

# Manhattan Beach Market Update (5/31/07)

courtesy of Manhattan Beach Confidential (mbcon.blogspot.com)

## Hill Section

### Active SFR Listings (14)

**Boldface price** = changed since last report

Strikeout text = moved off actives since last report

	BD/BA	Sq. Ft.	Lot Sz	Cond.	Current Price	DOM	Initial Price	Initial List	Relisted?	Redux	Comment
<b>\$1m-\$2m</b>											
710 Manh. Bch. Bl.	3/3	1675	1250	remod	\$1,249,000	86	\$1,379,000	3/6/07	Yes	\$130,000	Purchased for \$849k Oct. '03; relo company running sale
<del>714 Manh. Bch. Bl.</del>	<del>3/3</del>	<del>1675</del>	<del>1250</del>	<del>dated</del>	<del>\$1,349,000</del>	<del>179</del>	<del>\$1,399,000</del>	<del>11/17/06</del>	<del>Yes</del>	<del>\$50,000</del>	<del>Purchased for \$1.355m April '06; TH, \$300 HOA</del>
903 10th	3/2	1300	7500	tdown	\$1,800,000	51	\$1,800,000	4/10/07			Zillow thinks \$1.56m
845 10th	4/3	2800	6000	tdown	\$1,875,000	22	\$1,875,000	5/9/07			
801 11th	4/3	3000	4300	newer	\$1,995,000	1	\$1,995,000	5/31/07			Failed to sell in 2006; high: \$2.449m, low: \$1.998m
<b>\$2m-\$3m</b>											
1043 10th	5/4	3950	7500	new	\$2,099,000	127	\$2,247,000	1/24/07	Yes	\$148,000	Next door to main branch of Post Office at Sepulveda; paid \$1.45m for lot
718 Poinsettia	3/2	1525	6500	tdown	\$2,199,000	246	\$2,375,000	9/27/06	Yes	\$176,000	Selling w/ plans for new construx; Paid \$1.85m in 9/05
601 Larsson	4/4	3850	5500	remod	\$2,395,000	57	\$2,695,000	3/20/07	Yes	\$300,000	Paid \$2.0m in Sept. '05; Zillow thinks \$2.5m
844 11th	5/4	4500	6000	remod	\$2,695,000	399	\$3,175,000	4/26/06	Yes	\$480,000	Ultra-modern remodel; over 1 YOM
873 8th	4/4	4975	5750	remod	\$2,999,999	71	\$2,999,999	3/21/07			No recent sale but county assesses at \$3.0m as of 12/05
<b>\$3m+</b>											
114 N Ardmore	5/5	4750	8020	new	\$3,275,000	74	\$3,395,000	3/2/07		\$120,000	Developer paid \$1.4m for the lot 12/05
512 John	4/5	4700	6400	newer	\$4,349,900	104	\$4,449,000	2/16/07	Yes	\$99,100	
300 N Dianthus	6/6	5500	7600	new	<b>\$4,395,000</b>	49	\$4,495,000	4/12/07		\$100,000	Builder paid \$1.75m for lot in 9/04
853 6th	6/4	4925	5700	new	\$4,795,000	15	\$4,795,000	5/16/07			
230 Anderson	4/4	6200	6500	new	\$7,199,000	24	\$7,199,000	5/7/07			
511 Pacific	6/6	7800	9400	new	\$8,150,000	15	\$8,150,000	5/16/07			Under construction; home above Ardmore

### Pending/Escrow

612 11th	3/2	1550	5500	tdown	\$975,000	7	\$975,000	4/23/07			Odd "flag lot" w/ tiny driveway exp. to 11th St.
721 9th	3/2	2700	10,500	tdown	\$4,195,000	46	\$4,195,000	3/15/07			Up for sale 1 month after purchase for \$3.95m (2/15/07)
114 N Ardmore	5/5	4750	8020	new	\$3,275,000	74	\$3,395,000	3/2/07		\$120,000	Developer paid \$1.4m for the lot 12/05

