

Manhattan Beach Market Update (9/30/07)

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Hill Section, page 1

Active SFR Listings (9)

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 |
|---------------------|-------|-----------------|-----------------|------------------|------------------------|----------------|------------------------|--------------|-----------|-----------|--|
| \$1m-\$2m | | | | | | | | | | | |
| • 1023 10th | 3/2 | 1200 | 7500 | tdown | \$1,239,000 | 2 | \$1,239,000 | 9/28/07 | | | |
| 801 11th | 4/3 | 3000 | 4300 | newer | \$1,995,000 | 107 | \$1,995,000 | 5/31/07 | | | Failed to sell in 2006; high: \$2.449m, low: \$1.998m |
| 601 Larsson | 4/4 | 3850 | 5500 | remod | \$1,849,000 | 193 | \$2,695,000 | 3/20/07 | Yes | \$846,000 | Paid \$2.0m in Sept. '05; on and off MLS; now a short sale |
| \$2m-\$3m | | | | | | | | | | | |
| 811 Boundary | 5/5 | 3400 | 4500 | newer | \$2,399,000 | 102 | \$2,599,000 | 6/19/07 | Yes | \$200,000 | Sellers paid \$1.789m in Sept. '04 |
| 844 11th | 5/4 | 4500 | 6000 | remod | \$2,695,000 | 520 | \$3,175,000 | 4/26/06 | Yes | \$480,000 | Ultra-modern remodel; over 1 YOM |
| \$3m+ | | | | | | | | | | | |
| 916 9th | 5/5 | 4550 | 7250 | remod | \$3,099,000 | 110 | \$3,275,000 | 6/12/07 | | \$176,000 | |
| 911 Duncan | 5/6 | 3700 | 5000 | new | \$3,770,000 | 121 | \$3,770,000 | 6/1/07 | Yes | | |
| 869 3rd | 4/5 | 4150 | 5700 | newer | \$3,995,000 | 61 | \$3,995,000 | 7/30/07 | Yes | | Sellers paid \$2.438m in May '04; went off MLS shortly after start |
| 853 6th | 6/4 | 4925 | 5700 | new | \$4,795,000 | 126 | \$4,795,000 | 5/16/07 | | | |
| 230 Anderson | 4/4 | 6200 | 6500 | new | \$6,988,000 | 145 | \$7,199,000 | 5/7/07 | | \$211,000 | |

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 |
| 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 |
| 845 10th | 4/3 | 2800 | 6000 | tdown | \$1,875,000 | 83 | \$1,875,000 | 5/9/07 | | | Last appeared on 7/31/07 update |
| 603 11th | 5/5 | 4100 | 5650 | newer | \$2,999,000 | 25 | \$2,999,000 | 7/16/07 | | | Last appeared on 7/31/07 update |
| 511 Pacific | 6/6 | 7800 | 9400 | new | \$8,150,000 | 76 | \$8,150,000 | 5/16/07 | | | Under construction; last appeared on 7/31/07 update |
| 873 8th | 4/4 | 4975 | 5750 | remod | \$2,999,999 | 162 | \$2,999,999 | 3/21/07 | | | Last appeared on 8/31/07 update |
| • 801 11th | 4/3 | 3000 | 4300 | newer | \$1,995,000 | 107 | \$1,995,000 | 5/31/07 | | | Failed to sell in 2006; high: \$2.449m, low: \$1.998m; Last app. 9/15/07 |

Manhattan Beach Market Update (9/30/07)

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Hill Section, page 2

Pending and Sold SFRs

| | BD/BA | Sq. Ft. | Lot Sz | Cond. | SOLD price | PPSF | Closed | Initial Price | Initial List | True DOM | Redux \$ | Redux % | Comment |
|-----------------------|-------|---------|--------|-------|-------------|-------|---------|---------------|--------------|----------|-------------|---------|--|
| Pending/Escrow | | | | | | | | | | | | | |
| 721 9th | 3/2 | 2700 | 10,500 | tdown | - | - | - | \$4,195,000 | 3/15/07 | | | | Up for sale 1 month after purchase for \$3.95m (2/15/07) |
| 877 8th | 6/6 | 4500 | 5800 | new | - | - | - | \$3,699,999 | 6/15/07 | 46 | | | |
| 512 John | 4/5 | 4700 | 6400 | newer | - | - | - | \$4,449,000 | 2/16/07 | 206 | | | Was at \$4.349m, then rose to \$4.75m; last: \$3.99m |
| 1012 Pacific | 4/3 | 2700 | 12000 | dated | - | - | - | \$3,800,000 | 8/27/07 | 17 | | | Most likely a (giant) lot sale |
| Sold | | | | | | | | | | | | | |
| 108 Dianthus | 4/6 | 4550 | 6250 | newer | \$3,250,000 | \$714 | 4/17/07 | \$4,500,000 | 3/16/06 | 385 | \$1,250,000 | 28% | |
| 401 2nd | 5/5 | 5300 | 3300 | new | \$4,000,000 | \$755 | 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 | \$971 | 5/11/07 | \$3,575,000 | 10/18/06 | 168 | \$175,000 | 5% | |
| 234 Larsson | 3/3 | 2300 | 3400 | dated | \$1,075,000 | \$467 | 5/15/07 | \$1,298,000 | 7/7/06 | 271 | \$223,000 | 17% | |
| 938 Duncan | 5/5 | 4650 | 4700 | remod | \$3,230,000 | \$695 | 5/15/07 | \$3,795,000 | 6/14/06 | 307 | \$565,000 | 15% | |
| 1028 11th | 4/3 | 2500 | 7500 | dated | \$1,555,000 | \$622 | 5/30/07 | \$1,598,500 | 11/15/06 | 162 | \$43,500 | 3% | |
| 612 11th | 3/2 | 1550 | 5500 | tdown | \$1,275,000 | \$823 | 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 | \$674 | 6/20/07 | \$3,395,000 | 3/2/07 | 74 | \$195,000 | 6% | |
| 1043 10th | 5/4 | 3950 | 7500 | new | \$1,950,000 | \$494 | 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 | \$720 | 7/27/07 | \$1,379,000 | 3/6/07 | 86 | \$173,000 | 13% | TH; purchased for \$849k Oct. '03; relo company running sale |
| 300 N Dianthus | 6/6 | 5500 | 7600 | new | \$4,175,000 | \$759 | 8/31/07 | \$4,495,000 | 4/12/07 | 106 | \$320,000 | 7% | Builder paid \$1.75m for lot in 9/04 |
| 637 6th | 5/5 | 4400 | 5000 | newer | \$3,625,000 | \$824 | 9/14/07 | \$3,899,500 | 6/28/07 | 47 | \$274,500 | 7% | Sellers paid \$3.125m in Nov. '04 |
| • 1008 11th | 5/5 | 4600 | 7500 | new | \$2,880,000 | \$626 | 9/18/07 | \$2,900,000 | 8/17/07 | 2 | \$20,000 | 1% | Sold just before completion |

