

Manhattan Beach Market Update (6/30/09)

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Hill Section, page 1



Active SFR Listings (35)

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Boldface price = changed since last report

Strikeout text = moved off actives since last report (w = withdrawn, k = canceled, p = pending/escrow)

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	bd/ba	Sq. Ft.	Lot Sz	Cond.	Current Price	PPSF	True DOM	Initial Price	Initial List	Relisted?	Redux	Comment
up to \$2m												
516 Ardmore	2/2	1125	4050	dated	\$995,000	\$884	354	\$1,500,000	7/11/08		\$505,000	Went FSBO in mid-March '09
234 Larsson	3/3	2300	3450	remod	\$1,199,000	\$521	377	\$1,500,000	6/18/08	Yes	\$301,000	Seller paid \$1.075m in May '07 before remodel; 271 DOM then
1022 1st	3/2	1400	4800	tdown	\$1,497,000	-	392	\$1,900,000	6/3/08	Yes	\$403,000	Sellers paid \$1.3m in June '08 and put on mkt. right away
1018 2nd	3/3	1900	4000	remod	\$1,689,000	\$889	103	\$1,689,000	3/19/09			
513 N. Dianthus	3/3	2475	3250	remod	\$1,899,000	\$767	34	\$1,899,000	5/27/09			Sellers paid \$1.65m in Oct. '07 before massive remodel
801 1st	4/3	2800	4800	remod	\$1,999,000	\$714	47	\$2,095,000	5/14/09		\$96,000	Sellers paid \$1.050m in Dec. 2000
\$2m-\$3m												
119 S. Poinsettia	4/3	2950	6250	dated	\$2,299,000	\$779	102	\$2,450,000	3/20/09		\$151,000	
607 Anderson	5/5	3575	4875	newer	\$2,340,000	\$655	58	\$2,340,000	5/3/09			
• 822 John	5/4	3725	4040	remod	\$2,389,000	\$641	13	\$2,389,000	6/17/09			
• 913 Highview	3/4	2350	3575	newer	\$2,399,000	\$1,021	12	\$2,399,000	6/18/09			Sellers paid \$1.910m in Feb. '05
• 1023 10th	5/5	4350	7500	new	\$2,488,000	\$572	32	\$2,488,000	6/12/09			
1042 1st	5/5	4800	5800	remod	\$2,695,000	\$561	284	\$3,495,000	9/19/08	Yes	\$800,000	
• 952 11th	5/5	5100	7500	newer	\$2,696,000	\$529	6	\$2,696,000	6/24/09			Sellers paid \$2.150m in May '04
881 10th	5/5	4000	6000	newer	\$2,699,000	\$675	114	\$2,889,000	3/8/09		\$190,000	Sellers paid \$2.8m in Apr. '06
603 11th	5/4	4100	5650	newer	\$2,799,000	\$683	74	\$2,899,000	4/17/09		\$100,000	Sellers paid \$1.75m new in Apr. '03
407 Larsson	6/6	5000	6900	newer	\$2,949,000	\$600	285	\$3,150,000	9/18/08	Yes	\$151,000	Sellers paid \$2.980m in Nov. 2005
113 S. Dianthus	3/1	1200	6250	tdown	\$2,999,000	-	165	\$2,999,000	1/16/09			
\$3m+												
815 2nd	5/6	4550	4970	new	\$3,349,000	\$736	502	\$4,795,000	2/14/08		\$1,446,000	Became short sale in Feb. 2009
502 Anderson	5/6	4150	6500	newer	\$3,350,000	\$807	109	\$3,595,000	3/13/09	Yes	\$245,000	
113 S. Poinsettia	4/5	4150	6250	newer	\$3,600,000	\$680	103	\$3,600,000	3/19/09			
718 Poinsettia	6/5	5725	6500	new	\$3,849,000	\$672	15	\$3,849,000	6/15/09			
852 8th	5/6	4650	5700	new	\$4,099,000	\$882	239	\$4,250,000	11/3/08		\$151,000	
218 N Dianthus	4/5	6100	8250	new	\$4,499,000	\$738	481	\$6,750,000	3/6/08	Yes	\$2,251,000	
919 1st	3/2	1950	8600	tdown	\$4,500,000	-	131	\$4,500,000	2/19/09			
906 9th	6/6	5300	7250	new	\$4,600,000	\$868	133	\$4,800,000	2/17/09		\$200,000	
617 6th	5/6	5725	7100	new	\$4,699,000	\$872	466	\$5,950,000	3/21/08	Yes	\$955,000	Took a few wks off MLS in Apr/May 09
1011 Pacific	6/5	6875	8025	newer	\$4,995,000	\$727	293	\$5,995,000	9/10/08	Yes	\$1,000,000	Sellers paid \$3.975m in Aug. '04
222 N Poinsettia	4/4	2650	13800	tdown	\$5,295,000	-	358	\$7,900,000	7/7/08		\$2,605,000	
114 N Poinsettia	5/6	6400	7500	newer	\$5,495,000	\$859	132	\$5,495,000	2/18/09			Began at \$7.75m in May '08, last at \$6.2m before break
100 S. Dianthus	7/7	6325	9375	newer	\$5,995,000	\$948	120	\$6,299,000	3/2/09		\$304,000	
801 Highview	6/8	6425	8550	remod	\$5,997,000	\$933	264	\$7,495,000	10/9/08		\$1,498,000	
511 Pacific	5/8	8300	9400	new	\$6,699,000	\$807	232	\$8,000,000	11/10/08		\$1,301,000	Price increased from \$5.995m/late April
814 10th	5/7	9000	12000	new	\$6,995,000	\$777	124	\$6,995,000	2/26/09			
645 9th	6/6	7750	9750	new	\$7,950,000	\$1,026	18	\$7,950,000	6/12/09			Green materials, certification
218 Anderson	8/8	8500	13000	newer	\$8,488,000	\$999	144	\$9,988,000	2/6/09		\$1,500,000	