### Sold

108 Dianthus	4/6	4550	6250	newer	\$3,549,000	385	\$4,500,000	3/16/06	Yes	\$951,000	SOLD for \$3.250m, closed 4/17/07
401 2nd	5/5	5300	3300	new	\$4,000,000	n/a	\$4,000,000	n/a			SOLD for \$4.0m, closed 4/27/07 (never on MLS)
624 6th	4/4	3500	4200	new	\$3,575,000	168	\$3,575,000	10/18/06			SOLD for \$3.4m, closed 5/11/07
234 Larsson	3/3	2300	3400	dated	\$1,199,000	271	\$1,298,000	7/7/06	Yes	\$99,000	SOLD for \$1.075m, closed 5/15/07
938 Duncan	5/5	4650	4700	remod	\$3,395,000	307	\$3,795,000	6/14/06	Yes	\$400,000	SOLD for \$3.230m, closed 5/15/07
1028 11th	4/3	2500	7500	dated	\$1,575,000	162	\$1,598,500	11/15/06	Yes	\$23,500	SOLD for \$1.555m, closed 5/30/07

### Cancelled/Expired

1019 11th	3/2	1425	6250	dated	\$1,249,000	108	\$1,299,000	12/5/06		\$50,000	Last appeared in 3/27/07 update
919 1st	3/2	1950	8600	tdown	\$4,500,000	32	\$4,500,000	3/29/07			Last appeared in 4/30/07 update
714 Manh. Bch. Bl.	3/3	1675	1250	dated	\$1,349,000	179	\$1,399,000	11/17/06	Yes	\$50,000	Last appeared in 5/15/07 update; cancelled after neighbor cut price

# Manhattan Beach Market Update (5/31/07)

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## Sand Section, page 1

### Active SFR Listings (19)

**Boldface price** = changed since last report

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	BD/BA	Sq. Ft.	Lot Sz	Cond.	Current Price	DOM	Initial Price	Initial List	Relisted?	Redux	Comment
<b>\$1m-\$2m</b>											
462 36th Pl	2/2	1150	1250	tdown	\$799,000	45	\$799,000	4/17/07			Began on craigslist, new to MLS
<b>\$1m-\$2m</b>											
225 36th	1/1	725	1350	tdown	\$1,197,000	44	\$1,197,000	4/17/07			Builder considering flip; paid \$945k on 9/15/06; plans under way
200 41st	3/2	1400	1350	dated	\$1,239,000	32	\$1,239,000	4/18/07			Was listed under MFR/income until mid-May (duplex)
3213 Alma	3/2	1200	900	dated	\$1,285,000	8	\$1,285,000	5/23/07			
204 El Porte	3/3	1450	1450	remod	\$1,299,900	21	\$1,299,000	4/24/07			Seller paid \$600k in 7/04
3009 Highland	3/3	1400	1350	remod	\$1,369,000	51	\$1,369,000	4/10/07			Seller paid \$1.225m in 7/05; discussed in MBC story
4322 Ocean	3/2	1550	1700	dated	\$1,424,000	204	\$1,449,000	10/24/06		\$25,000	
117 Highland	3/2	1500	1350	remod	\$1,449,000	28	\$1,449,000	5/3/07			Address formerly 223 1st Pl.; sellers paid \$929k in Nov. '03
224 31st Pl	3/4	2050	1350	remod	\$1,639,000	34	\$1,639,000	4/27/07			Seller paid \$1.400m in 3/04
228 5th Pl	3/4	1750	1200	newer	\$1,769,000	4	\$1,769,000	5/16/07			Recent sale closed for \$1.70m on 3/26/07
225 1st	3/4	2100	1350	remod	\$1,995,000	125	\$1,995,000	1/26/07	Yes		Seller paid \$1.685m in 12/04
<b>\$2m-\$3m</b>											
209 42nd	3/4	1950	1350	new	\$2,099,000	239	\$2,300,000	10/4/06	Yes	\$201,000	Pre-completion listing (#780836) was \$2.3m
233 30th	3/4	2325	1350	new	\$2,299,000	5	\$2,299,000	5/26/07			
505 N Valley	3/4	2300	1730	new	\$2,325,000	127	\$2,495,000	1/24/07		\$170,000	"Green" construction; Lot purchased 11/03 for \$737k
213 Manhattan Ave	4/4	2750	2000	remod	\$2,499,000	44	\$2,499,000	4/17/07			Seller paid \$1.7m in April '04
1308 Manhattan Ave	3/2	2000	3000	tdown	\$2,500,000	286	\$2,850,000	6/29/06		\$350,000	Lot sale, deal appears to have fallen thru late May '07
2816 Manhattan Ave	3/4	2500	1750	new	\$2,599,000	264	\$2,899,000	9/7/06	Yes	\$300,000	
224 25th	4/5	3340	2700	dated	\$2,875,000	458	\$2,995,000	2/27/06	Yes	\$120,000	Failed to sell in 2006; took some time off MLS
1312 Manhattan Ave	4/4	1650	3000	remod	\$2,899,000	335	\$2,850,000	6/30/06	Yes		Zillow guesses \$1.5m; listing once pitched lot value instead of home
<b>\$3m+</b>											
217 9th	3/4	1800	1350	new	\$3,250,000	342	\$3,250,000	6/23/06	Yes		Still under construction
404 10th	5/3	2900	2700	newer	\$3,300,000	95	\$3,200,000	2/25/07			Flip?; built 2005; purchased 4/13/06 for \$2.5m; price rose day after listing
132 18th	3/4	3000	3000	remod	\$3,995,000	8	\$3,995,000	5/23/07			Sellers paid \$3.0m in 10/04
232 16th	5/5	5000	2700	remod	\$4,549,122	7	\$4,549,122	5/24/07			"Landmark" on Highland; 25 yrs. old; sellers paid \$1.155m in 7/98

