

# Manhattan Beach Market Update (7/31/07)

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## Hill Section, page 1

### Active SFR Listings (13)

**Boldface price** = changed since last report

Strikeout text = moved off actives since last report

• next to address = new since last report

	BD/BA	Sq. Ft.	Lot Sz	Cond.	Current Price	True DOM	Initial Price	Initial List	Relisted?	Redux	Comment
<b><u>\$1m-\$2m</u></b>											
845 10th	4/3	2800	6000	tdown	\$1,875,000	83	\$1,875,000	5/9/07			
801 11th	4/3	3000	4300	newer	\$1,995,000	62	\$1,995,000	5/31/07			Failed to sell in 2006; high: \$2.449m, low: \$1.998m
<b><u>\$2m-\$3m</u></b>											
811 Boundary	5/5	3400	4500	newer	\$2,599,000	42	\$2,599,000	6/19/07			Sellers paid \$1.789m in Sept. '04
844 11th	5/4	4500	6000	remod	\$2,695,000	460	\$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	132	\$2,999,999	3/21/07			No recent sale but county assesses at \$3.0m as of 12/05
<b><u>\$3m+</u></b>											
916 9th	5/5	4550	7250	remod	<b>\$3,175,000</b>	49	\$3,275,000	6/12/07		\$100,000	
<del>877 8th</del>	6/6	<del>4500</del>	<del>5800</del>	<del>new</del>	<del>\$3,699,999</del>	<del>46</del>	<del>\$3,699,999</del>	<del>6/15/07</del>			
911 Duncan	5/6	3700	5000	new	\$3,770,000	60	\$3,770,000	6/1/07			
637 6th	5/5	4400	5000	newer	\$3,899,500	33	\$3,899,500	6/28/07			Sellers paid \$3.125m in Nov. '04
• 869 3rd	4/5	4150	5700	newer	\$3,995,000	1	\$3,995,000	7/30/07			Sellers paid \$2.438m in May '04
300 N-Dianthus	6/6	5500	7600	new	<del>\$4,295,000</del>	94	<del>\$4,495,000</del>	<del>4/12/07</del>		\$200,000	Builder paid \$1.75m for lot in 9/04
512 John	4/5	4700	6400	newer	\$4,750,000	165	\$4,449,000	2/16/07	Yes		Was at \$4.349m, then rose to \$4.75m apx. 7/11/07
853 6th	6/4	4925	5700	new	\$4,795,000	76	\$4,795,000	5/16/07			
230 Anderson	4/4	6200	6500	new	\$6,988,000	85	\$7,199,000	5/7/07		\$211,000	
511 Pacific	6/6	7800	9400	new	\$8,150,000	76	\$8,150,000	5/16/07			Under construction; home above Ardmore

### **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
903 10th	3/2	1300	7500	tdown	\$1,800,000	51	\$1,800,000	4/10/07			Last appeared in 5/31/07 update
718 Poinsettia	3/2	1525	6500	tdown	\$2,199,000	261	\$2,375,000	9/27/06	Yes	\$176,000	Last appeared in 6/15/07 update
601 Larsson	4/4	3850	5500	remod	\$2,395,000	87	\$2,695,000	3/20/07	Yes	\$300,000	Last: 6/30 – Paid \$2.0m in Sept. '05; was at \$2.395 but rose to \$2.695 at xln