Cancelled/Expired

606 Ardmore	3/4	3325	8775	newer	\$2,900,000	\$872	92	\$3,300,000	10/30/08		\$400,000	
511 N. Dianthus	3/2	1900	3250	remod	\$1,125,000	\$592	313	\$1,429,000	4/30/08		\$304,000	
201 Larsson	3/4	3900	5500	remod	\$3,299,000	\$846	70	\$3,299,000	3/4/09			
877 8th	6/6	5000	5760	newer	\$3,299,000	\$680	85	\$3,599,000	3/8/09		\$300,000	Sellers paid \$3.650m in Sept. '07
1026 Duncan	5/6	4000	4600	newer	\$3,050,000	\$763	180	\$3,350,000	12/2/08		\$300,000	Sellers paid \$2.5m in March 2005
301 Anderson	3/3	2450	3900	remod	\$1,925,000	\$786	262	\$2,199,000	9/11/08	Yes	\$274,000	Sellers paid \$1.9m in Feb. '06; down to \$1.799m before increase
406 Anderson	5/4	4500	6500	new	\$2,999,000	\$666	164	\$3,699,000	1/2/09		\$700,000	

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Pending and Sold SFRs

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	bd/ba	Sq. Ft.	Lot Sz	Cond.	SOLD price	PPSF	Closed	Initial Price	Initial List	True DOM	Redux \$	Redux %	Comment
Pending/Escrow													
700 8th	5/5	4925	9950	newer	-	-	-	\$6,750,000	11/10/08	114			Seller paid \$6.9m in Sept. '08; escrow posted at \$5.799m
929 John	3/3	1875	4750	remod	-	-	-	\$1,499,000	5/13/09	2			Sellers paid \$1.189m in June '03; hit mkt. in escrow
717 Poinsettia	4/5	4175	11425	newer	-	-	-	\$4,649,000	11/6/08	190			Last at \$3.449m
1019 Duncan	4/4	4800	5000	new	-	-	-	\$3,899,000	1/21/09	130			Last at \$3.299m
918 10th	5/5	4475	9000	remod	-	-	-	\$3,200,000	5/8/08	406			Last at \$2.75m
612 John	6/8	7400	9975	newer	-	-	-	\$7,300,000	9/18/08	270			
1042 2nd	5/4	4425	5200	newer	-	-	-	\$2,395,000	7/23/08	327			Sellers paid \$1.460m in March '04
Sold (last 6 mos.)													
930 John	5/7	5400	5600	new	\$3,700,000	\$685	2/25/09	\$4,995,000	4/2/08	255	\$1,295,000	26%	Last at \$995k
505 Anderson	4/2	1850	3250	dated	\$825,000	\$446	2/27/09	\$799,900	1/14/09	3			Last at \$3.999m
1102 Ardmore	2/1	1150	x	dated	\$850,000	\$739	2/27/09	\$849,900	12/10/08	51			Fixer
612 11th	4/2	1550	5550	dated	\$1,023,500	\$660	3/3/09	\$1,599,000	2/20/08	242	\$575,500	36%	Sellers paid \$1.275m 5/31/07 on listing at \$975k; last at \$1.199m
755 11th	5/5	5200	9300	dated	\$2,500,000	\$481	3/27/09	\$3,399,000	6/5/08	260	\$899,000	26%	Failed escrows Nov. & Dec. '08
1015 Boundary Pl	3/3	2400	4250	remod	\$1,520,600	\$634	4/15/09	\$2,480,000	5/6/08	311	\$959,400	39%	Last at \$1.579m
620 9th	4/4	3681	5850	dated	\$2,123,000	\$577	5/1/09	\$2,199,000	2/18/09	8	\$76,000	3%	
509 Dianthus	3/3	2250	3250	remod	\$1,150,000	\$511	5/19/09	\$1,350,000	3/10/09	36	\$200,000	15%	
• 402 Larsson	3/3	1800	3450	dated	\$816,000	\$453	6/19/09	\$900,000	2/10/09	70	\$84,000	9%	Was offered in '08 for \$1.1m

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Active SFR Listings (24) under \$2m

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up to \$2m												
H 121 42nd	2/2	1075	1350	dated	\$859,900	\$800	49	\$859,900	5/12/09			Seller paid \$1.345m in Mar. '05
116 24th Pl	1/1	525	1350	dated	\$925,000	\$1,762	131	\$925,000	2/19/09			
616 Ocean	1/2	625	800	dated	\$929,000	\$1,486	18	\$929,000	6/12/09			
233 20th Pl	3/2	1350	1350	dated	\$999,999	\$741	201	\$999,999	12/11/08			
472 35th	3/2	1125	2700	tdown	\$1,099,000	-	487	\$1,199,000	2/29/08		\$100,000	
3104 Highland	3/2	1625	1750	remod	\$1,149,000	\$707	103	\$1,149,000	3/19/09			
316 9th	1/1	600	1350	remod	\$1,175,000	\$1,958	68	\$1,299,000	4/23/09		\$124,000	
621 Valley	3/2	1050	1300	remod	\$1,199,000	\$1,142	49	\$1,199,000	5/12/09			Sellers paid \$1.0m in May '05
133 1st	3/2	1300	1350	dated	\$1,349,000	\$1,038	125	\$1,450,000	2/25/09	Yes	\$101,000	
3607 Bayview	3/2	1750	1350	remod	\$1,395,000	\$797	390	\$1,649,000	6/5/08	Yes	\$254,000	Seller paid \$1.2m in Sept. '05
1508 Highland	3/3	1550	1650	remod	\$1,399,000	\$903	28	\$1,399,000	6/2/09			Sellers paid \$1.249 in June '06 before major remodel
225 9th	2/1	1450	1350	remod	\$1,429,000	\$986	287	\$1,429,000	9/16/08			Seller paid \$1.2m in May '04
210 15th Pl	3/2	1225	1350	remod	\$1,490,000	\$1,216	68	\$1,490,000	4/23/09			Seller paid \$1.285m in July '06
217 35th Pl	3/2	975	1650	remod	\$1,495,000	\$1,533	412	\$1,500,000	5/14/08		\$5,000	Seller paid \$990k in March '06
3216 Alma	3/3	2100	3475	tdown	\$1,499,000	\$714	132	\$1,499,000	2/18/09			Seller paid \$1.56m for lot in Apr. '08
325 1st	3/4	2075	1350	remod	\$1,559,000	\$751	236	\$1,849,000	11/6/08		\$290,000	Seller paid \$1.617m in Dec. '05
112 Manhattan Ave	-	-	3300	tdown	\$1,575,000	-	140	\$1,575,000	2/10/09			
505 3rd	4/2	2475	2700	dated	\$1,599,000	\$646	92	\$1,639,000	3/30/09		\$40,000	
316 Manhattan Ave	4/2	1950	1650	remod	\$1,699,000	\$871	50	\$1,699,000	5/11/09			Sellers paid \$1.655m in March '05
2211 Highland	3/3	1950	1350	remod	\$1,699,000	\$871	277	\$1,949,000	9/26/08	Yes	\$250,000	Purchased for \$1.325m in May '08; remodel/flip
304 16th Pl	3/3	2100	1500	new	\$1,899,000	\$904	240	\$2,099,000	10/18/08		\$200,000	
424 5th	4/3	1925	2700	remod	\$1,899,000	\$986	299	\$2,399,000	9/4/08		\$500,000	Was at \$1.799m; price increased mid-May 2009
517 Longfellow	4/4	3650	4000	newer	\$1,949,000	\$534	18	\$1,949,000	6/12/09			
532 1st	4/3	2650	4000	remod	\$1,999,000	\$754	165	\$1,999,000	1/16/09			FSBO not on MLS; seller is RE agent; paid \$1.9m in Apr. '07