Manhattan Beach Market Update (9/30/07)

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Sand Section, page 1

Active SFR Listings (22)

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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 |
|-------------------|-------|---------|--------|-------|------------------------|----------|------------------------|--------------|-----------|---------------------|---|
| Under \$1m | | | | | | | | | | | |
| • 462 36th Pl | 3/2 | 1150 | 1250 | dated | \$929,900 | 3 | \$929,900 | 9/27/07 | | | |
| \$1m-\$2m | | | | | | | | | | | |
| 225 36th | 1/1 | 725 | 1350 | tdown | \$1,174,000 | 165 | \$1,197,000 | 4/17/07 | | \$23,000 | Builder considering flip; paid \$945k on 9/15/06; plans under way |
| 3213 Alma | 3/2 | 1200 | 900 | dated | \$1,199,000 | 114 | \$1,285,000 | 5/23/07 | | \$86,000 | |
| 225 Moonstone | 3/2 | 1350 | 1250 | remod | \$1,295,000 | 74 | \$1,295,000 | 7/11/07 | | | |
| 232 30th Pl | 3/3 | 1400 | 1350 | remod | \$1,315,000 | 175 | \$1,369,000 | 4/10/07 | Yes | \$54,000 | Changed address from 3009 Highland on 7/11/07; paid \$1.225m 7/05 |
| 117 Highland | 3/2 | 1500 | 1350 | remod | \$1,365,000 | 164 | \$1,449,000 | 5/3/07 | Yes | \$84,000 | Address formerly 223 1st Pl.; sellers paid \$929k in Nov. '03 |
| 445 29th Pl | 2/3 | 1800 | 1250 | newer | \$1,575,000 | 106 | \$1,675,000 | 5/31/07 | | \$100,000 | Seller paid \$1.275m on 7/20/05 |
| 4419 Highland | 4/3 | 1975 | 1250 | new | \$1,580,000 | 118 | \$1,695,000 | 6/3/07 | | \$115,000 | Corner of 45th/Highland by gas station |
| 4104 Highland | 3/4 | 2550 | 1800 | remod | \$1,600,000 | 93 | \$1,719,500 | 6/28/07 | Yes | \$119,500 | Sellers paid \$1.45m in March '05 |
| 224 31st Pl | 3/4 | 2050 | 1350 | remod | \$1,639,000 | 155 | \$1,639,000 | 4/27/07 | | | Seller paid \$1.400m in 3/04 |
| 225 39th | 3/3 | 1600 | 1525 | remod | \$1,680,000 | 50 | \$1,745,000 | 8/10/07 | Yes | \$65,000 | Was in foreclosure in April '07; purchased for \$1.595m on 6/14/07 |
| 453 36th | 3/1 | 800 | 2700 | tdown | \$1,795,000 | 110 | \$1,795,000 | 6/11/07 | | | |
| 308 20th Pl | 2/2 | 1350 | 2700 | remod | \$1,800,000 | 73 | \$1,800,000 | 7/18/07 | | | |
| 209 42nd | 3/4 | 1950 | 1350 | new | \$1,899,000 | 360 | \$2,300,000 | 10/4/06 | Yes | \$401,000 | Pre-completion listing (#780836) was \$2.3m |
| 505 3rd | 4/3 | 2600 | 2700 | dated | \$1,949,000 | 97 | \$1,949,000 | 6/25/07 | Yes | | Seller paid \$1.6m in Sept. '05; has fallen out of escrow twice |
| 3617 Vista | 4/3 | 2750 | 2175 | new | \$1,999,000 | 25 | \$2,149,000 | 9/5/07 | | \$150,000 | |
| 320 Rosecrans | 5/4 | 2000 | 2700 | remod | \$1,999,000 | 96 | \$2,099,000 | 6/25/07 | | \$100,000 | Older duplex; still remodeling; sellers paid \$1.173m in June '05 |
| \$2m-\$3m | | | | | | | | | | | |
| 2008 Highland | 4/3 | 2325 | 1800 | newer | \$2,295,000 | 26 | \$2,295,000 | 9/4/07 | | | |
| 420 30th | 4/3 | 3250 | 2700 | remod | \$2,579,000 | 44 | \$2,579,000 | 8/17/07 | | | Sellers paid \$1.3m in April '03 |
| 220 16th | 4/3 | 2700 | 2700 | remod | \$2,999,999 | 39 | \$2,999,999 | 8/22/07 | | | |
| 228 29th Pl | 4/4 | 2450 | 1350 | new | \$2,949,000 | 45 | \$3,049,000 | 8/16/07 | | \$100,000 | |
| \$3m+ | | | | | | | | | | | |
| 404 10th | 5/3 | 2900 | 2700 | newer | \$3,300,000 | 201 | \$3,200,000 | 2/25/07 | | | Flip?; built 2005; purchased 4/13/06 for \$2.5m; price rose day after listing |
| • 316 10th | 4/5 | 4350 | 2700 | newer | \$3,999,999 | 16 | \$3,999,999 | 9/14/07 | | | |
| 224 31st | 5/5 | 4200 | 2700 | newer | \$4,995,000 | 37 | \$4,995,000 | 8/24/07 | | | |

