

# Manhattan Beach Market Update (4/30/07)

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

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	BD/BA	Sq. Ft.	Lot Sz	Cond.	Current Price	DOM	Initial Price	Initial List	Relisted?	Redux	Comment
<b>up to \$1m</b>											
612 11th	3/2	4550	5500	tdown	\$975,000	7	\$975,000	4/23/07			Odd "flag lot" w/ tiny driveway exp. to 11th St.
<b>\$1m-\$2m</b>											
714 Manh. Bch. Bl.	3/3	1675	1250	dated	\$1,349,000	164	\$1,399,000	11/17/06	Yes	\$50,000	Purchased for \$1.355m April '06; TH, \$300 HOA
710 Manh. Bch. Bl.	3/3	1675	1250	remod	\$1,379,000	55	\$1,379,000	3/6/07	Yes		Relisted 4/12/07; purchased for \$849k Oct. '03; \$300 HOA
1028 11th	4/3	2500	7500	dated	\$1,575,000	162	\$1,598,500	11/15/06	Yes	\$23,500	Fell out of escrow April '07, then took first reduction
903 10th	3/2	1300	7500	tdown	\$1,800,000	20	\$1,800,000	4/10/07			Zillow thinks \$1.56m
<b>\$2m-\$3m</b>											
1043 10th	5/4	3950	7500	new	<b>\$2,099,000</b>	96	\$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	215	\$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	\$2,499,000	41	\$2,695,000	3/20/07		\$196,000	Paid \$2.0m in Sept. '05; Zillow thinks \$2.5m
844 11th	5/4	4500	6000	remod	\$2,695,000	368	\$3,175,000	4/26/06	Yes	\$480,000	Ultra-modern remodel; close to 1 YOM
873 8th	4/4	4975	5750	remod	\$2,999,999	40	\$2,999,999	3/21/07			No recent sale but county assesses at \$3.0m as of 12/05
<b>\$3m+</b>											
938 Duncan	5/5	4650	4700	remod	\$3,395,000	307	\$3,795,000	6/14/06	Yes	\$400,000	<del>Pd. \$2.175m in 4/05; failed to sell in '06; high: \$3.795m, low: \$3.295m</del>
114 N Ardmore	5/5	4750	8020	new	\$3,395,000	59	\$3,395,000	3/2/07			Developer paid \$1.4m for the lot 12/05
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)
512 John	4/5	4700	6400	newer	<b>\$4,349,900</b>	73	\$4,449,000	2/16/07	Yes	\$99,100	
300 N Dianthus	6/6	5500	7600	new	\$4,495,000	18	\$4,495,000	4/12/07			Builder paid \$1.75m for lot in 9/04
919 1st	3/2	1950	8600	tdown	\$4,500,000	32	\$4,500,000	3/29/07			

### Pending/Escrow

234 Larsson	3/3	2300	3400	dated	\$1,199,000	271	\$1,298,000	7/7/06	Yes	\$99,000	Detached townhome, \$100 hoa
624 6th	4/4	3500	4200	new	\$3,575,000	168		10/18/06			Developer paid \$1.6m in 1/05
1028 11th	4/3	2500	7500	dated	\$1,598,500	149	\$1,598,500	11/15/06			No reductions; original owner (?)
938 Duncan	5/5	4650	4700	remod	\$3,395,000	307	\$3,795,000	6/14/06	Yes	\$400,000	Pd. \$2.175m in 4/05; failed to sell in '06; high: \$3.795m, low: \$3.295m
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.

### 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	0	\$4,000,000	n/a			SOLD for \$4.0m, closed 4/27/07 (never on MLS)

### 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
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# Manhattan Beach Market Update (4/30/07)