Cancelled/Expired

409 21st Pl	3/2	1400	1170	remod	\$1,349,000	\$964	183	\$1,389,000	7/31/08		\$40,000	Seller paid \$935k in March '05
215 S. Valley	4/3	2550	5000	remod	\$1,399,000	\$549	226	\$1,650,000	7/15/08		\$251,000	
233 20th	3/2	2025	1650	remod	\$1,299,000	\$641	68	\$1,399,000	1/22/09		\$100,000	Purchased in March '08 for \$1.275m before remodel
609 Valley	3/3	1675	1550	remod	\$1,379,000	\$865	124	\$1,449,000	10/10/08		\$70,000	
517 3rd	4/3	2425	2700	remod	\$1,795,000	\$740	77	\$1,895,000	1/28/09		\$100,000	
132 El Porto	1/2	1200	1525	dated	\$899,000	\$749	202	\$1,199,000	11/10/08		\$300,000	
325 4th	2/1	650	1350	remod	\$899,000	\$1,383	61	\$899,000	3/31/09			Purchased for \$718k in Jan. 2008, remodeled

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Active SFR Listings (34) \$2m+

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	bd/ba	Sq. Ft.	Lot Sz	Cond.	Current Price	PPSF	True DOM	Initial Price	Initial List	Relisted?	Redux	Comment
\$2m-\$3m												
	4/3	2125	2700	remod	\$2,100,000	\$988	251	\$2,399,000	10/22/08		\$299,000	
	4/4	3050	1800	new	\$2,399,000	\$787	305	\$2,850,000	8/29/08	Yes	\$451,000	
	5/5	4400	2700	new	\$2,475,000	\$613	479	\$3,750,000	3/8/08		\$1,275,000	Pre-completion listing of new construx
	5/3	3000	4050	dated	\$2,499,000	\$833	243	\$2,579,000	10/30/08	Yes		Seller paid \$2.7m in Oct. 2007; listed for 8 mos. as 320 17th Pl. (same APN)
	5/5	4100	2700	newer	\$2,599,000	\$634	68	\$2,599,000	4/23/09			Seller paid \$2.75m in June '06
	5/5	4150	2700	newer	\$2,699,000	\$650	138	\$2,699,000	2/12/09			
P	3/3	2325	2700	remod	\$2,699,000	\$4,164	140	\$2,699,000	2/4/09			Sellers paid \$2.635m in March '06; list tried 2 mos. in 2008
	2/2	1125	1550	dated	\$2,750,000	-	27	\$2,750,000	6/3/09			Seller paid \$2.650m in Aug. '07
	4/5	4150	2700	newer	\$2,875,000	\$693	446	\$3,200,000	4/10/08	Yes	\$325,000	
	4/3	2900	2700	remod	\$2,950,000	\$1,017	56	\$3,100,000	5/5/09		\$150,000	
	3/4	2500	1350	new	\$2,998,000	\$1,199	89	\$2,998,000	4/2/09			
	3/2	1450	1800	tdown	\$2,999,000	-	145	\$3,199,000	2/5/09		\$200,000	
\$3m+												
	5/6	3425	2700	remod	\$3,099,000	\$905	93	\$3,495,000	3/29/09		\$396,000	
	5/7	4425	2700	newer	\$3,125,000	\$706	13	\$3,125,000	6/17/09			
	4/4	2400	x	newer	\$3,250,000	\$1,354	333	\$3,250,000	10/3/08			New to SFRs after 4 mos. listed as condo/TH
	4/3	2150	2700	remod	\$3,295,000	\$1,533	50	\$3,295,000	5/11/09			
	4/5	4400	2700	new	\$3,399,000	\$773	148	\$3,799,000	2/2/09			Began in June '08 at \$4.999m; took time off & transferred title
	5/5	4100	2700	newer	\$3,399,000	\$829	289	\$3,599,000	9/14/08		\$200,000	
	4/5	3900	3400	new	\$3,495,000	\$896	201	\$4,895,000	12/11/08		\$1,400,000	
	5/5	4150	2700	newer	\$3,600,000	\$867	34	\$3,600,000	5/27/09			
	5/5	4150	2700	newer	\$3,699,000	\$891	195	\$3,899,000	12/17/08		\$200,000	
	4/6	4300	2700	remod	\$3,795,000	\$977	106	\$4,500,000	3/16/09	Yes	\$705,000	Tried in '08 for \$6.0m
	3/4	3450	2700	newer	\$3,999,000	\$1,159	290	\$3,999,000	9/13/08			
	5/5	4100	2700	new	\$4,200,000	\$1,024	5	\$4,200,000	6/25/09			
	4/5	4075	2700	newer	\$4,495,000	\$1,103	57	\$4,790,000	5/4/09		\$295,000	
	4/4	4250	2700	newer	\$4,599,000	\$1,082	293	\$5,700,000	9/10/08		\$1,101,000	Seller paid \$5.0m in Aug. '06
	4/5	3975	2700	remod	\$4,999,000	\$1,258	109	\$4,999,000	3/13/09			
	5/4	4250	2700	new	\$4,999,000	\$1,176	130	\$5,495,000	2/20/09	Yes	\$496,000	
	6/5	3600	3500	tdown	\$5,199,000	-	116	\$5,900,000	3/6/09		\$401,000	Tried for 30d in 2008, started at \$7.3m
	5/5	4075	2700	remod	\$5,795,000	\$1,422	68	\$5,795,000	4/23/09			Sellers paid \$5.6m in May '08
	4/5	3450	2700	newer	\$5,850,000	\$1,696	99	\$5,999,000	3/23/09		\$149,000	Sellers paid \$4.3m in April '05; tried at \$6.275m in 2008
	4/5	4800	2700	new	\$6,495,000	\$1,353	20	\$6,495,000	6/10/09			
K	5/6	8000	5400	new	\$8,500,000	\$1,063	303	\$8,500,000	8/28/08			Double lot w/ construction plans
	7/7	5675	4525	remod	\$12,500,000	\$2,203	1	\$12,500,000	6/29/09			Sellers paid \$9.0m in July '06
	5/6	5325	3300	newer	\$13,500,000	\$2,535	71	\$13,500,000	4/20/09			
	6/5	5550	3500	new	\$13,999,000	\$2,522	68	\$13,999,000	4/23/09			