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 |
| 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) |
| 234 16th | 5/5 | 5000 | 2700 | remod | \$4,549,122 | 68 | \$4,549,122 | 5/24/07 | Yes | | Last appeared on 7/31/07 update |
| 209 19th | 3/4 | 3350 | 2700 | remod | \$3,849,000 | 69 | \$3,950,000 | 6/7/07 | Yes | \$101,000 | |
| • 3213 Alma | 3/2 | 1200 | 900 | dated | \$1,199,000 | 114 | \$1,285,000 | 5/23/07 | | \$86,000 | |
| • 404 10th | 5/3 | 2900 | 2700 | newer | \$3,300,000 | 201 | \$3,200,000 | 2/25/07 | | | Flip?; built 2005; purchased 4/13/06 for \$2.5m; price rose day after listing |
| • 445 29th Pl | 2/3 | 1800 | 1250 | newer | \$1,575,000 | 106 | \$1,675,000 | 5/31/07 | | \$100,000 | Seller paid \$1.275m on 7/20/05 |

Manhattan Beach Market Update (9/30/07)

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Sand Section, page 2

Pending and Sold SFRs

| | BD/BA | Sq. Ft. | Lot Sz | Cond. | SOLD price | PPSF | Closed | Initial Price | Initial List | True DOM | Redux \$ | Redux % | Comment |
|-----------------------|-------|---------|--------|-------|--------------|---------|---------|---------------|--------------|----------|-----------|---------|---|
| Pending/Escrow | | | | | | | | | | | | | |
| 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 |
| 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 |
| 505 N Valley | 3/4 | 2300 | 1730 | new | - | - | - | \$2,495,000 | 1/24/07 | 170 | | | "Green" construction; Lot purchased 11/03 for \$737k |
| 513 21st | 2/1 | 1000 | 2730 | tdown | - | - | - | \$1,250,000 | 7/12/07 | 4 | | | |
| 469 27th | 3/3 | 2100 | 1500 | remod | - | - | - | \$1,599,000 | 7/9/07 | 28 | | | |
| 1312 Manhattan Ave | 4/4 | 1650 | 3000 | remod | - | - | - | \$2,850,000 | 6/30/06 | 420 | | | Listing once pitched lot value instead of home |
| 216 2nd | 4/3 | 2750 | 1800 | new | - | - | - | \$4,699,000 | 8/30/07 | 1 | | | |
| Sold | | | | | | | | | | | | | |
| 460 36th | 2/1 | 1000 | 2700 | dated | \$1,195,000 | \$1,195 | 4/13/07 | \$1,195,000 | 3/8/07 | 15 | | | |
| 2604 Alma | 2/3 | 2600 | 3500 | dated | \$2,150,000 | \$827 | 4/16/07 | \$2,195,000 | 3/14/07 | 13 | \$45,000 | 2% | |
| 120 2nd | 5/4 | 2800 | 2700 | tdown | \$3,810,000 | \$1,361 | 4/30/07 | \$3,300,000 | 3/20/07 | 8 | | | |
| 3611 Manhattan Ave | 2/1 | 1065 | 1350 | tdown | \$1,200,000 | \$1,127 | 5/20/07 | \$1,499,000 | 12/19/06 | 119 | \$299,000 | 20% | |
| 200 41st | 3/2 | 1400 | 1350 | dated | \$1,310,000 | \$936 | 5/25/07 | \$1,239,000 | 4/18/07 | 32 | | | |
| 220 43rd | 3/4 | 1900 | 1350 | newer | \$1,399,000 | \$736 | 5/21/07 | \$1,599,000 | 4/24/06 | 350 | \$200,000 | 13% | |
| 2613 Vista | 3/2 | 1850 | 1850 | remod | \$1,455,000 | \$786 | 5/23/07 | \$1,499,000 | 3/30/07 | 18 | \$44,000 | 3% | |
| 226 44th | 1/1 | 750 | 1000 | dated | \$872,000 | \$1,163 | 5/30/07 | \$939,000 | 3/12/07 | 49 | \$67,000 | 7% | |
| 125 17th | 4/3 | 4300 | 2700 | remod | \$5,400,000 | \$1,256 | 5/30/07 | \$5,349,000 | 4/11/07 | n/a | | | |
| 628 12th | 3/3 | 2150 | 3000 | remod | \$1,900,000 | \$884 | 6/5/07 | \$1,879,000 | 5/2/07 | 2 | | | |