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

## Sand Section

### Active SFR Listings (17)

**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>up to \$1m</b>											
226 44th	1/1	750	1000	dated	\$899,900	49	\$939,000	3/12/07	Yes	\$39,100	Relist but no date on initial listing; seller paid \$780k in 8/04
<b>\$1m-\$2m</b>											
420 1st	4/4	800	3000	tdown	<del>\$1,400,000</del>	188	<del>\$1,350,000</del>	10/11/06	Yes	\$250,000	Tough lot to sell, adjoins school/pkg-Lot
225 36th	1/1	725	1350	tdown	\$1,197,000	13	\$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	<del>\$1,239,000</del>	3	<del>\$1,239,000</del>	4/18/07			Zillow guesses \$920k
204 El Porto	3/3	1450	1450	remod	\$1,299,900	6	\$1,299,900	4/24/07			Seller paid \$600k in 7/01
3009 Highland	3/3	1400	1350	remod	\$1,369,000	20	\$1,369,000	4/10/07			<a href="#">Seller paid \$1.225m in 7/05; discussed in MBC story</a>
3611 Manhattan Ave	2/1	1065	1350	tdown	<del>\$1,360,000</del>	119	<del>\$1,499,000</del>	12/19/06		\$149,000	
4322 Ocean	3/2	1550	1700	dated	\$1,424,000	186	\$1,449,000	10/24/06		\$25,000	
2613 Vista	3/2	1850	1850	remod	<del>\$1,499,000</del>	48	<del>\$1,499,000</del>	3/30/07			Seller paid \$725k in 8/00
224 31st Pl	3/4	2050	1350	remod	\$1,639,000	3	\$1,639,000	4/27/07			Seller paid \$1.400m in 3/04
225 1st	3/4	2100	1350	remod	\$1,995,000	94	\$1,995,000	1/26/07			Seller paid \$1.685m in 12/04
<b>\$2m-\$3m</b>											
209 42nd	3/4	1950	3050	new	\$2,099,000	208	\$2,300,000	10/4/06	Yes	\$201,000	Pre-completion listing (#780836) was \$2.3m
525 2nd	4/4	2750	2700	remod	\$2,200,000	74	\$2,200,000	2/15/07	Yes		Fell out of escrow mid-April '07, DOM is since initial list
505 N Valley	3/4	2300	1730	new	\$2,325,000	96	\$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	13	\$2,499,000	4/17/07			Seller paid \$1.7m in April '04
224 25th	4/5	3340	2700	dated	\$2,875,000	427	\$2,995,000	2/27/06	Yes	\$120,000	Failed to sell in 2006; took some time off MLS
2816 Manhattan Ave	3/4	2500	1750	new	\$2,898,000	235	\$2,899,000	9/7/06	Yes	\$1,000	
1312 Manhattan Ave	4/4	1650	3000	remod	\$2,899,000	304	\$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	311	\$3,250,000	6/23/06	Yes		Still under construction
404 10th	5/3	2900	2700	newer	\$3,300,000	64	\$3,200,000	2/25/07			Flip?; built 2005; purchased 4/13/06 for \$2.5m; price rose day after listing
1204 Highview	5/5	4500	3000	newer	\$3,599,900	79	\$3,999,000	2/13/07	Yes	\$399,100	Dropped \$400k after 3 days on market
502 24th	4/5	3600	3350	new	<del>\$3,995,000</del>	320	<del>\$3,995,000</del>	6/1/06	Yes		Under construction; "price subject to change" when complete (listing)

### Pending/Escrow

120 2nd	5/4	2800	2700	tdown	\$3,300,000	8	\$3,300,000	3/20/07			
211 38th	3/3	1850	1350	dated	\$1,150,000	10	\$1,150,000	3/26/07			
220 43rd	3/4	1900	1350	newer	\$1,399,000	350	\$1,599,000	4/24/06	Yes	\$200,000	Listing calls it "a mess" and "priced accordingly"
125 17th	4/3	4300	2700	remod	\$5,349,000	0	\$5,349,000	4/11/07			
2613 Vista	3/2	1850	1850	remod	\$1,499,000	18	\$1,499,000	3/30/07			Seller paid \$725k in 8/00
3611 Manhattan Ave	2/1	1065	1350	tdown	\$1,350,000	119	\$1,499,000	12/19/06		\$149,000	
200 41st	3/2	1400	1350	dated	\$1,239,000	3	\$1,239,000	4/18/07			Zillow guesses \$920k
437 28th Pl	3/4	1800	1350	new	\$1,549,000	330	\$1,689,000	5/10/06	Yes	\$140,000	Last appeared on 4/5/07 update
420 1st	1/1	800	3000	tdown	<b>\$1,100,000</b>	188	\$1,350,000	10/11/06	Yes	\$250,000	Tough lot to sell, adjoins school/pkg. Lot