Cancelled/Expired

	5/6	4150	2700	newer	\$7,499,000	\$1,807	75	\$7,499,000	10/9/08			
	4/4	4250	2700	newer	\$5,000,000	\$1,176	81	\$5,000,000	9/24/08			Sellers paid \$2.4m in Apr. '03
	4/4	2950	2700	remod	\$3,299,000	\$1,017	112	\$3,499,000	9/9/08		\$200,000	Sold immediately but escrow failed
	5/4	3050	3200	remod	\$2,449,000	\$803	48	\$2,575,000	2/11/09		\$126,000	
	5/5	3600	4100	new	\$2,750,000	\$764	299	\$3,275,000	6/2/08	Yes	\$525,000	Listing began pre-completion
	4/3	3700	2250	remod	\$2,250,000	\$608	128	\$2,499,000	1/7/09		\$249,000	
	3/3	2150	2700	remod	\$3,375,000	\$1,570	20	\$3,375,000	5/11/09			
	4/4	4200	2700	remod	\$5,650,000	\$1,345	104	\$5,650,000	2/16/09			
	3/3	2600	2700	remod	\$2,199,000	\$846	123	\$2,199,000	1/28/09			Sellers paid \$2.075m in July '06
	4/6	2950	2700	remod	\$2,950,000	\$1,000	109	\$2,950,000	2/26/09			
	3/3	2150	2700	remod	\$3,375,000	\$1,570	26	\$3,375,000	5/11/09			
	5/6	8000	5400	new	\$8,500,000	\$1,063	303	\$8,500,000	8/28/08			Double lot w/ construction plans