| 437 28th Pl | 3/4 | 1800 | 1350 | new | \$1,520,000 | \$844 | 6/6/07 | \$1,689,000 | 5/10/06 | 330 | \$169,000 | 10% | |
| 501 23rd | 6/6 | 5000 | - | new | \$3,700,000 | \$740 | 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 | \$622 | 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 | \$879 | 6/20/07 | \$1,449,000 | 10/24/06 | 201 | \$86,500 | 6% | |
| 420 1st | 1/1 | 800 | 3000 | tdown | \$1,075,000 | \$1,344 | 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 | \$868 | 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 | \$773 | 6/30/07 | \$1,189,000 | 5/1/07 | 13 | \$30,000 | 3% | |
| 525 2nd | 4/4 | 2750 | 2700 | remod | \$2,125,000 | \$773 | 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 | \$1,014 | 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 | \$1,020 | 7/14/07 | \$2,899,000 | 9/7/06 | 279 | \$349,000 | 12% | |
| 213 Manhattan Ave | 4/4 | 2750 | 2000 | remod | \$2,400,000 | \$873 | 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 | \$1,250 | 7/31/07 | \$3,995,000 | 5/23/07 | 38 | \$245,000 | 6% | Sellers paid \$3.0m in 10/04 |
| 462 36th Pl | 2/2 | 1150 | 1250 | tdown | \$760,000 | \$661 | 8/1/07 | \$799,000 | 4/17/07 | 45 | \$39,000 | 5% | Began on craigslist, new to MLS |
| 3904 Ocean | 4/4 | 2200 | 1600 | new | \$2,650,000 | \$1,205 | 8/8/07 | \$2,750,000 | 6/5/07 | 25 | \$100,000 | 4% | |
| 233 30th | 3/4 | 2325 | 1350 | new | \$2,250,000 | \$968 | 8/10/07 | \$2,299,000 | 5/26/07 | 35 | \$49,000 | 2% | |
| 513 21st | 2/1 | 1000 | 2750 | tdown | \$1,375,000 | \$1,375 | 8/16/07 | \$1,250,000 | 7/12/07 | 3 | | | |
| 225 1st | 3/4 | 2100 | 1350 | remod | \$1,900,000 | \$905 | 8/17/07 | \$1,995,000 | 1/26/07 | 140 | \$95,000 | 5% | |
| 316 Highland | 3/4 | 2500 | 1650 | newer | \$2,175,000 | \$870 | 8/28/07 | \$1,995,000 | 7/25/07 | 6 | | | Sellers paid \$1.385m on 5/16/02 |
| 209 41st | 3/4 | 1900 | 1350 | newer | \$1,690,000 | \$889 | 8/29/07 | \$1,799,000 | 6/2/07 | 60 | \$109,000 | 6% | Built 2004, assessed at \$1.6m |
| 224 25th | 4/5 | 3340 | 2700 | dated | \$2,685,000 | \$804 | 9/4/07 | \$2,995,000 | 2/27/06 | 488 | \$310,000 | 10% | Failed to sell in 2006; took some time off MLS |
| 440 6th | 2/2 | 1250 | 2700 | tdown | \$2,050,000 | \$1,640 | 9/7/07 | \$1,899,000 | 7/18/07 | 13 | | | |
| • 332 6th | 4/5 | 4025 | 2700 | remod | \$3,141,000 | \$780 | 9/15/07 | \$3,375,000 | 6/4/07 | 26 | \$234,000 | 7% | Sellers paid \$1.770m in 5/01 |
| • 469 27th | 3/3 | 2100 | 1500 | remod | \$1,599,000 | \$761 | 9/18/07 | \$1,599,000 | 7/9/07 | 26 | | | |
| • 217 Sea View | 3/3 | 1450 | 1350 | remod | \$1,520,000 | \$1,048 | 9/20/07 | \$1,520,000 | 8/20/07 | 15 | | | Paid \$945k in 11/04 before major remodel; started at \$1.57m off MLS |
| • 1212 The Strand | 4/5 | 4600 | 3300 | newer | \$10,700,000 | \$2,326 | 9/21/07 | \$10,900,000 | 8/23/07 | 13 | \$200,000 | 2% | Sellers paid \$4.9m in May '02 |
| • 217 9th | 3/4 | 1800 | 1350 | new | \$3,350,000 | \$1,861 | 9/25/07 | \$3,250,000 | 6/23/06 | 435 | | | Still under construction; price rose \$100k 7/16/07 |

Manhattan Beach Market Update (9/30/07)