# Manhattan Beach Market Update (7/31/07)

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## Hill Section, page 2

### Pending and Sold SFRs

	BD/BA	Sq. Ft.	Lot Sz	Cond.	SOLD price	Closed	Initial Price	Initial List	True DOM	Redux \$	Redux %	Comment
<b>Pending/Escrow</b>												
	3/2	2700	10,500	tdown	-	-		3/15/07				Up for sale 1 month after purchase for \$3.95m (2/15/07)
• 300 N Dianthus	6/6	5500	7600	new	-	-	\$4,495,000	4/12/07	106			Builder paid \$1.75m for lot in 9/04
• 877 8th	6/6	4500	5800	new	-	-	\$3,699,999	6/15/07	46			
<b>Sold</b>												
108 Dianthus	4/6	4550	6250	newer	\$3,250,000	4/17/07	\$4,500,000	3/16/06	385	\$1,250,000	28%	
401 2nd	5/5	5300	3300	new	\$4,000,000	4/27/07	\$4,000,000	n/a	n/a			Private sale/never on MLS
624 6th	4/4	3500	4200	new	\$3,400,000	5/11/07	\$3,575,000	10/18/06	168	\$175,000	5%	
234 Larsson	3/3	2300	3400	dated	\$1,075,000	5/15/07	\$1,298,000	7/7/06	271	\$223,000	17%	
938 Duncan	5/5	4650	4700	remod	\$3,230,000	5/15/07	\$3,795,000	6/14/06	307	\$565,000	15%	
1028 11th	4/3	2500	7500	dated	\$1,555,000	5/30/07	\$1,598,500	11/15/06	162	\$43,500	3%	
612 11th	3/2	1550	5500	tdown	\$1,275,000	5/31/07	\$975,000	4/23/07	7			Odd "flag lot" - sold far above asking
114 N Ardmore	5/5	4750	8020	new	\$3,200,000	6/20/07	\$3,395,000	3/2/07	74	\$195,000	6%	
1043 10th	5/4	3950	7500	new	\$1,950,000	7/6/07	\$2,247,000	1/24/07	142	\$297,000	13%	
• 710 Manh. Bch. Bl.	3/3	1675	1250	remod	\$1,206,000	7/27/07	\$1,379,000	3/6/07	86	\$173,000	13%	TH; purchased for \$849k Oct. '03; relo company running sale

# Manhattan Beach Market Update (7/31/07)

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## Sand Section, page 1

### Active SFR Listings (21)

**Boldface price** = changed since last report

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• next to address = new since last report

	BD/BA	Sq. Ft.	Lot Sz	Cond.	Current Price	True DOM	Initial Price	Initial List	Relisted?	Redux	Comment
<b>\$1m-\$2m</b>											
225 36th	1/1	725	1350	tdown	\$1,197,000	105	\$1,197,000	4/17/07			Builder considering flip; paid \$945k on 9/15/06; plans under way
3213 Alma	3/2	1200	900	dated	\$1,269,000	69	\$1,285,000	5/23/07		\$16,000	
• 225 Moonstone	3/2	1350	1250	remod	\$1,295,000	20	\$1,295,000	7/11/07			
232 30th Pl	3/3	1400	1350	remod	\$1,369,000	115	\$1,369,000	4/10/07	Yes		Relisted & changed address from 3009 Highland on 7/11/07