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Pending and Sold SFRs

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	bd/ba	Sq. Ft.	Lot Sz	Cond.	SOLD price	PPSF	Closed	Initial Price	Initial List	True DOM	Redux \$	Redux %	Comment
Pending/Escrow													
417 28th	5/6	4600	2700	newer	-	-	-	\$3,495,000	4/3/08	133			Sellers paid \$2.550m in Sept. 2005; last at \$2.899m
341 10th	4/5	3150	2700	remod	-	-	-	\$3,300,000	3/17/08	135			Includes small second unit in rear;
316 8th	2/1	1400	4050	tdown	-	-	-	\$2,775,000	1/30/08	60			Escrow began in late 2008, back on market in '09
444 36th	3/3	1800	2700	remod	-	-	-	\$1,549,000	8/28/08	228			Last at \$1.299m
125 El Porto	3/4	1950	1450	remod	-	-	-	\$1,549,000	2/27/09	48			Seller paid \$1.395m in July '08
543 24th	3/2	1225	3650	dated	-	-	-	\$891,000	5/4/09	9			REO, sold quickly
452 36th Pl	3/1	800	2700	tdown	-	-	-	\$1,200,000	9/12/08	245			Was offered Summer 2008 for \$1.365m; failed escrow Apr. '09; last at 889k
704 Highland	3/3	1550	1550	remod	-	-	-	\$1,399,000	4/23/09	22			Flip; purchased for \$1.199m in May '08; rented; now back up
444 33rd Pl	2/2	900	2700	dated	-	-	-	\$1,299,000	4/14/08	412			Seller paid \$1.260m in Oct. '05; last at \$889k
309 18th	4/3	2700	2700	remod	-	-	-	\$1,799,000	5/13/09	33			Sellers paid \$1.775m in Nov. '04
444 8th	3/3	1500	2700	remod	-	-	-	\$1,839,000	6/5/09	9			Seller paid \$1.425m in Feb. '04
• 209 16th	3/3	2325	2700	remod	-	-	-	\$2,699,000	2/10/09	140			Sellers paid \$2.535m in March '05; list tried 2 mos. in 2008
Sold (last 6 mos.)													
220 35th	4/5	4200	2700	new	\$4,000,000	\$952	12/28/08	\$5,000,000	10/14/08	46	\$1,000,000	20%	
128 6th	2/1	900	2700	tdown	-	-	-	\$3,500,000	8/5/08	95			Failed escrows Oct. '08 & Nov. '08; last at \$2.9m;
221 34th	5/4	4200	2700	new	\$3,315,000	\$789	1/20/09	\$5,400,000	4/17/08	225	\$2,085,000	39%	Last at \$3.599m, going lower
340 7th	4/4	3850	2700	remod	\$2,025,000	\$526	2/6/09	\$2,099,000	12/11/08	35	\$74,000	4%	Seller paid \$2.003m in June 2005
3404 Alma	3/2	1300	1750	remod	\$950,000	\$731	2/23/09	\$1,199,000	6/19/08	225	\$249,000	21%	
539 23rd	4/2	1900	3650	remod	\$1,330,000	\$700	2/26/09	\$1,475,000	10/15/08	77			Last at \$1.395m
133 17th	4/4	2925	2700	remod	\$3,250,000	\$1,111	2/26/09	\$3,650,000	10/14/08	61	\$400,000	11%	
2615 Crest	3/3	1675	1750	remod	\$1,175,000	\$701	2/27/09	\$1,200,000	2/12/09	n/a	\$25,000	2%	Private sale entered for comps only
129 1st	2/2	1300	1350	remod	\$1,215,000	\$935	3/6/09	\$1,199,000	1/22/09	9			
138 15th Pl	3/3	2225	1350	remod	\$1,450,000	\$652	3/10/09	\$1,529,000	1/21/09	10	\$79,000	5%	Seller paid \$1.285m in March '04
2407 Manhattan Ave	1/2	1200	1350	remod	\$1,075,000	\$896	3/18/09	\$1,075,000	2/19/09				
1712 The Strand	3/4	4500	3330	new	\$9,000,000	\$2,000	3/30/09	\$10,500,000	2/26/09	12	\$1,500,000	14%	
405 21st	3/2	1450	1400	remod	\$1,239,000	\$854	4/1/09	\$1,149,000	2/4/09	7			
208 The Strand	-	-	3300	tdown	\$6,700,000	-	4/1/09	\$6,800,000	2/4/09	2	\$100,000	1%	
204 The Strand	-	-	3300	tdown	-	-	-	\$8,200,000	11/12/08	79			
112 19th Pl	3/2	1500	1375	dated	\$1,400,000	\$933	4/3/09	\$1,295,000	3/5/09	7			
429 31st	4/4	3800	2700	newer	\$2,160,000	\$568	4/7/09	\$2,199,000	2/26/09	11	\$39,000	2%	Sellers paid \$2.490m in May '05
517 21st	4/4	3400	2730	new	\$2,270,000	\$668	4/24/09	\$2,695,000	12/8/08	126	\$425,000	16%	
510 23rd	4/4	3200	2700	new	\$2,006,000	\$627	4/24/09	\$2,399,000	8/27/08	183	\$393,000	16%	
2616 Highland	4/4	2400	1750	remod	\$1,975,000	\$823	4/30/09	\$2,199,000	2/17/08	42	\$224,000	10%	Sellers paid \$2.0m in May '05
408 9th	4/3	2400	2700	remod	\$2,175,000	\$906	5/1/09	\$2,299,000	3/6/09	9	\$124,000	5%	Sellers paid \$1.565m in Sept. '03
528 6th	4/4	3475	2700	newer	\$2,600,000	\$748	5/1/09	\$2,799,000	2/26/09	17	\$199,000	7%	Sellers paid \$2.995m in Feb. '06
224 7th	5/5	4200	2700	new	\$4,900,000	\$1,167	5/6/09	\$5,695,000	12/11/08	141	\$795,000	14%	
3404 The Strand	7/6	5200	3500	dated	\$5,350,000	\$1,029	5/12/09	\$7,800,000	11/6/08	113	\$2,450,000	31%	Last at \$5.5m
468 33rd	5/5	4250	2700	newer	\$2,500,000	\$588	5/14/09	\$2,890,000	4/9/09	6	\$390,000	13%	
465 30th	5/5	3350	2700	newer	\$1,720,000	\$513	5/22/09	\$2,799,000	3/3/08	254	\$1,079,000	39%	Short sale; one failed escrow; last at \$1.899m
132 19th	3/3	3300	2700	dated	\$3,315,000	\$1,005	5/19/09	\$3,695,000	1/14/09	43	\$380,000	10%	
312 17th	4/4	3525	2700	remod	\$1,949,000	\$553	5/21/09	\$1,949,000	4/4/09	7			
316 16th	5/6	3050	2700	dated	\$1,540,000	\$505	5/22/09	\$1,599,000	3/7/09	39	\$59,000	4%	Began on MFRs in Jan. '09 at \$1.799m
4104 Highland	3/3	2550	1800	dated	\$970,000	\$380	6/3/09	\$1,175,000	2/6/09	37	\$205,000	17%	Bank-owned; previous owner paid \$1.45m in March 2005
333 3rd	4/3	2750	2700	remod	\$1,531,000	\$557	6/3/09	\$1,700,000	3/30/09	32	\$169,000	10%	Tried for 5 mos. at \$1.85-\$1.99m before a break
464 33rd	3/3	2550	2900	remod	\$1,600,000	\$627	6/12/09	\$1,599,000	4/22/09	4			

Manhattan Beach Market Update (6/30/09)

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Active SFR Listings (29) under \$2m

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Boldface price = changed since last report

Strikethrough text = moved off actives since last report (w = withdrawn, k = canceled, p = pending/escrow)

• next to address = new since last report; "r" next to address = returned after leaving actives (cancellation or escrow)