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Tree Section, page 1

Active SFR Listings (19) under \$2m

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| | BD/BA | Sq. Ft. | Lot Sz | Cond. | Current Price | True DOM | Initial Price | Initial List | Relisted? | Redux | Comment |
|-----------------------------|-------|---------|--------|-------|--------------------|----------|---------------|--------------|-----------|-----------|--|
| <u>\$1m-\$1.5m</u> | | | | | | | | | | | |
| 1409 Oak | 2/2 | 1050 | 4250 | remod | \$1,199,000 | 61 | \$1,225,000 | 7/31/07 | | \$26,000 | |
| 3524 Elm | 3/2 | 4225 | 4640 | dated | \$1,229,000 | 25 | \$1,229,000 | 8/28/07 | | | Was sold for \$1.150m in July '07 to a builder |
| 1732 Pine | 4/2 | 1550 | 4480 | dated | \$1,295,000 | 68 | \$1,295,000 | 7/24/07 | | | |
| 3013 Oak | 3/2 | 1500 | 4480 | remod | \$1,349,000 | 23 | \$1,349,000 | 9/7/07 | | | Briefly in escrow after 1 wk. on mkt. |
| 2822 Ardmore | 3/2 | 1400 | 5000 | remod | \$1,399,000 | 92 | \$1,299,000 | 6/29/07 | Yes | | Increased price shortly after listing |
| 725 12th | 3/2 | 1300 | 3000 | remod | \$1,400,000 | 29 | \$1,400,000 | 9/1/07 | | | |
| 637 13th | 3/2 | 2000 | 2100 | dated | \$1,445,000 | 64 | \$1,585,000 | 7/27/07 | | \$140,000 | |
| • 3012 Palm | 3/2 | 1800 | 4640 | remod | \$1,499,000 | 26 | \$1,579,000 | 9/4/07 | | \$80,000 | |
| <u>\$1.5m-\$2.0m</u> | | | | | | | | | | | |
| 605 36th | 4/3 | 2450 | 5400 | dated | \$1,519,000 | 29 | \$1,559,000 | 9/1/07 | | \$40,000 | |
| 790 Rosecrans | 3/3 | 3250 | 6000 | dated | \$1,585,000 | 59 | \$1,585,000 | 8/1/07 | | | |
| • 3309 Pacific | 3/5 | 3500 | 4480 | remod | \$1,590,000 | 3 | \$1,590,000 | 9/27/07 | | | On mkt 9 mos. From Sept. '05-June '06, sold for \$1.599m then |
| • 2623 Palm | 3/2 | 1950 | 4640 | remod | \$1,599,000 | 1 | \$1,599,000 | 9/29/07 | | | |
| 2615 Valley | 4/4 | 1950 | 4220 | remod | \$1,599,000 | 60 | \$1,799,000 | 7/31/07 | | \$200,000 | |
| 1829 Poinsettia | 3/2 | 1450 | 4480 | remod | \$1,599,000 | 135 | \$1,785,000 | 5/17/07 | | \$186,000 | Nice but not enough for the initial price; see MBC story |
| 2812 Elm | 4/4 | 2500 | 4250 | remod | \$1,649,000 | 381 | \$1,769,000 | 9/13/06 | Yes | \$120,000 | Paid \$1.584m in 6/05 |
| 2413 Elm | 4/3 | 3300 | 4480 | remod | \$1,699,000 | 80 | \$1,799,000 | 7/11/07 | | | |
| 758 14th | 4/3 | 3050 | 4800 | newer | \$1,699,000 | 212 | \$1,990,000 | 3/1/07 | Yes | \$291,000 | Closed 7/21/06 for \$1.695m |
| 2311 Poinsettia | 5/3 | 3400 | 4480 | remod | \$1,935,000 | 124 | \$2,149,000 | 5/28/07 | Yes | \$214,000 | Sellers paid \$1.160m in 11/02 |
| • 2509 Poinsettia | 5/4 | 3300 | 4480 | newer | \$1,999,000 | 3 | \$1,999,000 | 9/27/07 | | | Sellers paid \$1.980m in 4/06 |
| 561 35th | 6/5 | 4350 | 5400 | remod | \$1,999,999 | 80 | \$2,199,000 | 7/11/07 | | \$199,001 | Failed to sell in 2006, lots of time off; high: \$2.299m |

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) |
| 724 36th | 4/4 | 3000 | 5200 | remod | \$1,985,000 | 35 | \$1,985,000 | 6/26/07 | | | |
| 2622 Pacific | 3/3 | 2500 | 4480 | remod | \$1,599,000 | 169 | \$1,699,000 | 3/14/07 | | \$100,000 | Last appeared on 8/31/07 update; paid \$980k in Aug. '02 |
| • 3521 Elm | 3/2 | 1225 | 4640 | dated | \$1,229,000 | 25 | \$1,229,000 | 8/28/07 | | | Last appeared on 9/15/07 update; sold for \$1.150m in July '07 |

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Pending and Sold SFR Listings Priced Under \$2m

