

# Brief Summary of Compared Listings

October 04, 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
S09079465	09/18/2009	201 44Th	Manhattan Beac	796	1	1.00	1925	\$799,000	64
S09075791	09/18/2009	225 9Th	Manhattan Beac	1,452	2	1.00	1956	\$1,240,000	23
S09033581	09/18/2009	217 21St	Manhattan Beac	1,845	3	4.00	1994	\$1,425,000	159
S09046316	09/21/2009	416 23Rd	Manhattan Beac	2,853	4	4.00	2003	\$1,579,000	132
S09026902	09/22/2009	217 8Th Place	Manhattan Beac	1,950	3	4.00	1996	\$1,600,000	140
S09089492	09/18/2009	2909 Highland	Manhattan Beac	2,030	3	4.00	2006	\$1,625,000	3
S09093605	09/30/2009	217 32Nd	Manhattan Beac	2,988	4	4.00	2007	\$1,800,000	13
S09066534	09/24/2009	712 Highland	Manhattan Beac	2,101	3	4.00		\$1,850,000	77
S09080067	09/30/2009	324 20Th	Manhattan Beac	2,564	4	4.00	1980	\$2,100,000	55
S09012448	09/15/2009	316 8Th	Manhattan Beac	1,392	2	1.00	1950	\$2,150,000	68
S09013599	09/22/2009	224 32Nd	Manhattan Beac	4,252	4	5.00	2008	\$2,825,000	183
S09069206	09/16/2009	305 20Th	Manhattan Beac	4,103	5	6.00	2009	\$3,265,000	83
S09075263	09/16/2009	656 Rosecrans	Manhattan Beac	1,188	2	1.00	1954	\$690,000	26
N09008076	09/03/2009	1708 Pine	Manhattan Beac	760	2	1.00	1941	\$850,000	201
S09084095	09/15/2009	591 29Th	Manhattan Beac	1,004	3	1.00	1950	\$895,000	8
S09103217	09/24/2009	636 29Th	Manhattan Beac	3,264	4	4.00	1990	\$1,630,000	0
S09023418	09/03/2009	1308 Walnut	Manhattan Beac	3,273	5	4.00	1999	\$1,850,000	103
S09064602	09/11/2009	523 14Th	Manhattan Beac	4,887	5	6.00	2009	\$3,100,000	93
V09027709	09/03/2009	881 10Th	Manhattan Beac	4,000	5	6.00	2005	\$2,150,000	174
S09060427	09/25/2009	502 Anderson	Manhattan Beac	4,200	5	6.00	2004	\$3,150,000	94
S09064506	09/16/2009	27 Laguna	Manhattan Beac	1,557	2	2.00	1984	\$700,000	15
S09077692	09/28/2009	1300 12Th # C	Manhattan Beac	1,130	2	3.00	1984	\$608,000	20
S09053851	09/25/2009	1209 23Rd	Manhattan Beac	984	2	1.00	1948	\$740,000	109
S09082252	09/25/2009	239 Aviation	Manhattan Beac	1,708	3	3.00	2002	\$640,000	28
S08127281	09/02/2009	1619 Artesia # F	Manhattan Beac	2,180	3	3.00	2008	\$835,000	360
S09061372	09/02/2009	1257 8Th	Manhattan Beac	4,806	6	6.00	2008	\$2,158,500	90
<b>Averages:</b>				<b>2,433</b>	<b>3</b>	<b>3.42</b>	<b>1985</b>	<b>\$1,625,173</b>	<b>89</b>

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/BAK							
SLD/LSE	26	\$1,625,173	\$716.73	\$1,612,500	\$608,000	\$3,265,000	89
WTH							
EXP/CNL							
<b>Total</b>	<b>26</b>	<b>\$1,625,173</b>	<b>\$716.73</b>	<b>\$1,612,500</b>	<b>\$608,000</b>	<b>\$3,265,000</b>	<b>89</b>