### Sold

460 36th	2/1	1000	2700	dated	\$1,195,000	15	\$1,195,000	3/8/07			SOLD for \$1,195,000, closed 4/13/07
2604 Alma	2/3	2600	3500	dated	\$2,195,000	13	\$2,195,000	3/14/07			SOLD for \$2.150m, closed 4/16/07

### Cancelled/Expired

502 24th	4/5	3600	3350	new	<b>\$4,250,000</b>	320	\$3,995,000	6/1/06	Yes		Under construction; "price subject to change" when complete (listing)
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# Manhattan Beach Market Update (4/30/07)

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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>\$1m-\$1.5m</b>											
3601 Maple	3/1	1000	4640	dated	\$1,149,000	166	\$1,149,000	11/15/06			3613 Maple went for \$869k in Aug. '06
2416 Elm	4/3	2050	5200	dated	\$1,149,000	186	\$1,299,000	10/24/06	Yes	\$150,000	On Marine near Sepulveda
2503 Valley	2/1	950	5120	tdown	\$1,199,000	118	\$1,298,000	1/2/07		\$99,000	
<del>2500 Pacific</del>	<del>4/2</del>	<del>2050</del>	<del>4600</del>	<del>dated</del>	<del>\$1,249,000</del>	<del>8</del>	<del>\$1,249,000</del>	<del>4/9/07</del>			Sellers paid \$1.005m in 8/05
2811 Valley	4/3	2250	2500	dated	\$1,299,000	75	\$1,299,000	2/14/07			Weird sale history - 3 sales in 6 mos. ('03-'04), last \$869k
1733 Elm	3/2	1325	4480	remod	\$1,299,000	149	\$1,349,000	12/2/06	Yes	\$50,000	Two small redux (\$30k, \$20k)
566-30th	4/2	1600		tdown	\$1,300,000	276	\$1,300,000	7/15/06	Yes		Peculiar lot listing—out-of-area agent?
2100 Pine	3/2	1400	4480	dated	\$1,399,000	33	\$1,399,000	3/28/07			"Priced to sell!" listing says
3312 Maple	3/2	2240	4640	dated	\$1,439,500	211	\$1,459,500	9/21/06	Yes	\$20,000	Failed to sell in 2006; reappeared 2/07; not now on MLS but sign up
<b>\$1.5m-\$2.0m</b>											
2305 Pine	3/2	2000	4480	remod	\$1,595,122	68	\$1,495,122	2/21/07			<a href="#">A \$100k price increase after 8 DOM; See MBC story</a>
1413 Oak	4/3	3500	4200	newer	\$1,679,000	48	\$1,679,000	3/14/07			Sellers paid \$660k in '98
2622 Pacific	3/3	2500	4480	remod	\$1,699,000	47	\$1,699,000	3/14/07			Overpriced; paid \$980k in Aug. '02
2812 Elm	4/4	2500	4250	remod	\$1,769,000	229	\$1,769,000	9/13/06			Paid \$1.584m in 6/05, no price reductions
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	<del>\$1,799,000</del>	101	\$2,099,000	1/18/07	Yes	\$300,000	Sellers paid \$870k in 11/00; listing says job transfer
758 14th	4/3	3050	4800	newer	<b>\$1,925,000</b>	60	\$1,990,000	3/1/07	Yes	\$65,000	<a href="#">Closed 7/21/06 for \$1.695m; See MBC story</a>
2507 Valley	4/3	2850	6000	newer	<b>\$1,999,000</b>	52	\$1,999,000	3/9/07	Yes		Was listed early '06 for \$2.249m

### Pending/Escrow

3619 Poinsettia	3/2	1100	5300	dated	\$949,000	301	\$1,145,000	6/8/06	Yes	\$196,000	Took some time off between listings; briefly went pending 4/07
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>
2500 Pacific	4/2	2050	4600	dated	\$1,249,000	8	\$1,249,000	4/9/07			Sellers paid \$1.005m in 8/05
2301 Walnut	4/3	3600	4480	remod	\$1,799,000	9	\$1,799,000	4/16/07			Paid \$719k in 2/97
566 30th	4/2	1600		tdown	\$1,300,000	276	\$1,300,000	7/15/06	Yes		Peculiar lot listing – out-of-area agent?
2104 Poinsettia	4/3	3000	4500	remod	<b>\$1,799,000</b>	101	\$2,099,000	1/18/07	Yes	\$300,000	Sellers paid \$870k in 11/00; listing says job transfer