| | BD/BA | Sq. Ft. | Lot Sz | Cond. | SOLD price | PPSF | Closed | Initial Price | Initial List | True DOM | Redux \$ | Redux % | Comment |
|-----------------------|-------|---------|--------|-------|-------------|---------|---------|---------------|--------------|----------|-----------|---------|--|
| Pending/Escrow | | | | | | | | | | | | | |
| 2507 Valley | 4/3 | 2850 | 6000 | newer | - | - | - | \$1,999,000 | 3/9/07 | 83 | | | Short sale despite purchase at \$1.54m in 2/04 |
| 3504 Maple | 3/2 | 1400 | 4640 | remod | - | - | - | \$1,299,000 | 8/22/05 | 9 | | | |
| 737 36th | 4/4 | 2600 | 5400 | remod | - | - | - | \$1,785,000 | 5/17/07 | 118 | | | Sellers paid \$1.230m in 3/05; was at \$1.795m in 2006 |
| Sold | | | | | | | | | | | | | |
| 2510 Laurel | 3/3 | 2050 | 4200 | remod | \$1,387,500 | \$677 | 4/12/07 | \$1,479,000 | 2/7/07 | 48 | \$91,500 | 6% | |
| 3619 Poinsettia | 3/2 | 1100 | 5300 | dated | \$925,000 | \$841 | 5/8/07 | \$1,145,000 | 6/8/06 | 301 | \$220,000 | 19% | |
| 3312 Maple | 3/2 | 2240 | 4640 | dated | \$1,450,000 | \$647 | 5/9/07 | \$1,459,500 | 9/21/06 | 211 | \$9,500 | 1% | |
| 566 30th | 4/2 | 1600 | | tdown | \$1,300,000 | \$813 | 5/26/07 | \$1,300,000 | 7/15/06 | 276 | | | |
| 2500 Pacific | 4/2 | 2050 | 4600 | dated | \$1,170,000 | \$571 | 5/28/07 | \$1,249,000 | 4/9/07 | 11 | \$79,000 | 6% | |
| 2301 Walnut | 4/3 | 3600 | 4480 | remod | \$1,870,000 | \$519 | 6/12/07 | \$1,799,000 | 4/16/07 | 9 | | | |
| 2104 Poinsettia | 4/3 | 3000 | 4500 | remod | \$1,800,000 | \$600 | 6/14/07 | \$2,099,000 | 1/18/07 | 101 | \$299,000 | 14% | |
| 2416 Elm | 4/3 | 2050 | 5200 | dated | \$1,135,000 | \$554 | 6/15/07 | \$1,299,000 | 10/24/06 | 201 | \$164,000 | 13% | |
| 3521 Elm | 3/2 | 1225 | 4640 | dated | \$1,150,000 | \$939 | 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 | \$527 | 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 | \$786 | 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 | \$1,086 | 7/26/07 | \$1,298,000 | 1/2/07 | 164 | \$266,500 | 21% | |
| 1413 Oak | 4/3 | 3500 | 4200 | newer | \$1,628,500 | \$465 | 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 | \$451 | 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 |
| 2509 Laurel | 4/3 | 3650 | 4325 | remod | \$1,725,000 | \$473 | 8/7/07 | \$1,750,000 | 6/6/07 | 6 | \$25,000 | 1% | |
| 3528 Poinsettia | 3/1 | 1200 | 4640 | remod | \$1,260,000 | \$1,050 | 8/6/07 | \$1,279,000 | 6/28/07 | 2 | \$19,000 | 1% | Recent purchase/remodel; paid \$1.1m in June '06 |
| 3404 Pine | 3/1 | 1000 | 4640 | tdown | \$1,200,000 | \$1,200 | 8/1/07 | n/a | n/a | n/a | | | |
| 3204 Poinsettia | 3/2 | 2000 | 4480 | remod | \$1,515,000 | \$758 | 8/15/07 | \$1,550,000 | 5/18/07 | 28 | \$35,000 | 2% | Failed to sell/Fall '06 at \$1.599m; Paid \$1.230m in 3/05 pre-remodel |
| 717 12th | 3/2 | 1500 | 3000 | remod | \$1,512,000 | \$1,008 | 8/15/07 | \$1,512,000 | 7/12/07 | 5 | | | Sellers paid \$683k in 4/01 |
| 2804 Pacific | 3/3 | 2050 | 4480 | remod | \$1,420,000 | \$693 | 8/24/07 | \$1,399,000 | 6/27/07 | 14 | | | Sellers paid \$732k in June '01 |
| 2305 Pine | 3/2 | 2000 | 4480 | remod | \$1,570,000 | \$785 | 8/27/07 | \$1,495,122 | 2/21/07 | 129 | | | Increased price to \$1.595m after 8DOM; closed price is -\$25k |
| 1140 Laurel | 3/3 | 2550 | 6000 | dated | \$1,535,000 | \$602 | 8/29/07 | \$1,639,000 | 5/15/07 | 61 | \$104,000 | 6% | One of three Arbolado listings discussed at MBC |
| 2811 Valley | 4/3 | 2250 | 2500 | dated | \$1,195,000 | \$531 | 8/30/07 | \$1,299,000 | 2/14/07 | 147 | \$104,000 | 8% | Weird sale history - 3 sales in 6 mos. ('03-'04), last \$869k |
| 2559 Valley | 4/4 | 3050 | 4240 | newer | \$2,155,000 | \$707 | 9/5/07 | \$1,999,000 | 7/26/07 | 12 | | | Sellers paid \$1.56m in July '04 |
| 1717 Pacific | 4/2 | 1500 | 4800 | remod | \$1,467,625 | \$978 | 9/7/07 | \$1,479,000 | 7/19/07 | 15 | \$11,375 | 1% | |
| 3108 Poinsettia | 4/3 | 2220 | 4640 | remod | \$1,751,000 | \$789 | 9/10/07 | \$1,599,000 | 7/31/07 | 9 | | | |
| 848 14th | 3/2 | 1800 | 5000 | tdown | \$1,351,000 | \$751 | 9/14/07 | \$1,199,500 | 7/10/07 | 4 | | | |
| 1713 Oak | 3/2 | 1500 | 4480 | tdown | \$1,082,500 | \$722 | 9/14/07 | \$1,149,000 | 6/7/07 | 54 | \$66,500 | 6% | |
| • 3200 Elm | 5/5 | 3100 | 4600 | newer | \$1,919,000 | \$619 | 9/28/07 | \$1,949,000 | 8/9/07 | 20 | | | Sellers paid about \$1.94m in 3/05 (assessor) |