	bd/ba	Sq. Ft.	Lot Sz	Cond.	Current Price	PPSF	True DOM	Initial Price	Initial List	Relisted?	Redux	Comment
Under \$1m												
P	662-Rosecrans	2/4	600	3700	remod	\$695,000	\$1,458	27	\$695,000	6/3/09		
	742 Rosecrans	3/1	875	3700	dated	\$748,000	\$855	133	\$804,000	2/17/09	\$56,000	
	1301 Oak	3/1	1000	4480	remod	\$865,000	\$865	74	\$865,000	4/17/09		Sellers paid \$605k in Jan. '03
X	3528-Palm	2/4	850	4640	remod	\$925,000	\$1,088	68	\$925,000	4/23/09		
	2602 Pacific	3/2	1500	4480	dated	\$945,000	\$663	333	\$995,000	8/1/08	Yes	\$50,000
	1828 Walnut	4/2	1400	4640	dated	\$975,000	\$696	102	\$975,000	3/20/09		
	1708 Pine	2/1	760	4480	tdown	\$975,000	-	161	\$975,000	1/20/09		
\$1m-\$1.5m												
•	3204 Pacific	3/2	1275	4480	remod	\$1,029,000	\$807	6	\$1,029,000	6/24/09		
	2404 Elm	3/2	1150	4480	remod	\$1,169,000	\$1,017	112	\$1,199,000	3/10/09		\$30,000
	750 27th	3/2	1550	5120	dated	\$1,199,000	\$774	50	\$1,249,000	5/11/09		\$50,000
	717 12th	3/2	1600	3000	remod	\$1,199,000	\$749	55	\$1,386,000	5/6/09		\$187,000
	629 MBB	4/1	1525	3000	dated	\$1,200,000	\$787	173	\$1,400,000	1/8/09		\$200,000
	607 23rd	3/1	1000	4400	dated	\$1,225,000	\$1,225	28	\$1,225,000	6/2/09		
r	2613 Oak	4/2	1775	4480	remod	\$1,239,000	\$704	115	\$1,349,000	2/5/09		\$110,000
	3309 Pacific	3/5	3500	4480	remod	\$1,249,000	\$357	639	\$1,590,000	9/30/07		\$341,000
•	2405 Elm	3/3	2175	4480	remod	\$1,250,000	\$575	8	\$1,250,000	6/22/09		
	629 36th	4/4	3500	5400	remod	\$1,299,000	\$371	231	\$1,399,000	11/11/08		\$100,000
	1201 Pine	2/3	2150	4480	dated	\$1,329,000	\$618	18	\$1,329,000	6/12/09		
	1816 Oak	4/4	3300	4480	remod	\$1,389,000	\$421	258	\$1,475,000	10/15/08		\$86,000
	1813 Pacific	4/3	2125	4800	remod	\$1,399,000	\$658	173	\$1,499,000	1/8/09		\$100,000
	3210 Ardmore	5/4	3500	6400	remod	\$1,425,000	\$407	145	\$1,799,000	2/5/09	Yes	\$374,000
	591 35th	4/3	1750	5400	remod	\$1,449,000	\$828	278	\$1,650,000	9/25/08		\$201,000
X	2300-Poinsettia	4/3	2050	4480	remod	\$1,499,000	\$731	236	\$1,749,000	11/7/08	Yes	\$250,000
\$1.5m-\$2.0m												
	646 Rosecrans	4/3	2550	3650	new	\$1,525,000	\$598	379	\$1,900,000	6/16/08		\$375,000
P	620-30th	4/3	2975	4800	newer	\$1,545,000	\$519	27	\$1,545,000	6/3/09		\$50,000
W	2404-Palm	4/3	3075	4480	remod	\$1,549,000	\$504	117	\$1,599,000	3/5/09		\$50,000
P	2400-Poinsettia	4/5	3650	4460	remod	\$1,599,000	\$438	33	\$1,599,000	5/28/09		\$77,000
	2808 Maple	5/4	3600	4640	remod	\$1,598,000	\$444	74	\$1,675,000	4/17/09		\$100,000
	649 29th	4/3	2000	4800	remod	\$1,599,000	\$800	40	\$1,699,000	5/21/09		
•	1800 Palm	4/3	2175	4700	remod	\$1,649,000	\$758	18	\$1,649,000	6/12/09		
P	2509-Palm	5/5	3200	4480	new	\$1,699,000	\$531	148	\$1,799,000	2/2/09		\$100,000
	590 36th	5/5	4300	5200	remod	\$1,699,000	\$531	22	\$1,750,000	6/8/09		\$51,000
	3113 Maple	4/4	3200	4640	remod	\$1,849,000	\$578	49	\$1,849,000	5/12/09		
P	599-26th	5/4	3525	5120	newer	\$1,875,000	\$532	65	\$1,995,000	4/24/09		\$120,000
	3521 Walnut	5/4	3250	4640	newer	\$1,899,000	\$605	89	\$2,065,000	4/2/09		\$166,000
r	1604 Poinsettia	5/4	3125	4250	newer	\$1,899,000	\$672	94	\$2,099,000	2/26/09		\$200,000
	1308 Walnut	5/4	3275	4480	newer	\$1,899,000	\$580	91	\$2,099,000	2/25/08		\$200,000
P	599-26th	5/4	3525	5120	newer	\$1,875,000	\$532	67	\$1,995,000	4/24/09		\$120,000
Cancelled/Expired												
	3212 Blanche	4/5	3100	4400	newer	\$1,849,000	\$596	37	\$1,899,000	2/22/09		\$191,000
	3604 Palm	5/4	3250	4640	new	\$1,998,000	\$615	152	\$2,189,000	11/13/08		
	3109 Laurel	2/2	1000	4325	dated	\$1,199,000	\$1,199	192	\$1,199,000	10/3/08		
	3529 Walnut	2/1	900	4640	dated	\$789,000	\$877	144	\$789,000	11/6/08		
	3619 Poinsettia	3/3	1350	5300	remod	\$1,149,000	\$851	36	\$1,149,000	3/25/09		
	1800 Poinsettia	3/3	2350	4440	remod	\$1,499,000	\$638	126	\$1,579,000	1/9/09		\$80,000
	2900 Maple	3/3	2250	9300	dated	\$1,749,000	\$777	322	\$2,699,000	6/27/08		\$950,000
	636 29th	3/4	3250	4800	remod	\$1,699,000	\$523	110	\$1,789,000	2/10/09		\$90,000
•	2404 Palm	4/3	3075	4480	remod	\$1,549,000	\$504	117	\$1,599,000	3/5/09		\$50,000
•	2300 Poinsettia	4/3	2050	4480	remod	\$1,499,000	\$731	235	\$1,749,000	11/7/08	Yes	\$250,000

Sellers paid \$1.8m in Feb. '05; tried in Summer 2008

Short sale; in default 7/31/08; sold for \$1.375m in April '06

Was on hold for months

Seller paid \$925k in May 2007 before remod

Sellers paid \$1.320m in June '04

Sellers paid \$2.555m in Feb. 2007

Sellers paid \$1.890m in Sept. '05

Sellers paid \$1.269m in Jan. '07

Manhattan Beach Market Update (6/30/09)

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Pending and Sold SFR Listings Priced Under \$2m