### Cancelled/Expired

502 24th	4/5	3600	3350	new	\$4,250,000	320	\$3,995,000	6/1/06	Yes		Under construction; "price subject to change" when complete (listing)
1204 Highview	5/5	4500	3000	newer	\$3,599,900	79	\$3,999,000	2/13/07	Yes	\$399,100	Last appeared in 4/30/07 update

# Manhattan Beach Market Update (5/31/07)

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## Sand Section, page 2

### Pending and Sold SFRs

	BD/BA	Sq. Ft.	Lot Sz	Cond.	SOLD price	Initial Price	Initial List	DOM	Redux	Comment
<b>Pending/Escrow</b>										
211 38th	3/3	1850	1350	dated	-	\$1,150,000	3/26/07	10		Listing calls it "a mess" and "priced accordingly"
437 28th Pl	3/4	1800	1350	new	-	\$1,689,000	5/10/06	330		Last appeared on 4/5/07 update
420 1st	1/1	800	3000	tdown	-	\$1,350,000	10/11/06	188		Tough lot to sell, adjoins school/pkg. Lot
628 12th	3/3	2150	3000	remod	-	\$1,879,000	5/2/07	1		Seller paid \$1.775m on 7/8/05
525 2nd	4/4	2750	2700	remod	-	\$2,200,000	2/15/07	74		Fell out of escrow mid-April '07, DOM is since initial list
212 40th	3/2	1500	1500	remod	-	\$1,189,000	5/1/07	13		
228 5th Pl	3/4	1750	1200	newer	-	\$1,769,000	5/16/07	1		Recent sale closed for \$1.70m on 3/26/07
204 El Porto	3/3	1450	1450	remod	-	\$1,299,000	4/24/07	21		Seller paid \$600k in 7/01
4322 Ocean	3/2	1550	1700	dated	-	\$1,449,000	10/24/06	201		
<b>Sold</b>										
460 36th	2/1	1000	2700	dated	\$1,195,000	\$1,195,000	3/8/07	15		SOLD for \$1,195,000, closed 4/13/07
2604 Alma	2/3	2600	3500	dated	\$2,150,000	\$2,195,000	3/14/07	13	\$45,000	SOLD for \$2.150m, closed 4/16/07
120 2nd	5/4	2800	2700	tdown	\$3,810,000	\$3,300,000	3/20/07	8		SOLD for \$3.810m, closed 4/30/07
3611 Manhattan Ave	2/1	1065	1350	tdown	\$1,200,000	\$1,499,000	12/19/06	119	\$299,000	SOLD for \$1.200m, closed 5/20/07
200 41st	3/2	1400	1350	dated	\$1,310,000	\$1,239,000	4/18/07	32		SOLD for \$1.310m, closed 5/25/07
220 43rd	3/4	1900	1350	newer	\$1,399,000	\$1,599,000	4/24/06	350	\$200,000	SOLD for \$1.399m, closed 5/21/07
2613 Vista	3/2	1850	1850	remod	\$1,455,000	\$1,499,000	3/30/07	18	\$44,000	SOLD for \$1.455m, closed 5/23/07
226 44th	1/1	750	1000	dated	\$872,000	\$939,000	3/12/07	49	\$67,000	SOLD for \$872k, closed 5/30/07
125 17th	4/3	4300	2700	remod	\$5,400,000	\$5,349,000	4/11/07	n/a		