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Active SFR Listings (31) \$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 |
|-----------------|-------|---------|--------|-------|--------------------|----------|---------------|--------------|-----------|-----------|---|
| \$2.0m+ | | | | | | | | | | | |
| 2105 Oak | 5/5 | 3250 | 4480 | new | \$2,099,900 | 131 | \$2,349,900 | 5/21/07 | | \$250,000 | |
| 616 19th | 3/2 | 1500 | 5200 | tdown | \$2,100,000 | 33 | \$2,100,000 | 8/28/07 | | | Partway thru construction |
| 1417 Elm | 5/5 | 3000 | 4250 | new | \$2,175,000 | 33 | \$2,175,000 | 8/28/07 | | | Partway thru construction |
| 2309 Pacific | 5/4 | 3200 | 4800 | new | \$2,239,000 | 134 | \$2,299,000 | 5/18/07 | Yes | | |
| 609 26th | 5/4 | 3800 | 5100 | remod | \$2,249,000 | 100 | \$2,299,000 | 6/21/07 | | \$50,000 | Sellers paid \$1.085m in June '00 |
| 648 35th | 5/5 | 3600 | 5400 | new | \$2,295,000 | 82 | \$2,450,000 | 7/9/07 | | \$155,000 | |
| 1400 Elm | 5/4 | 3200 | 4480 | newer | \$2,295,000 | 116 | \$2,350,000 | 6/5/07 | | \$55,000 | Sellers paid \$1.7m in 5/05 |
| 2709 Oak | 5/5 | 3600 | 4480 | new | \$2,299,000 | 409 | \$2,395,000 | 8/15/06 | Yes | \$96,000 | Ad & agent claiming "new listing" in late June '07 |
| 2900 Blanche | 5/5 | 3100 | 4200 | newer | \$2,299,122 | 52 | \$2,299,122 | 8/8/07 | | | Seller paid \$1.2m in 7/02 |
| 2612 Poinsettia | 5/5 | 3200 | 4460 | new | \$2,350,000 | 390 | \$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 |
| 1313 Oak | 4/4 | 3350 | 4480 | newer | \$2,390,000 | 128 | \$2,490,000 | 5/24/07 | | \$100,000 | Failed to sell in '06; high: \$2.799m, low: \$2.650m; 5 mos. off |
| 1901 Poinsettia | 5/5 | 3200 | 4640 | new | \$2,399,000 | 41 | \$2,499,000 | 8/20/07 | | | |
| 2310 Palm | 5/3 | 3150 | 4480 | new | \$2,399,000 | 407 | \$2,699,000 | 8/17/06 | Yes | \$300,000 | |
| 2509 Walnut | 5/5 | 3200 | 4480 | new | \$2,449,000 | 61 | \$2,449,000 | 7/30/07 | | | |
| 2509 Palm | 5/5 | 3200 | 4480 | new | \$2,449,000 | 155 | \$2,449,000 | 4/17/07 | | | |
| 2611 Palm | 5/4 | 3200 | 4640 | new | \$2,475,000 | 265 | \$2,495,000 | 1/10/07 | Yes | \$20,000 | |
| 2807 Elm | 5/5 | 3550 | 5200 | new | \$2,499,000 | 93 | \$2,899,000 | 6/28/07 | | \$400,000 | |
| 579 35th | 5/6 | 3750 | 5400 | newer | \$2,499,000 | 98 | \$2,599,000 | 6/23/07 | | \$100,000 | Sellers paid \$1.785m in June '04 |
| • 601 35th | 4/4 | 3300 | 4725 | new | \$2,549,000 | 4 | \$2,549,000 | 9/26/07 | | | Pre-completion listing, ready Oct. 07 |
| 2811 Pine | 5/3 | 3200 | 8400 | remod | \$2,550,000 | 109 | \$2,550,000 | 6/12/07 | | | |
| 1821 Walnut | 5/4 | 3400 | 4480 | new | \$2,750,000 | 125 | \$2,750,000 | 5/22/07 | Yes | | Last appeared on 7/31/07 update; developer paid \$1.35m for lot 1/06 |
| 3011 Elm | 5/5 | 3600 | 5650 | newer | \$2,995,000 | 150 | \$3,095,000 | 5/2/07 | | \$100,000 | Sellers paid \$2.8m in July '05 |
| 3200 Pacific | 4/4 | 4425 | 6700 | remod | \$3,199,000 | 83 | \$3,450,000 | 6/8/07 | Yes | \$251,000 | Failed to sell in 2006 at \$3.9m, took a long time off |
| 2100 Fluornoy | 4/5 | 3600 | 5000 | new | \$3,200,000 | 33 | \$3,200,000 | 8/28/07 | | | Pre-completion listing; builder paid \$1.2m for lot 11/06 |
| 742 33rd | 4/6 | 4025 | 5050 | new | \$3,295,000 | 37 | \$3,295,000 | 8/24/07 | Yes | | |
| 644 33rd | 5/5 | 4200 | 5040 | new | \$3,295,000 | 327 | \$3,250,000 | 11/16/06 | | | Increased price \$150k while under construction; now complete; -\$50k 8/16 |
| 570 27th | 5/4 | 4100 | 6900 | new | \$3,299,000 | 199 | \$3,899,000 | 3/14/07 | Yes | \$600,000 | Builder paid \$1.3m for lot 12/04; loc'n next to Ladera School |
| 3305 Laurel | 5/5 | 4350 | 4900 | new | \$3,650,000 | 93 | \$3,750,000 | 6/28/07 | | \$100,000 | |
| • 613 15th | 6/8 | 5500 | 6250 | new | \$4,179,000 | 4 | \$4,179,000 | 9/26/07 | | | |
| • 1718 Pacific | 5/4 | 4200 | 9900 | remod | \$4,299,000 | 100 | \$4,500,000 | 6/21/07 | | \$201,000 | |
| • 769 33rd | 6/4 | 5000 | 7800 | new | \$4,500,000 | 4 | \$4,500,000 | 9/26/07 | | | Pre-completion listing; 1100 sq. ft. master, 2500 sq. ft. yard |