117 Highland	3/2	1500	1350	remod	\$1,399,000	89	\$1,449,000	5/3/07		\$50,000	Address formerly 223 1st Pl.; sellers paid \$929k in Nov. '03
445 29th Pl	2/3	1800	1250	newer	<b>\$1,575,000</b>	61	\$1,675,000	5/31/07		\$100,000	Seller paid \$1.275m on 7/20/05
469 27th	3/3	2100	1500	remod	\$1,599,000	22	\$1,599,000	7/9/07			
224 31st Pl	3/4	2050	1350	remod	\$1,639,000	95	\$1,639,000	4/27/07			Seller paid \$1.400m in 3/04
4419 Highland	4/3	1975	1250	new	\$1,695,000	58	\$1,695,000	6/3/07			Corner of 45th/Highland by gas station
4104 Highland	3/4	2550	1800	remod	\$1,719,500	33	\$1,719,500	6/28/07			Sellers paid \$1.45m in March '05
209 44st	3/4	4900	4360	newer	<del>\$1,739,000</del>	69	<del>\$1,799,000</del>	<del>6/2/07</del>		\$60,000	<del>Built 2004, assessed at \$1.6m</del>
453 36th	3/1	800	2700	tdown	\$1,795,000	50	\$1,795,000	6/11/07			
• 308 20th Pl	2/2	1350	2700	remod	\$1,800,000	13	\$1,800,000	7/18/07			
• 440 6th	2/2	1250	2700	tdown	<del>\$1,899,000</del>	43	<del>\$1,899,000</del>	<del>7/18/07</del>			
505 3rd	4/3	2600	2700	dated	\$1,949,000	36	\$1,949,000	6/25/07			Seller paid \$1.6m in Sept. '05
• 316 Highland	3/4	2500	1650	newer	\$1,995,000	6	\$1,995,000	7/25/07			
209 42nd	3/4	1950	1350	new	\$1,999,000	300	\$2,300,000	10/4/06	Yes	\$301,000	Pre-completion listing (#780836) was \$2.3m
<b>\$2m-\$3m</b>											
320 Rosecrans	5/4	2000	2700	remod	\$2,099,000	36	\$2,099,000	6/25/07			Older duplex; still remodeling; sellers paid \$1.173m in June '05
1312 Manhattan Ave	4/4	1650	3000	remod	\$2,500,000	396	\$2,850,000	6/30/06	Yes	\$350,000	Zillow guesses \$1.5m; listing once pitched lot value instead of home
<b>\$3m+</b>											
404 10th	5/3	2900	2700	newer	\$3,300,000	156	\$3,200,000	2/25/07			Flip?; built 2005; purchased 4/13/06 for \$2.5m; price rose day after listing
217 9th	3/4	1800	1350	new	\$3,350,000	405	\$3,250,000	6/23/06	Yes		Still under construction; price rose \$100k 7/16/07
209 19th	3/4	3350	2700	remod	<b>\$3,849,000</b>	54	\$3,950,000	6/7/07	Yes	\$101,000	
234 16th	5/5	5000	2700	remod	\$4,549,122	68	\$4,549,122	5/24/07	Yes		"Landmark" on Highland; 25 yrs. old; address changed upon re-list
<b>Cancelled/Expired</b>											
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
3009 Highland	3/3	1400	1350	remod	\$1,359,000	81	\$1,369,000	4/10/07		\$10,000	Relisted and became 232 30th Place (above)