### 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
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### Cancelled/Expired

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
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

# Manhattan Beach Market Update (4/30/07)

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## Tree Section, page 2

### Active SFR Listings (20) \$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>											
2513 Laurel	4/4	3150	4400	newer	<del>\$2,099,500</del>	12	\$2,099,500	4/5/07			Paid \$1.265m new in 1/02
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
2609 Oak	5/5	3600	4480	new	\$2,299,900	364	\$2,399,900	5/1/06	Yes	\$100,000	
2612 Poinsettia	5/5	3200	4460	new	\$2,350,000	229	\$2,399,000	9/5/06	Yes	\$49,000	<a href="#">Relisted 4/3/07 w/ \$25k price drop; builder paid \$1.2m for lot 9/05</a>
2709 Oak	5/5	3600	4480	new	\$2,395,000	257	\$2,395,000	8/15/06			
628 Marine	3/4	2800	4400	newer	\$2,425,000	39	\$2,425,000	3/22/07			Slightly larger home at 621 Marine sold for \$2.436m on 3/8/07
2611 Palm	5/4	3200	4640	new	\$2,495,000	110	\$2,495,000	1/10/07			
2909 Elm	5/4	3450	5600	remod	\$2,495,000	174	\$2,800,000	11/7/06		\$305,000	Assessed at \$1.055m as of 2004; Zillow guesses \$1.75m now
1800 Laurel	4/4	3050	4800	remod	\$2,499,000	36	\$2,499,000	3/25/07			Sellers paid \$1.6m in 12/04 before big remodel
579-29th	5/5	3450	4800	newer	\$2,499,000	136	\$2,575,000	12/7/06		\$76,000	Last appeared in 4/17/07 update, cancelled 4/29
2805 Poinsettia	5/4	3400	4640	newer	\$2,549,000	7	\$2,549,000	4/23/07			Sellers paid \$1.65m in 9/02
3104 Maple	5/4	3350	4640	new	\$2,549,000	222	\$2,599,000	9/20/06	Yes	\$50,000	
3212 Maple	5/5	3250	4640	new	\$2,679,000	18	\$2,679,000	4/12/07			Developer paid \$1.25m for lot 4/06
2310 Palm	5/3	3150	4480	new	\$2,689,000	257	\$2,699,000	8/17/06	Yes	\$10,000	
637 35th	6/6	3750	5400	new	\$2,699,000	170	\$2,699,000	11/10/06	Yes		
1700 Laurel	5/6	3500	4800	new	\$2,749,000	20	\$2,749,000	4/10/07			Developer paid ~\$1.4m for lot
2909 Laurel	4/4	3600	5500	newer	\$2,850,000	40	\$2,850,000	3/21/07			Sellers paid \$2.6m in Sept. '05
925 27th	5/6	4150	4650	new	\$3,250,000	3	\$3,250,000	4/27/07			
927 27th	5/6	4400	3950	new	\$3,285,000	3	\$3,285,000	4/27/07			
644 33rd	5/5	4200	5040	new	\$3,400,000	165	\$3,250,000	11/16/06			Under construction; increased price \$150k since initial list
2104 Palm	5/6	4500	4950	new	\$3,499,000	103	\$3,675,000	1/17/07		\$176,000	
570 27th	5/4	4100	6900	new	\$3,899,000	47	\$3,899,000	3/14/07			Poor design or just bad photos? (see listing)

### 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
758 27th	4/5	3600	5125	new	\$3,099,000	59	\$3,099,000	2/5/07			Developer paid ~\$1.4m for lot
2513 Laurel	4/4	3150	4400	newer	\$2,099,500	12	\$2,099,500	4/5/07			Paid \$1.265m new in 1/02

### 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
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### Cancelled/Expired

579 29th	5/5	3450	4800	newer	\$2,499,000	136	\$2,575,000	12/7/06		\$76,000	Last appeared in 4/17/07 update, cancelled 4/29
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