# Manhattan Beach Market Update (5/31/07)

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## Tree Section, page 1

### Active SFR Listings (13) under \$2m

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	BD/BA	Sq. Ft.	Lot Sz	Cond.	Current Price	DOM	Initial Price	Initial List	Relisted?	Redux	Comment
<b><u>\$1m-\$1.5m</u></b>											
3601-Maple	3/1	1000	4640	dated	\$1,149,000	181	\$1,149,000	11/15/06			3613 Maple went for \$869k in Aug. '06
2416 Elm	4/3	2050	5200	dated	\$1,149,000	204	\$1,299,000	10/24/06	Yes	\$150,000	On-Marine near Sepulveda
2503 Valley	2/1	950	5120	tdown	\$1,199,000	149	\$1,298,000	1/2/07		\$99,000	
2811 Valley	4/3	2250	2500	dated	<b>\$1,249,000</b>	106	\$1,299,000	2/14/07		\$50,000	Weird sale history - 3 sales in 6 mos. ('03-'04), last \$869k
1733 Elm	3/2	1325	4480	remod	\$1,299,000	180	\$1,349,000	12/2/06	Yes	\$50,000	Two small redux (\$30k, \$20k)
<b><u>\$1.5m-\$2.0m</u></b>											
3204 Poinsettia	3/2	2000	4480	remod	\$1,550,000	13	\$1,550,000	5/18/07			Failed to sell/Fall '06 at \$1.575m; Paid \$1.230m in 3/05 pre-remodel
2305 Pine	3/2	2000	4480	remod	\$1,595,122	99	\$1,495,122	2/21/07			A \$100k price increase after 8 DOM; See MBC Story
1140 Laurel	3/3	2550	6000	dated	\$1,639,000	16	\$1,639,000	5/15/07			<a href="#">One of three Arbolado listings discussed at MBC</a>
1413 Oak	4/3	3500	4200	newer	<del>\$1,645,000</del>	62	<del>\$1,679,000</del>	3/14/07		\$34,000	Sellers paid \$660k in '98
2418 Ardmore	5/3	3450	4800	remod	\$1,649,000	21	\$1,649,000	5/10/05			Sellers paid \$955k in July '02; prop. flipped twice in prev. 4 yrs. too
2622 Pacific	3/3	2500	4480	remod	\$1,699,000	78	\$1,699,000	3/14/07			Overpriced; paid \$980k in Aug. '02
2812 Elm	4/4	2500	4250	remod	\$1,769,000	260	\$1,769,000	9/13/06			Paid \$1.584m in 6/05, no price reductions
1829 Poinsettia	3/2	1450	4480	remod	\$1,785,000	14	\$1,785,000	5/17/07			<a href="#">Nice but not enough for this price: see MBC story</a>
737 36th	4/4	2600	5400	remod	\$1,785,000	14	\$1,785,000	5/17/07			Sellers paid \$1.230m in 3/05
2507 Valley	4/3	2850	6000	newer	\$1,850,000	83	\$1,999,000	3/9/07	Yes	\$149,000	Was listed early '06 for \$2.249m
758 14th	4/3	3050	4800	newer	\$1,899,000	91	\$1,990,000	3/1/07	Yes	\$91,000	<a href="#">Closed 7/21/06 for \$1.695m: See MBC story</a>

### **Pending/Escrow**

3521 Elm	3/2	1225	4640	dated	\$1,239,000	29	\$1,279,000	3/7/07		\$40,000	<a href="#">Sellers paid \$685k in 2001: See MBC Story</a>
2301 Walnut	4/3	3600	4480	remod	\$1,799,000	9	\$1,799,000	4/16/07			Paid \$719k in 2/97
2104 Poinsettia	4/3	3000	4500	remod	\$1,799,000	101	\$2,099,000	1/18/07	Yes	\$300,000	Sellers paid \$870k in 11/00; listing says job transfer
584 30th	4/4	3300	4800	newer	\$1,799,000	204	\$2,150,000	9/4/06		\$351,000	Last appeared on 3/27/07 update
2416 Elm	4/3	2050	5200	dated	\$1,149,000	201	\$1,299,000	10/24/06	Yes	\$150,000	On Marine near Sepulveda
1413 Oak	4/3	3500	4200	newer	\$1,645,000	62	\$1,679,000	3/14/07		\$34,000	Sellers paid \$660k in '98