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## Sand Section, page 2

### Pending and Sold SFRs

	BD/BA	Sq. Ft.	Lot Sz	Cond.	SOLD price	Closed	Initial Price	Initial List	True DOM	Redux \$	Redux %	Comment
<b>Pending/Escrow</b>												
1308 Manhattan Ave	3/2	2000	3000	tdown	-	-	\$2,850,000	6/29/06	286			Lot sale
462 36th Pl	2/2	1150	1250	tdown	-	-	\$799,000	4/17/07	45			Began on craigslist, new to MLS
225 1st	3/4	2100	1350	remod	-	-	\$1,995,000	1/26/07	140			Seller paid \$1.685m in 12/04
233 30th	3/4	2325	1350	new	-	-	\$2,299,000	5/26/07	35			
3904 Ocean	4/4	2200	1600	new	-	-	\$2,750,000	6/5/07	25			
224 25th	4/5	3340	2700	dated	-	-	\$2,995,000	2/27/06	488			Failed to sell in 2006; took some time off MLS
332 6th	4/5	4025	2700	remod	-	-	\$3,375,000	6/4/07	26			Sellers paid \$1.770m in 5/01
513 21st	2/1	1000	2750	tdown	-	-	\$1,250,000	7/12/07	3			
505 3rd	4/3	2600	2700	dated	-	-	\$1,949,000	6/25/07	20			Seller paid \$1.6m in Sept. '05
505 N Valley	3/4	2300	1730	new	-	-	\$2,495,000	1/24/07	170			"Green" construction; Lot purchased 11/03 for \$737k
• 209 41st	3/4	1900	1350	newer	-	-	\$1,799,000	6/2/07	59			Built 2004, assessed at \$1.6m
• 440 6th	2/2	1250	2700	tdown	-	-	\$1,899,000	7/18/07	13			
<b>Sold</b>												
460 36th	2/1	1000	2700	dated	\$1,195,000	4/13/07	\$1,195,000	3/8/07	15			
2604 Alma	2/3	2600	3500	dated	\$2,150,000	4/16/07	\$2,195,000	3/14/07	13	\$45,000	2%	
120 2nd	5/4	2800	2700	tdown	\$3,810,000	4/30/07	\$3,300,000	3/20/07	8			
3611 Manhattan Ave	2/1	1065	1350	tdown	\$1,200,000	5/20/07	\$1,499,000	12/19/06	119	\$299,000	20%	
200 41st	3/2	1400	1350	dated	\$1,310,000	5/25/07	\$1,239,000	4/18/07	32			
220 43rd	3/4	1900	1350	newer	\$1,399,000	5/21/07	\$1,599,000	4/24/06	350	\$200,000	13%	
2613 Vista	3/2	1850	1850	remod	\$1,455,000	5/23/07	\$1,499,000	3/30/07	18	\$44,000	3%	
226 44th	1/1	750	1000	dated	\$872,000	5/30/07	\$939,000	3/12/07	49	\$67,000	7%	
125 17th	4/3	4300	2700	remod	\$5,400,000	5/30/07	\$5,349,000	4/11/07	n/a			
628 12th	3/3	2150	3000	remod	\$1,900,000	6/5/07	\$1,879,000	5/2/07	2			
437 28th Pl	3/4	1800	1350	new	\$1,520,000	6/6/07	\$1,689,000	5/10/06	330	\$169,000	10%	
501 23rd	6/6	5000	-	new	\$3,700,000	6/13/07	n/a	n/a	n/a			New construx sold off MLS
211 38th Pl	3/3	1850	1350	dated	\$1,150,000	6/20/07	\$1,150,000	3/26/07	10			Listing calls it "a mess" and "priced accordingly"
4322 Ocean	3/2	1550	1700	dated	\$1,362,500	6/20/07	\$1,449,000	10/24/06	201	\$86,500	6%	
420 1st	1/1	800	3000	tdown	\$1,075,000	6/26/07	\$1,350,000	10/11/06	188	\$275,000	20%	Tough lot to sell, adjoins school/pkg. Lot
204 El Porto	3/3	1450	1450	remod	\$1,259,000	6/28/07	\$1,299,000	4/24/07	21	\$40,000	3%	Seller paid \$600k in 7/01
212 40th	3/2	1500	1500	remod	\$1,159,000	6/30/07	\$1,189,000	5/1/07	13	\$30,000	3%	
525 2nd	4/4	2750	2700	remod	\$2,125,000	7/9/07	\$2,200,000	2/15/07	74	\$75,000	3%	Fell out of escrow mid-April '07, DOM is since initial list
228 5th Pl	3/4	1750	1200	newer	\$1,775,000	7/13/07	\$1,769,000	5/16/07	1			Recent sale closed for \$1.70m on 3/26/07
2816 Manhattan Ave	3/4	2500	1750	new	\$2,550,000	7/14/07	\$2,899,000	9/7/06	279	\$349,000	12%	
• 213 Manhattan Ave	4/4	2750	2000	remod	\$2,400,000	7/27/07	\$2,499,000	4/17/07	77	\$99,000	4%	Seller paid \$1.7m in April '04
• 132 18th	3/4	3000	3000	remod	\$3,750,000	7/31/07	\$3,995,000	5/23/07	38	\$245,000	6%	Sellers paid \$3.0m in 10/04

# Manhattan Beach Market Update (7/31/07)

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## Tree Section, page 1

### Active SFR Listings (12) under \$2m

**Boldface price** = changed since last report

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• next to address = new since last report