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 |
| 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 | | | Last appeared on 7/15/07 update |
| 644 35th | 6/5 | 3700 | 5400 | new | \$2,489,000 | 34 | \$2,489,000 | 7/12/07 | | | Went up while under construx; last appeared on 8/15/07 update |

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

| | BD/BA | Sq. Ft. | Lot Sz | Cond. | SOLD price | PPSF | Closed | Initial Price | Initial List | True DOM | Redux \$ | Redux % | Comment |
|-----------------------|-------|---------|--------|-------|-------------|---------|---------|---------------|--------------|----------|-----------|---------|---|
| Pending/Escrow | | | | | | | | | | | | | |
| 717 31st | 5/4 | 3500 | 5000 | new | - | - | - | \$3,449,000 | 4/19/07 | Yes | \$70,000 | | |
| Sold | | | | | | | | | | | | | |
| 2004 Laurel | 5/4 | 3350 | 4800 | newer | \$2,499,000 | \$746 | 4/27/07 | \$2,499,000 | 3/9/07 | 26 | | | |
| 758 27th | 4/5 | 3600 | 5125 | new | \$2,900,000 | \$806 | 5/7/07 | \$3,099,000 | 2/5/07 | 59 | \$199,000 | 6% | |
| 2513 Laurel | 4/4 | 3150 | 4400 | newer | \$2,099,500 | \$667 | 5/11/07 | \$2,099,500 | 4/5/07 | 12 | | | |
| 2802 Pine | 5/4 | 3600 | 5600 | new | \$3,100,000 | \$861 | 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 | \$750 | 5/28/07 | \$2,549,000 | 4/23/07 | 22 | | | |
| 3406 Palm | 4/4 | 3600 | 6200 | remod | \$2,099,000 | \$583 | 5/31/07 | \$2,099,000 | 3/23/07 | 4 | | | |
| 637 35th | 6/6 | 3750 | 5400 | new | \$2,550,000 | \$680 | 6/17/07 | \$2,699,000 | 11/10/06 | 170 | \$149,000 | 6% | |
| 3104 Maple | 5/4 | 3350 | 4640 | new | \$2,490,000 | \$743 | 6/19/07 | \$2,599,000 | 9/20/06 | 260 | \$109,000 | 4% | |
| 1700 Laurel | 5/6 | 3500 | 4800 | new | \$2,700,000 | \$771 | 6/21/07 | \$2,749,000 | 4/10/07 | 35 | \$49,000 | 2% | Developer paid ~\$1.4m for lot |
| 3300 Poinsettia | 6/6 | 3700 | 4640 | remod | \$2,300,000 | \$622 | 6/26/07 | \$2,295,122 | 3/25/07 | 36 | | | Paid \$1.665m in 3/04; spent "hundreds of thousands" on updates |
| 628 Marine | 3/4 | 2800 | 4400 | newer | \$2,290,000 | \$818 | 6/28/07 | \$2,425,000 | 3/22/07 | 39 | \$135,000 | 6% | Slightly larger home at 621 Marine sold for \$2.436m on 3/8/07 |
| 3212 Maple | 5/5 | 3250 | 4640 | new | \$2,500,000 | \$769 | 6/29/07 | \$2,679,000 | 4/12/07 | 49 | \$179,000 | 7% | Developer paid \$1.25m for lot 4/06 |
| 1800 Laurel | 4/4 | 3050 | 4800 | remod | \$2,280,000 | \$748 | 7/15/07 | \$2,499,000 | 3/25/07 | 67 | \$219,000 | 9% | Sellers paid \$1.6m in 12/04 before big remodel |
| 712 31st | 5/4 | 3800 | 4800 | new | \$3,325,000 | \$875 | 7/15/07 | \$3,399,000 | 4/9/07 | 52 | \$74,000 | 2% | |
| 524 15th | 4/3 | 2200 | 6300 | dated | \$2,487,600 | \$1,131 | 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 | \$777 | 7/27/07 | \$2,525,000 | 6/15/07 | 14 | | | |
| 925 27th | 5/6 | 4150 | 4650 | new | \$3,000,000 | \$723 | 7/31/07 | \$3,250,000 | 4/27/07 | 60 | \$250,000 | 8% | Dropped \$125k and re-listed June '07 |
| 579 29th | 5/5 | 3450 | 4800 | newer | \$2,250,000 | \$652 | 8/17/07 | \$2,575,000 | 12/7/06 | 232 | \$325,000 | 13% | Sellers paid \$1.4m 9/02 |
| 927 27th | 5/6 | 4400 | 3950 | new | \$3,150,000 | \$716 | 8/24/07 | \$3,285,000 | 4/27/07 | 93 | \$135,000 | 4% | |
| 3113 Valley | 5/4 | 3400 | 5000 | new | \$2,225,000 | \$654 | 9/5/07 | \$2,375,000 | 5/14/07 | 69 | \$150,000 | 6% | |
| 2104 Palm | 5/6 | 4500 | 4950 | new | \$3,025,000 | \$672 | 9/14/07 | \$3,675,000 | 1/17/07 | 195 | \$650,000 | 18% | Last list \$3.299m |