### **Sold**

2510 Laurel	3/3	2050	4200	remod	\$1,479,000	48	\$1,479,000	2/7/07	Yes		SOLD for \$1,387,500, closed 4/12/07
3619 Poinsettia	3/2	1100	5300	dated	\$949,000	301	\$1,145,000	6/8/06	Yes	\$196,000	SOLD for \$925,000, closed 5/8/07
3312 Maple	3/2	2240	4640	dated	\$1,439,500	211	\$1,459,500	9/21/06	Yes	\$20,000	SOLD for \$1,450,000, closed 5/9/07
566 30th	4/2	1600		tdown	\$1,300,000	276	\$1,300,000	7/15/06	Yes		SOLD for \$1,300,000, closed 5/26/07
2500 Pacific	4/2	2050	4600	dated	\$1,249,000	11	\$1,249,000	4/9/07			SOLD for \$1,170,000, closed 5/28/07

### **Cancelled/Expired**

864 12th Ct.	3/2	1500	5000	remod	\$1,549,000	25	\$1,549,000	3/23/07			Last appeared on 4/5/07 update
2100 Pine	3/2	1400	4480	dated	\$1,399,000	33	\$1,399,000	3/28/07			"Priced to sell!" listing says
3601 Maple	3/1	1000	4640	dated	\$1,149,000	181	\$1,149,000	11/15/06			3613 Maple went for \$869k in Aug. '06

# Manhattan Beach Market Update (5/31/07)

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## Tree Section, page 2

### Active SFR Listings (26) \$2m+

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	BD/BA	Sq. Ft.	Lot Sz	Cond.	Current Price	DOM	Initial Price	Initial List	Relisted?	Redux	Comment
<b>\$2.0m+</b>											
2311 Poinsettia	5/3	3400	4480	remod	\$2,149,000	3	\$2,149,000	5/28/07			Sellers paid \$1.160m in 11/02
752 14th	4/3	3400	4600	remod	\$2,150,000	19	\$2,150,000	5/12/07			
2309 Pacific	5/4	3200	4800	new	\$2,299,000	13	\$2,299,000	5/18/07			
2609 Oak	5/5	3600	4480	new	\$2,299,900	395	\$2,399,900	5/1/06	Yes	\$100,000	
2105 Oak	5/5	3250	4480	new	\$2,349,900	10	\$2,349,900	5/21/07			
1800 Laurel	4/4	3050	4800	remod	\$2,350,000	67	\$2,499,000	3/25/07			Sellers paid \$1.6m in 12/04 before big remodel
2612 Poinsettia	5/5	3200	4460	new	\$2,350,000	260	\$2,399,000	9/5/06	Yes	\$49,000	Relisted 4/3/07 w/ \$25k price drop; builder paid \$1.2m for lot 9/05
2709 Oak	5/5	3600	4480	new	\$2,395,000	288	\$2,395,000	8/15/06			
746 31st	4/3	3525	4800	remod	\$2,399,000	15	\$2,399,000	5/16/07			Sellers paid \$1.7m in 1/05
2509 Palm	5/5	3200	4480	new	\$2,449,000	44	\$2,449,000	4/17/07			
2611 Palm	5/4	3200	4640	new	<b>\$2,475,000</b>	141	\$2,495,000	1/10/07		\$20,000	
1313 Oak	4/4	3350	4480	newer	\$2,490,000	7	\$2,490,000	5/24/07			Failed to sell in '06; high: \$2.799m, low: \$2.650m; 5 mos. off
2909 Elm	5/4	3450	5600	remod	\$2,495,000	205	\$2,800,000	11/7/06		\$305,000	Assessed at \$1.055m as of 2004; Zillow guesses \$1.75m now
579 29th	5/5	3450	4800	newer	<b>\$2,519,000</b>	167	\$2,575,000	12/7/06	Yes	\$56,000	Sellers paid \$1.4m in Sept. '02; price @ \$2.4m before relist 5/24/07
<del>2805 Poinsettia</del>	<del>5/4</del>	<del>3400</del>	<del>4640</del>	<del>newer</del>	<del>\$2,549,000</del>	<del>22</del>	<del>\$2,549,000</del>	<del>4/23/07</del>			<del>Sellers paid \$1.65m in 9/02</del>
3104 Maple	5/4	3350	4640	new	\$2,549,000	253	\$2,599,000	9/20/06	Yes	\$50,000	
2310 Palm	5/3	3150	4480	new	\$2,639,000	288	\$2,699,000	8/17/06	Yes	\$60,000	
3212 Maple	5/5	3250	4640	new	\$2,649,000	49	\$2,679,000	4/12/07		\$30,000	Developer paid \$1.25m for lot 4/06
1821 Walnut	5/4	3400	4480	new	\$2,750,000	9	\$2,750,000	5/22/07			Developer paid \$1.35m for lot 1/06
<del>1700 Laurel</del>	<del>5/6</del>	<del>3500</del>	<del>4800</del>	<del>new</del>	<del>\$2,749,000</del>	<del>35</del>	<del>\$2,749,000</del>	<del>4/10/07</del>			<del>Developer paid ~\$1.4m for lot</del>
3011 Elm	5/5	3600	5650	newer	\$3,095,000	29	\$3,095,000	5/2/07			Sellers paid \$2.8m in July '05
925 27th	5/6	4150	4650	new	\$3,250,000	34	\$3,250,000	4/27/07			
927 27th	5/6	4400	3950	new	\$3,285,000	34	\$3,285,000	4/27/07			
2104 Palm	5/6	4500	4950	new	<b>\$3,395,000</b>	134	\$3,675,000	1/17/07		\$280,000	
712 31st	5/4	3800	4800	new	\$3,399,000	52	\$3,399,000	4/9/07			
644 33rd	5/5	4200	5040	new	\$3,400,000	196	\$3,250,000	11/16/06			Under construction; increased price \$150k since initial list
717 31st	5/4	3500	5000	new	\$3,449,000	42	\$3,449,000	4/19/07			
570 27th	5/4	4100	6900	new	<b>\$3,750,000</b>	78	\$3,899,000	3/14/07		\$149,000	Builder paid \$1.3m for lot 12/04; loc'n next to Madera School