	BD/BA	Sq. Ft.	Lot Sz	Cond.	Current Price	True DOM	Initial Price	Initial List	Relisted?	Redux	Comment
<b>\$1m-\$1.5m</b>											
1713 Oak	3/2	1500	4480	tdown	\$1,149,000	54	\$1,149,000	6/7/07			
• 1409 Oak	2/2	1050	4250	dated	\$1,225,000	1	\$1,225,000	7/31/07			
• 1732 Pine	4/2	1550	4480	dated	\$1,295,000	7	\$1,295,000	7/24/07			
2822 Ardmore	3/2	1400	5000	remod	\$1,345,000	32	\$1,299,000	6/29/07			Increased price shortly after listing
• 1717 Pacific	4/2	1500	4800	remod	\$1,479,000	12	\$1,479,000	7/19/07			
<b>\$1.5m-\$2.0m</b>											
1140 Laurel	3/3	2550	6000	dated	\$1,599,000	61	\$1,639,000	5/15/07		\$40,000	<a href="#">One of three Arbolado listings discussed at MBC</a>
• 637 13th	3/2	2000	2100	dated	\$1,585,000	4	\$1,585,000	7/27/07			
1829 Poinsettia	3/2	1450	4480	remod	<b>\$1,599,000</b>	75	\$1,785,000	5/17/07		\$186,000	<a href="#">Nice but not enough for the initial price: see MBC story</a>
• 3108 Poinsettia	4/3	2220	4640	remod	\$1,649,000	1	\$1,599,000	7/31/07			
2622 Pacific	3/3	2500	4480	remod	\$1,649,000	139	\$1,699,000	3/14/07		\$50,000	Overpriced; paid \$980k in Aug. '02
2812 Elm	4/4	2500	4250	remod	\$1,699,000	321	\$1,769,000	9/13/06		\$70,000	Paid \$1.584m in 6/05, no price reductions
737 36th	4/4	2600	5400	remod	\$1,785,000	59	\$1,785,000	5/17/07			Sellers paid \$1.230m in 3/05
2413 Elm	4/3	3300	4480	remod	\$1,799,000	20	\$1,799,000	7/11/07			
758 14th	4/3	3050	4800	newer	\$1,799,000	152	\$1,990,000	3/1/07	Yes	\$191,000	<a href="#">Closed 7/21/06 for \$1.695m; See MBC story</a>
724 36th	4/4	3000	5200	remod	\$1,985,000	35	\$1,985,000	6/26/07			
• 2559 Valley	4/4	3050	4240	newer	\$1,999,000	5	\$1,999,000	7/26/07			Sellers paid \$1.56m in July '04

### 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		\$50,000	3613 Maple went for \$869k in Aug. '06
1733 Elm	3/2	1325	4480	remod	\$1,299,000	180	\$1,349,000	12/2/06	Yes		Two small redux (\$30k, \$20k)
• 737 36th	4/4	2600	5400	remod	\$1,785,000	59	\$1,785,000	5/17/07			Sellers paid \$1.230m in 3/05
• 724 36th	4/4	3000	5200	remod	\$1,985,000	35	\$1,985,000	6/26/07			

