room. Newer Roof And Appliances. Copper Plumbing. Great Backyard Perfect For Entertaining With Patio Area, Trellis, Lawn And Mature

**Details**  
**MLS#** S954970  
**Status** Sold  
**Address** 1305 Harkness St.  
**City** Manhattan Beach  
**Area** 146  
**Org Amt** \$899,500  
**Cur Amt** \$895,000  
**Sold Dt** 10/26/2007  
**Apx SqFt** 1,106  
**Price/SF** \$809.22  
**Terms**  
**CDOM** 29  
**Building**  
**Heat/AC** ForcdAir  
**Parking** DetGar,2CarGar  
**Pool**  
**Style** Traditional  
**Rec**  
**Stories** OneLvl  
**View**  
**Beds** 3  
**Baths** 2  
**Full Bath** 1  
**Half Bath** 1  
**Year Blt** 1951  
**Schools** Manhattan  
**Remarks** Located On A Lovely Tree Lined Street In "Liberty Village" Is This Taupe Toned Three Bedroom Home With One And One Half Baths. Featuring: Livingroom With Fireplace And Picture Window, Separate Diningroom, Good Closet And Cabinet Space, Hardwood Floors Throughout. Bright And Sunny Kitchen With Builtins And Pantry-A-Plenty Opens To A New Entertainment Sized Sundeck Overlooking A Lushly Landscaped Rear Yard. Walking Distance To Award Winning Elementary And

**Details**  
**MLS#** S950878  
**Status** Sold  
**Address** 1623 6Th  
**City** Manhattan Beach  
**Area** 147  
**Org Amt** \$1,750,000  
**Cur Amt** \$1,675,000  
**Sold Dt** 10/03/2007  
**Apx SqFt** 4,964  
**Price/SF** \$337.43  
**Terms**  
**CDOM** 40  
**Building** VltCeiln,GarAcces,FreeStnd  
**Heat/AC** CntrlAC,ForcdAir  
**Parking** AttGar,DrOpn,3CarGar,3Space  
**Pool**  
**Style** Traditional  
**Rec** BBQ  
**Stories** TwoLvl  
**View** CityView  
**Beds** 5  
**Baths** 4  
**Full Bath** 4  
**Half Bath** 0  
**Year Blt** 1990  
**Schools** Manhattan  
**Remarks** Spacious 5 Bedroom 4 Bath Home. Separate Living Room & Family Room And Office ( 6Th Bdrm). The Master Bedroom Is Fabulous. Large Dining Room, 3 Fireplaces And Wet Bar. Large Kitchen With Granite Counters & Eating Area. Nice Patio & Yard - Perfect For Entertaining. You'LI Love This Home !!!



**Details**

**MLS#** S953451  
**Status** Sold  
**Address** 1730 Curtis Ave  
**City** Manhattan Beach  
**Area** 147  
**Org Amt** \$2,399,000  
**Cur Amt** \$2,387,000  
**Sold Dt** 10/26/2007  
**Apx SqFt** 4,470  
**Price/SF** \$534.00  
**Terms**  
**CDOM** 8  
**Building** VltCeiln,Custom  
**Heat/AC** Radiant  
**Parking** AttGar,3+CarGar  
**Pool**  
**Style** Villa  
**Rec** BBQ  
**Stories** TwoLvl  
**View** CityView  
**Beds** 5  
**Baths** 6  
**Full Bath** 5  
**Half Bath** 1  
**Year Blt** 1999  
**Schools** Manhattan  
**Remarks** Unwavering Commitment To Design And Quality Is What You'LI Feel Once You Enter This Elegant, Emotional, Special Home. Approx 4,550 Sq Ft Of Open Custom Living Space. 5 Bd Suites And 5.5 Custom Ba. Huge South Facing Backyard With Built-In Barbecue Sink, Fridge, Fireplace All Under The Covering Of An Authentic Palapa With Tile And Wood Beams. Backyard Pre-Plumbed For Pool/Spa (Gas, Water, Drains). This Flat Lot Sits On The Top Of The Hill, Needs No

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	19	\$2,155,861	\$947.27	\$1,867,500	\$699,955	\$4,350,000	85
EXP/CNL	0						
<b>Total</b>	<b>19</b>	<b>\$2,155,861</b>	<b>\$947.27</b>	<b>\$1,867,500</b>	<b>\$699,955</b>	<b>\$4,350,000</b>	<b>90</b>