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	BD/BA	Sq. Ft.	Lot Sz	Cond.	SOLD price	PPSF	Closed	Initial Price	Initial List	True DOM	Redux \$	Redux %	Comment
Pending/Escrow													
1410 Ardmore	3/2	1600	4070	remod	-	-	-	\$1,500,000	7/9/08	6			Sold for \$1.2m in March '06, \$2.5m in Feb. '07
1204 Fisher	2/1	850	3300	tdown	-	-	-	\$1,575,000	3/5/09	87			Seller paid \$1.7m in June '05 to develop
2504 Poinsettia	4/4	3200	4450	new	-	-	-	\$1,659,000	4/28/09	15			REO listing; two attempted escrows
757 30th	5/4	3350	4800	new	-	-	-	\$2,699,000	11/29/07	550			Builder paid \$1.3m for lot in 1/06; NOD; last at \$1.799m
864 14th	3/2	1350	5000	remod	-	-	-	\$1,125,000	5/12/09	34			Sellers paid \$1.417m in July '06
1812 Palm	5/4	3225	4480	remod	-	-	-	\$1,899,000	5/20/09	12			Sellers paid \$1.215m in Mar. '99
512 12th	3/3	2300	2950	remod	-	-	-	\$2,149,000	9/24/08	264			Purchased as 1148 Ardmore for \$1.36m in Nov. '06, remod since
1600 Elm	3/3	1975	4250	remod	-	-	-	\$1,339,000	4/14/09	62			
3309 Poinsettia	5/5	3250	4640	new	-	-	-	\$2,795,000	2/28/08	442			Last at \$1.9m
1805 Poinsettia	3/2	1250	4480	remod	-	-	-	\$1,180,000	6/12/09	1			Sellers paid \$1.35m in Oct. '06; came on mkt. in escrow
595 36th	4/5	3325	5350	remod	-	-	-	\$1,625,000	3/26/09	81			Last at \$1.499m
• 620 30th	4/3	2975	4800	newer	-	-	-	\$1,545,000	6/3/09	27			Sellers paid \$1.995m in Feb. '06
• 2509 Palm	5/5	3200	4480	new	-	-	-	\$1,799,000	2/2/09	148			Up for auction Nov. 23 at \$1.499m, no takers; began in '07 at \$2.449m
• 2400 Poinsettia	4/5	3650	4460	remod	-	-	-	\$1,599,000	5/28/09	33			
• 662 Rosecrans	2/1	600	3700	remod	-	-	-	\$695,000	6/3/09	27			
• 599 26th	5/4	3525	5120	newer	-	-	-	\$1,995,000	4/24/09	65			
Sold (last 6 mos.)													
2907 Pacific	3/2	1900	4700	remod	\$1,010,000	\$532	12/17/08	\$1,199,000	5/28/08	169	\$189,000	16%	Last at \$1.099m
2601 Walnut	3/2	1925	4480	remod	\$1,310,000	\$681	12/18/08	\$1,329,000	10/22/08	9	\$19,000	1%	Sellers paid \$940k in July '03; closed off MLS
1725 Pine	4/3	1725	4480	remod	\$1,512,000	\$877	12/19/08	\$1,560,000	11/6/08	40	\$48,000	3%	Sellers paid \$1.556m in Sept. '05; not on MLS yet
1948 Ardmore	3/2	2000	5440	remod	\$1,230,000	\$615	12/23/08	\$1,240,000	11/11/08	4	\$10,000	1%	
1900 Laurel	2/2	1300	6000	tdown	\$1,250,000	-	1/13/09	\$1,499,000	12/11/08	10	\$249,000	17%	
2509 Palm	5/5	3200	4480	new	\$1,504,441	\$470	1/2/09	\$2,449,000	4/19/07	606	n/a	n/a	Bank foreclosed – not a sale; was up for auction Nov. 23 at \$1.499m, no takers
772 Rosecrans	2/1	884	5350	dated	\$744,000	\$842	1/22/09	\$798,000	11/26/08	19	\$54,000	7%	
2829 Valley	5/4	3425	5000	new	\$1,650,000	\$482	2/3/09	\$1,989,000	8/1/08	166	\$339,000	17%	Last at \$1.799m
2112 Ardmore	3/1	1125	4400	remod	\$940,000	\$836	2/5/09	\$1,099,000	7/17/08	75	\$159,000	14%	Sellers paid \$1.1m in June '07
2500 Oak	3/2	1350	4840	dated	\$738,000	\$547	2/18/09	\$824,900	11/9/08	52	\$86,900	11%	Last at \$789k
1728 Poinsettia	4/3	3500	4400	remod	\$1,600,000	\$457	3/6/09	\$1,699,000	11/25/08	66	\$99,000	6%	
1205 Walnut	4/2	1900	6720	dated	\$985,075	\$518	3/21/09	\$1,199,000	10/28/08	109	\$213,925	18%	
520 13th	3/3	2125	3000	remod	\$1,326,000	\$624	3/26/09	\$1,599,000	1/9/09	36	\$273,000	17%	Last at \$1.389m
3314 Laurel	4/3	3450	4800	remod	\$1,610,000	\$467	3/27/09	\$1,879,000	7/5/08	206	\$269,000	14%	
3505 Pacific	4/3	2850	8425	remod	\$1,299,000	\$456	3/31/09	\$1,299,000	2/24/09	11			Sellers paid \$1.35m in Jan. '04
2111 Valley	3/1	925	4400	dated	\$725,000	\$784	4/14/09	\$638,000	2/24/09	8			
1608 Poinsettia	5/4	3625	4480	remod	\$1,530,000	\$422	4/24/09	\$1,799,000	8/19/08	154	\$269,000	15%	Short sale; had a buyer in Fall 2008
1829 Poinsettia	3/2	1450	4480	remod	\$1,189,000	\$820	4/23/09	\$1,785,000	5/17/07	645	\$596,000	33%	Failed escrow Sept. '08; last at \$1.199m
2909 Elm	5/4	3450	5600	remod	\$1,450,000	\$420	4/22/09	\$1,699,000	11/20/08	114	\$249,000	15%	
3413 Pacific	5/6	3400	4480	new	\$1,687,375	\$496	5/14/09	\$2,095,000	11/10/08	140	\$407,625	19%	Short sale of new construx
3600 Elm	3/2	1250	4640	remod	\$975,000	\$780	5/21/09	\$1,095,000	2/24/09	35	\$120,000	11%	Seller paid \$870k in Oct. '03
3404 Pine	5/5	3250	4640	new	\$1,895,000	\$583	5/21/09	\$2,450,000	4/21/08	372	\$555,000	23%	Last at \$1.975m
1733 Elm	3/2	1325	4480	dated	\$801,000	\$605	5/29/09	\$850,000	11/15/08	77	\$49,000	6%	Short sale; sellers paid \$1.050m in Oct. '04; listed in '06 for \$1.349m
3109 Oak	4/4	3200	4480	new	\$1,660,000	\$519	6/5/09	\$2,329,000	10/22/08	189	\$669,000	29%	Last at \$1.899m
2600 Poinsettia	4/4	3200	4450	newer	\$1,530,000	\$478	6/9/09	\$1,899,000	9/24/08	216	\$369,000	19%	Sellers paid \$1.185m in Jan. '01
560 36th	4/4	3800	5200	new	\$1,555,500	\$409	6/2/09	\$2,999,000	3/21/08	451	\$1,443,500	48%	
2107 Valley	3/3	1600	4400	remod	\$1,099,000	\$687	6/9/09	\$1,099,000	4/16/09	1			
• 2300 Laurel	3/1	1150	4800	dated	-	-	6/9/09	\$1,399,000	3/26/09	35			
• 1817 Pacific	5/4	3300	4480	newer	\$1,710,000	\$518	6/9/09	\$1,799,000	3/18/09	43	\$89,000	5%	Sellers paid \$1.925m in Apr. '05
• 1708 Oak	2/1	850	4480	remod	\$750,000	\$882	6/18/09	\$799,000	4/16/09	75	\$49,000	6%	
• 958 Rosecrans	2/1	975	6000	dated	\$650,000	\$667	6/19/09	\$649,900	5/2/09	3			REO, sold for \$977k in July '06