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## Tree Section, page 2

### Pending and Sold SFR Listings Priced Under \$2m

	BD/BA	Sq. Ft.	Lot Sz	Cond.	SOLD price	Closed	Initial Price	Initial List	True DOM	Redux \$	Redux %	Comment
<b>Pending/Escrow</b>												
2507 Valley	4/3	2850	6000	newer	-	-	\$1,999,000	3/9/07	83			Short sale despite purchase at \$1.54m in 2/04
2509 Laurel	4/3	3650	4325	remod	-	-	\$1,750,000	6/6/07	6			
2305 Pine	3/2	2000	4480	remod	-	-	\$1,495,122	2/21/07	129			<a href="#">A \$100k price increase after 8 DOM; See MBC Story</a>
2804 Pacific	3/3	2050	4480	remod	-	-	\$1,399,000	6/27/07	3			Sellers paid \$732k in June '01
2811 Valley	4/3	2250	2500	dated	-	-	\$1,299,000	2/14/07	136			Weird sale history - 3 sales in 6 mos. ('03-'04), last \$869k
3204 Poinsettia	3/2	2000	4480	remod	-	-	\$1,550,000	5/18/07	28			Failed to sell/Fall '06 at \$1.599m; Paid \$1.230m in 3/05 pre-remodel
3528 Poinsettia	3/1	1200	4640	remod	-	-	\$1,279,000	6/28/07	2			Recent purchase/remodel; paid \$1.1m in June '06
848 14th	3/2	1800	5000	tdown	-	-	\$1,199,000	7/10/07	4			
717 12th	3/2	1500	3000	remod	-	-	\$1,512,000	7/12/07	5			Sellers paid \$683k in 4/01
3404 Pine	3/1	1000	4640	tdown	-	-	\$1,200,000	6/22/07	n/a			Lot sale in MLS for comps only
• 1140 Laurel	3/3	2550	6000	dated	-	-	\$1,639,000	5/15/07	61			<a href="#">One of three Arbolado listings discussed at MBC</a>
• 1713 Oak	3/2	1500	4480	tdown	-	-	\$1,149,000	6/7/07	54			
<b>Sold</b>												
2510 Laurel	3/3	2050	4200	remod	\$1,387,500	4/12/07	\$1,479,000	2/7/07	48	\$91,500	6%	
3619 Poinsettia	3/2	1100	5300	dated	\$925,000	5/8/07	\$1,145,000	6/8/06	301	\$220,000	19%	
3312 Maple	3/2	2240	4640	dated	\$1,450,000	5/9/07	\$1,459,500	9/21/06	211	\$9,500	1%	
566 30th	4/2	1600		tdown	\$1,300,000	5/26/07	\$1,300,000	7/15/06	276			
2500 Pacific	4/2	2050	4600	dated	\$1,170,000	5/28/07	\$1,249,000	4/9/07	11	\$79,000	6%	
2301 Walnut	4/3	3600	4480	remod	\$1,870,000	6/12/07	\$1,799,000	4/16/07	9			
2104 Poinsettia	4/3	3000	4500	remod	\$1,800,000	6/14/07	\$2,099,000	1/18/07	101	\$299,000	14%	
2416 Elm	4/3	2050	5200	dated	\$1,135,000	6/15/07	\$1,299,000	10/24/06	201	\$164,000	13%	
• 3521 Elm	3/2	1225	4640	dated	\$1,150,000	7/18/07	\$1,279,000	3/7/07	29	\$129,000	10%	Pitched as "perfect starter," lot sold to builder
• 584 30th	4/4	3300	4800	newer	\$1,737,500	7/19/07	\$2,150,000	9/4/06	204	\$412,500	19%	Last appeared on 3/27/07 update
• 2103 Elm	3/2	1400	4480	tdown	\$1,100,000	7/25/07	\$1,100,000	6/1/07	n/a			Lot sale in MLS for comps only
• 2503 Valley	2/1	950	5120	tdown	\$1,031,500	7/26/07	\$1,298,000	1/2/07	164	\$266,500	21%	
• 1413 Oak	4/3	3500	4200	newer	\$1,628,500	7/27/07	\$1,679,000	3/14/07	62	\$50,500	3%	Sellers paid \$660k in '98
• 2418 Ardmore	5/3	3450	4800	remod	\$1,555,000	7/31/07	\$1,649,000	5/10/05	51	\$94,000	6%	Sellers paid \$955k in July '02; prop. flipped twice in prev. 4 yrs. too