### Pending/Escrow

3406 Palm	4/4	3600	6200	remod	\$2,099,000	4	\$2,099,000	3/23/07			Priced much lower than comp. new homes in area
628 Marine	3/4	2800	4400	newer	\$2,375,000	39	\$2,425,000	3/22/07			Slightly larger home at 621 Marine sold for \$2.436m on 3/8/07
3300 Poinsettia	6/6	3700	4640	remod	\$2,295,122	36	\$2,295,122	3/25/07			Paid \$1.665m in 3/04; spent "hundreds of thousands" on updates
637 35th	6/6	3750	5400	new	\$2,629,000	170	\$2,699,000	11/10/06	Yes	\$70,000	
1700 Laurel	5/6	3500	4800	new	\$2,749,000	35	\$2,749,000	4/10/07			Developer paid ~\$1.4m for lot

### Sold

2004 Laurel	5/4	3350	4800	newer	\$2,499,000	26	\$2,499,000	3/9/07			SOLD for \$2,499,000, closed 4/27/07
758 27th	4/5	3600	5125	new	\$3,099,000	59	\$3,099,000	2/5/07			SOLD for \$2,900,000, closed 5/7/07
2513 Laurel	4/4	3150	4400	newer	\$2,099,500	12	\$2,099,500	4/5/07			SOLD for \$2,099,500, closed 5/11/07
2802 Pine	5/4	3600	5600	new	\$3,100,000	n/a	\$3,100,000	n/a			SOLD for \$3,100,000, closed 5/18/07 (in MLS for comps only)
2805 Poinsettia	5/4	3400	4640	newer	\$2,549,000	22	\$2,549,000	4/23/07			SOLD for \$2,549,000, closed 5/28/07

### Cancelled/Expired

2909 Laurel	4/4	3600	5500	newer	\$2,850,000	40	\$2,850,000	3/21/07			Sellers paid \$2.6m in Sept. '05
579 29th	5/5	3450	4800	newer	\$2,400,000	151	\$2,575,000	12/7/06	Yes	\$175,000	Sellers paid \$1.4m in Sept. '02