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Active SFR Listings (18) \$2m+

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Boldface price = changed since last report

Strikeout text = moved off actives since last report (w = withdrawn, k = canceled, p = pending/escrow)

• next to address = new since last report; "r" next to address = returned after leaving actives (cancellation or escrow)

	bd/ba	Sq. Ft.	Lot Sz	Cond.	Current Price	PPSF	True DOM	Initial Price	Initial List	Relisted?	Redux	Comment
\$2.0m+												
3313 Pine	5/4	3300	4640	newer	\$2,125,000	\$644	174	\$2,175,000	1/7/09		\$50,000	Seller paid \$2.265m in Dec. '05
521 12th	4/3	3000	3000	remod	\$2,295,000	\$765	23	\$2,295,000	6/7/09			Sellers paid \$1.760m in Jan. '06 before remodel
700 35th	5/4	3675	5400	newer	\$2,349,000	\$639	110	\$2,349,000	3/12/09	Yes		Sellers paid \$2.482m in July '06; tried at \$2.699m in late 2008
755 31st	4/4	4050	5000	remod	\$2,375,000	\$586	117	\$2,450,000	3/5/09		\$75,000	Sellers paid \$1.65m in May '03
• 616 29th	4/4	3350	4800	newer	\$2,379,000	\$710	14	\$2,379,000	6/16/09			Sellers paid \$2.425m in Aug. '05
848 14th	5/5	3500	5000	new	\$2,395,000	\$684	283	\$2,899,000	9/20/08		\$504,000	
• 2100 Pine	5/5	3100	4480	new	\$2,425,000	\$782	12	\$2,425,000	6/18/09			
660 33rd	5/6	4475	5050	new	\$2,495,000	\$558	370	\$2,999,000	6/25/08		\$504,000	Much of DOM is pre-completion; open in Nov.
2916 Maple	x	x	9280	dated	\$2,549,000	-	50	\$2,899,000	5/11/09		\$350,000	Double lot w/ home + 3 rentals
728 26th	5/5	4750	7050	remod	\$2,665,000	\$561	97	\$2,995,000	3/25/09		\$330,000	
523 14th	5/5	4900	5625	new	\$3,375,000	\$689	18	\$3,375,000	6/12/09			
514 17th	5/6	4000	5625	newer	\$3,599,000	\$900	40	\$3,599,000	5/21/09			Sellers paid \$2.469m in Feb. '04
645 12th	5/6	4750	3000	new	\$3,599,000	\$758	277	\$4,499,000	9/26/08		\$900,000	
529 18th	5/5	5600	6250	new	\$3,895,000	\$696	293	\$4,279,000	9/10/08		\$384,000	
633 15th	6/4	6000	12500	newer	\$4,295,000	\$716	399	\$5,495,000	5/27/08	Yes	\$1,200,000	
1212 Fisher	5/6	5825	4500	new	\$4,995,000	\$858	305	\$5,950,000	8/29/08	Yes	\$955,000	
655 17th	6/5	4575	5200	new	\$5,000,000	\$1,093	271	\$5,000,000	10/2/08			
864 18th	6/8	7000	7200	new	\$6,000,000	\$857	145	\$6,000,000	2/5/09	Yes		

Cancelled/Expired

751 26th	5/5	3500	5120	newer	\$2,250,000	\$643	163	\$2,350,000	6/18/08	Yes	\$100,000	Sellers paid \$2.1m in Apr. '05
592 31st	5/5	3750	4760	newer	\$3,399,000	\$906	6	\$3,399,000	1/9/09			
2504 Pine	5/5	3600	4480	new	\$2,095,000	\$582	359	\$2,395,000	4/18/08	Yes	\$300,000	
1821 Palm	4/4	3525	5050	remod	\$2,175,000	\$617	88	\$2,395,000	1/29/09		\$220,000	Sellers paid \$2.250m in Apr. '05
647 15th	4/4	3675	5000	newer	\$2,999,000	\$816	20	\$2,999,000	3/26/09			Sellers paid \$2.8m in May 2006

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Pending and Sold SFR Listings Priced at \$2m+

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	bd/ba	Sq. Ft.	Lot Sz	Cond.	SOLD price	PPSF	Closed	Initial Price	Initial List	True DOM	Redux \$	Redux %	Comment
Pending/Escrow													
1208 Fisher	4/4	4750	3050	new	-	-	-	\$4,995,000	8/27/08	244			Last at \$3.999m
2200 Palm	4/4	3650	5225	remod	-	-	-	\$2,195,000	4/17/09	44			
Sold (last 6 mos.)													
3307 Poinsettia	5/5	3250	4640	new	\$2,100,000	\$646	12/24/08	\$2,795,000	2/28/08	249	\$695,000	25%	
1801 John	5/4	4000	5325	remod	\$2,550,000	\$638	12/31/08	\$2,850,000	9/15/08	46	\$300,000	11%	Last at \$2.675m
1901 Walnut	5/6	3125	4480	new	\$2,150,000	\$688	2/10/09	\$2,449,000	8/23/08	144	\$299,000	12%	Last at \$2.289m
2103 Elm	5/4	3100	4480	new	\$1,880,000	\$606	6/2/09	\$2,199,000	1/16/09	104	\$319,000	15%	