# Manhattan Beach Market Update (7/31/07)

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## Tree Section, page 3

### Active SFR Listings (25) \$2m+

**Boldface price** = changed since last report

Strikeout text = moved off actives since last report

• next to address = new since last report

	BD/BA	Sq. Ft.	Lot Sz	Cond.	Current Price	True DOM	Initial Price	Initial List	Relisted?	Redux	Comment
<b>\$2.0m+</b>											
2909 Elm	5/4	3450	5600	remod	\$2,025,000	250	\$2,800,000	11/7/06	Yes	\$775,000	Took <- 3 wks off MLS in June
2311 Poinsettia	5/3	3400	4480	remod	\$2,049,000	64	\$2,149,000	5/28/07	Yes	\$100,000	Sellers paid \$1.160m in 11/02
752-14th	4/3	3400	4600	remod	\$2,150,000	64	\$2,150,000	5/12/07			
561 35th	6/5	4350	5400	remod	\$2,199,000	20	\$2,199,000	7/11/07			Failed to sell in 2006, lots of time off; high: \$2.299m
2309 Pacific	5/4	3200	4800	new	<b>\$2,239,000</b>	74	\$2,299,000	5/18/07	Yes		
609 26th	5/4	3800	5100	remod	\$2,299,000	40	\$2,299,000	6/21/07			Sellers paid \$1.085m in June '00
3443 Valley	5/4	3400	5000	new	\$2,299,000	64	\$2,375,000	5/14/07		\$76,000	
2709 Oak	5/5	3600	4480	new	\$2,299,000	349	\$2,395,000	8/15/06	Yes	\$96,000	Ad & agent claiming "new listing" in late June '07
2105 Oak	5/5	3250	4480	new	\$2,299,900	71	\$2,349,900	5/21/07		\$50,000	
1400 Elm	5/4	3200	4480	newer	\$2,350,000	56	\$2,350,000	6/5/07			Sellers paid \$1.7m in 5/05
2612 Poinsettia	5/5	3200	4460	new	\$2,350,000	321	\$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
579 29th	5/5	3450	4800	newer	<b>\$2,329,000</b>	212	\$2,575,000	12/7/06	Yes	\$246,000	Sellers paid \$1.4m 9/02; price @ \$2.4m before relist 5/24/07 @ \$2.52m
746-31st	4/3	3525	4800	remod	\$2,399,000	60	\$2,399,000	5/16/07			Sellers paid \$1.7m in 1/05
2509 Palm	5/5	3200	4480	new	\$2,449,000	95	\$2,449,000	4/17/07			
648 35th	5/5	3600	5400	new	\$2,450,000	22	\$2,450,000	7/9/07			
2310 Palm	5/3	3150	4480	new	<b>\$2,450,000</b>	347	\$2,699,000	8/17/06	Yes	\$249,000	
2611 Palm	5/4	3200	4640	new	\$2,475,000	205	\$2,495,000	1/10/07		\$20,000	
644 35th	6/5	3700	5400	new	\$2,489,000	19	\$2,489,000	7/12/07			Went up while under construction; completion apx. October
1313 Oak	4/4	3350	4480	newer	\$2,490,000	68	\$2,490,000	5/24/07			Failed to sell in '06; high: \$2.799m, low: \$2.650m; 5 mos. off
2811 Pine	5/3	3200	8400	remod	\$2,550,000	49	\$2,550,000	6/12/07			
579 35th	5/6	3750	5400	newer	\$2,599,000	38	\$2,599,000	6/23/07			Sellers paid \$1.785m in June '04
1821 Walnut	5/4	3400	4480	new	\$2,750,000	80	\$2,750,000	5/22/07			Developer paid \$1.35m for lot 1/06
2807 Elm	5/5	3550	5200	new	\$2,799,000	33	\$2,899,000	6/28/07			
3011 Elm	5/5	3600	5650	newer	\$2,995,000	90	\$3,095,000	5/2/07		\$100,000	Sellers paid \$2.8m in July '05
927-27th	5/6	4400	3950	new	\$3,195,000	79	\$3,285,000	4/27/07	Yes	\$90,000	
2104 Palm	5/6	4500	4950	new	\$3,299,000	195	\$3,675,000	1/17/07	Yes	\$376,000	
717 31st	5/4	3500	5000	new	\$3,379,000	103	\$3,449,000	4/19/07	Yes	\$70,000	
644 33rd	5/5	4200	5040	new	\$3,400,000	257	\$3,250,000	11/16/06			Under construction; increased price \$150k since initial list
3200 Pacific	4/4	4425	6700	remod	\$3,299,900	53	\$3,450,000	6/8/07		\$150,100	
3305 Laurel	5/5	4350	4900	new	\$3,750,000	33	\$3,750,000	6/28/07			
570 27th	5/4	4100	6900	new	\$3,750,000	139	\$3,899,000	3/14/07		\$149,000	Builder paid \$1.3m for lot 12/04; loc'n next to Ladera School
1718 Pacific	5/4	4200	9900	remod	\$4,500,000	40	\$4,500,000	6/21/07			

