

Brief Summary of Compared Listings

November 05, 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
S08107837	10/14/2009	444 33Rd	Manhattan Beac	900	2	2.00	1931	\$835,000	304
S09102972	10/08/2009	452 36Th	Manhattan Beac	793	3	1.00	1930	\$855,000	14
S09064542	10/13/2009	616 Ocean	Manhattan Beac	624	1	2.00	1927	\$885,000	108
S09007107	10/01/2009	3607 Bayview	Manhattan Beac	1,725	3	2.00	1953	\$1,100,000	257
S09087380	10/19/2009	232 18Th Street	Manhattan Beac	1,864	3	3.00	1980	\$1,400,000	30
S09033351	10/07/2009	2915 Highland	Manhattan Beac	2,010	3	4.00	2006	\$1,500,000	180
S09038128	10/23/2009	3611 Manhattan	Manhattan Beac	2,512	3	4.00	2009	\$2,650,000	168
S09050747	10/15/2009	203 16Th	Manhattan Beac	2,889	4	3.00	1970	\$2,700,000	138
S09107623	10/07/2009	404 9Th	Manhattan Beac	4,100	5	5.00	2008	\$3,800,000	0
S09066504	10/21/2009	758 29Th	Manhattan Beac	600	2	1.00	1937	\$875,000	59
S09073851	10/05/2009	2100 North Poinsettia	Manhattan Beac	802	2	1.00	1945	\$930,000	58
S09090362	10/22/2009	607 23Rd	Manhattan Beac	1,000	3	1.00	1951	\$1,015,000	13
S09068087	10/23/2009	2613 Oak	Manhattan Beac	1,782	4	2.00	1958	\$1,199,000	125
S09063905	10/23/2009	3210 North Ardmore	Manhattan Beac	3,489	5	4.00	1998	\$1,400,000	132
S09084555	10/14/2009	2312 Pine	Manhattan Beac	3,143	5	5.00	2003	\$1,755,000	38
S09003460	10/06/2009	633 15Th	Manhattan Beac	6,000	6	5.00	2001	\$3,550,000	241
S09106001	10/16/2009	864 8Th	Manhattan Beac	3,882	4	5.00	2007	\$3,150,000	0
S09051051	10/29/2009	4 Monterey	Manhattan Beac	1,557	2	3.00	1987	\$720,000	176
S09092751	10/08/2009	27 Coronado	Manhattan Beac	1,583	2	3.00	1987	\$725,000	40
S09064770	10/19/2009	1150 Chestnut	Manhattan Beac	889	2	1.00	1947	\$615,000	107
S09083735	10/22/2009	1310 Twelfth # A	Manhattan Beac	1,817	3	3.00	2008	\$826,000	241
F1810394	10/01/2009	1700 11Th	Manhattan Beac	816	2	1.00	1951	\$575,000	111
W09090528	10/08/2009	1205 Lynngrove	Manhattan Beac	1,074	2	1.00	1951	\$790,000	13
S09101016	10/28/2009	1301 10Th	Manhattan Beac	1,470	3	2.00	1953	\$800,000	24
S09085306	10/29/2009	1619 Artesia # C	Manhattan Beac	2,280	3	3.00	2008	\$825,000	53
S09085625	10/09/2009	1612 Ruhland	Manhattan Beac	1,023	3	1.00	1956	\$835,000	5
S09087597	10/20/2009	1551 5Th	Manhattan Beac	1,350	3	2.00	1951	\$946,000	12
S09049860	10/15/2009	1551 Mathews	Manhattan Beac	2,060	3	3.00	1951	\$1,049,000	107
S09086479	10/20/2009	1330 9Th	Manhattan Beac	1,735	3	3.00	1953	\$1,069,000	2
S09092163	10/14/2009	1741 11Th	Manhattan Beac	2,456	4	4.00	1952	\$1,090,000	12
S09003026	10/23/2009	1768 Curtis	Manhattan Beac	3,928	5	4.00	1988	\$1,290,000	259
S09061471	10/28/2009	1416 9Th	Manhattan Beac	4,274	6	5.00	1995	\$1,862,000	111
08296495	10/06/2009	633 15Th	Manhattan Beac	6,000	6	5.00	2001	\$3,550,000	410
Averages:				2,195	3	2.85	1971	\$1,429,273	108

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/BAK							
SLD/LSE	33	\$1,429,273	\$727.24	\$1,049,000	\$575,000	\$3,800,000	108
WTH							
EXP/CNL							
Total	33	\$1,429,273	\$727.24	\$1,049,000	\$575,000	\$3,800,000	108