### 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
2609 Oak	5/5	3600	4480	new	\$2,299,900	425	\$2,399,900	5/1/06	Yes	\$100,000	Last appeared on 6/30/07 update
• 746 31st	4/3	3525	4800	remod	\$2,399,000	60	\$2,399,000	5/16/07			Sellers paid \$1.7m in 1/05
• 2909 Elm	5/4	3450	5600	remod	\$2,025,000	250	\$2,800,000	11/7/06	Yes	\$775,000	Last appeared on 7/15/07 update
• 752 14th	4/3	3400	4600	remod	\$2,150,000	64	\$2,150,000	5/12/07			

# Manhattan Beach Market Update (7/31/07)

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## Tree Section, page 4

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

	BD/BA	Sq. Ft.	Lot Sz	Cond.	SOLD price	Closed	Initial Price	Initial List	True DOM	Redux \$	Redux %	Comment
<b>Pending/Escrow</b>												
	925 27th	5/6	4150	4650	new	-	-	\$3,250,000	4/27/07	60		Dropped \$125k and re-listed June '07
•	3113 Valley	5/4	3400	5000	new	-	-	\$2,375,000	5/14/07	69		
•	579 29th	5/5	3450	4800	newer	-	-	\$2,575,000	12/7/06	233		Sellers paid \$1.4m 9/02; price @ \$2.4m before relist 5/24/07 @ \$2.52
•	927 27th	5/6	4400	3950	new	-	-	\$3,285,000	4/27/07	93		
•	2104 Palm	5/6	4500	4950	new	-	-	\$3,675,000	1/17/07	195		
<b>Sold</b>												
	2004 Laurel	5/4	3350	4800	newer	\$2,499,000	4/27/07	\$2,499,000	3/9/07	26		
	758 27th	4/5	3600	5125	new	\$2,900,000	5/7/07	\$3,099,000	2/5/07	59	\$199,000	6%
	2513 Laurel	4/4	3150	4400	newer	\$2,099,500	5/11/07	\$2,099,500	4/5/07	12		
	2802 Pine	5/4	3600	5600	new	\$3,100,000	5/18/07	\$3,100,000	n/a	n/a		in MLS for comps only
	2805 Poinsettia	5/4	3400	4640	newer	\$2,549,000	5/28/07	\$2,549,000	4/23/07	22		
	3406 Palm	4/4	3600	6200	remod	\$2,099,000	5/31/07	\$2,099,000	3/23/07	4		
	637 35th	6/6	3750	5400	new	\$2,550,000	6/17/07	\$2,699,000	11/10/06	170	\$149,000	6%
	3104 Maple	5/4	3350	4640	new	\$2,490,000	6/19/07	\$2,599,000	9/20/06	260	\$109,000	4%
	1700 Laurel	5/6	3500	4800	new	\$2,700,000	6/21/07	\$2,749,000	4/10/07	35	\$49,000	2%
	3300 Poinsettia	6/6	3700	4640	remod	\$2,300,000	6/26/07	\$2,295,122	3/25/07	36		Developer paid ~\$1.4m for lot
	628 Marine	3/4	2800	4400	newer	\$2,290,000	6/28/07	\$2,425,000	3/22/07	39	\$135,000	6%
	3212 Maple	5/5	3250	4640	new	\$2,500,000	6/29/07	\$2,679,000	4/12/07	49	\$179,000	7%
	1800 Laurel	4/4	3050	4800	remod	\$2,280,000	7/15/07	\$2,499,000	3/25/07	67	\$219,000	9%
	712 31st	5/4	3800	4800	new	\$3,325,000	7/15/07	\$3,399,000	4/9/07	52	\$74,000	2%
•	524 15th	4/3	2200	6300	dated	\$2,487,600	7/25/07	\$2,200,000	6/4/07	6		Bidding war; sold to "move-in" buyer
•	3005 Poinsettia	5/4	3250	4640	newer	\$2,525,000	7/27/07	\$2,525,000	6/15/07	14		