

# Manhattan Beach Market Update (10/31/07)

courtesy of and copyright by Manhattan Beach Confidential (MBconfidential.com)

## Hill Section, page 1

### Active SFR Listings (10)

**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>\$1m-\$2m</b>											
402 Larsson	3/3	1800	3450	dated	\$1,100,000	20	\$1,100,000	10/11/07			
601 Larsson	4/4	3850	5500	remod	\$1,849,000	224	\$2,695,000	3/20/07	Yes	\$846,000	Paid \$2.0m in Sept. '05; on and off MLS; now a short sale
<b>\$2m-\$3m</b>											
811 Boundary	5/5	3400	4500	newer	\$2,298,000	133	\$2,599,000	6/19/07	Yes	\$301,000	Sellers paid \$1.789m in Sept. '04
• 222 N Dianthus	3/2	2800	5500	remod	\$2,499,000	10	\$2,499,000	10/21/07			
<del>844 44th</del>	5/4	4500	6000	remod	<del>\$2,695,000</del>	535	<del>\$3,175,000</del>	4/26/06	Yes	<del>\$480,000</del>	Ultra-modern remodel; over 1-YOM
916 9th	5/5	4550	7250	remod	\$2,990,000	141	\$3,275,000	6/12/07	Yes	\$285,000	Sellers paid \$1.999m in Nov. '03
<b>\$3m+</b>											
911 Duncan	5/6	3700	5000	new	\$3,650,000	152	\$3,770,000	6/1/07	Yes	\$120,000	
939 Duncan	4/5	3950	4500	remod	\$3,895,000	33	\$3,895,000	9/28/07			Sellers paid \$2.530m in Dec. '05
869 3rd	4/5	4150	5700	newer	\$3,899,000	92	\$3,995,000	7/30/07	Yes	\$96,000	Sellers paid \$2.438m in May '04
853 6th	6/4	4925	5700	new	\$4,795,000	157	\$4,795,000	5/16/07			
230 Anderson	4/4	6200	6500	new	\$6,988,000	176	\$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 (10/31/07)

courtesy of and copyright by Manhattan Beach Confidential (MBconfidential.com)

## 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	
<b>Pending/Escrow</b>														
	721 9th	3/2	2700	10,500	t down	-	-	\$4,195,000	3/15/07				Up for sale 1 month after purchase for \$3.95m (2/15/07)	
	1023 10th	3/2	1200	7500	t down	-	-	\$1,239,000	9/28/07	7				
	645 9th	2/2	1400	9750	t down	-	-	\$3,500,000	10/10/07	2				
•	844 11th	5/4	4500	6000	remod	-	-	\$3,175,000	4/26/06	540			Ultra-modern remodel; over 1 YOM; last at \$2.695m	
<b>Sold</b>														
	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	t down	\$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
	877 8th	6/6	4500	5800	new	\$3,650,000	\$811	9/18/07	\$3,699,999	6/15/07	51	\$49,999	1%	
•	512 John	4/5	4700	6400	newer	\$3,800,000	\$809	10/10/07	\$4,449,000	2/16/07	206	\$649,000	15%	Rose in price to to \$4.75m; last: \$3.99m
•	1012 Pacific	4/3	2700	12000	dated	\$3,500,000	\$1,296	10/31/07	\$3,800,000	8/27/07	17	\$300,000	8%	Most likely a (giant) lot sale
•	513 N Dianthus	3/5	2750	3250	remod	\$1,650,000	\$600	10/31/07	\$1,589,000	9/30/07	8			

# Manhattan Beach Market Update (10/31/07)

courtesy of and copyright by Manhattan Beach Confidential (MBconfidential.com)

## Sand Section, page 1

### Active SFR Listings (20)

**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>Under \$1m</b>											
462 36th Pl	3/2	1150	1250	dated	\$929,900	34	\$929,900	9/27/07			Sold Aug. 1, 2007, for \$760k, before remodel
<b>\$1m-\$2m</b>											
225 Moonstone	3/2	1350	1250	remod	\$1,295,000	112	\$1,295,000	7/11/07			Fell out of escrow twice
232 30th Pl	3/3	1400	1350	remod	\$1,299,000	206	\$1,369,000	4/10/07	Yes	\$70,000	Changed address from 3009 Highland on 7/11/07; paid \$1.225m 7/05
117 Highland	3/2	1500	1350	remod	\$1,365,000	195	\$1,449,000	5/3/07	Yes	\$84,000	Address formerly 223 1st Pl.; sellers paid \$929k in Nov. '03
4419 Highland	4/3	1975	1250	new	<b>\$1,499,000</b>	149	\$1,695,000	6/3/07		\$196,000	Corner of 45th/Highland by gas station
4104 Highland	3/4	2550	1800	remod	<b>\$1,549,999</b>	124	\$1,719,500	6/28/07	Yes	\$169,501	Sellers paid \$1.45m in March '05
225 39th	3/3	1600	1525	remod	<b>\$1,599,000</b>	81	\$1,745,000	8/10/07	Yes	\$146,000	Was in foreclosure in April '07; purchased for \$1.595m on 6/14/07
453 36th	3/1	800	2700	tdown	\$1,795,000	141	\$1,795,000	6/11/07			
308 20th Pl	2/2	1350	2700	remod	\$1,800,000	104	\$1,800,000	7/18/07			
209 42nd	3/4	1950	1350	new	\$1,899,000	391	\$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	128	\$1,949,000	6/25/07	Yes		Seller paid \$1.6m in Sept. '05; has fallen out of escrow twice
616 Manhattan Ave	3/3	1900	1650	dated	\$1,999,000	17	\$1,999,000	10/15/07			
3617 Vista	4/3	2750	2175	new	\$1,999,000	56	\$2,149,000	9/5/07		\$150,000	
320-Rosecrans	5/4	2000	2700	remod	\$1,999,000	127	\$2,099,000	6/25/07		\$400,000	Older duplex; still remodeling; sellers paid \$1.173m in June '05
<b>\$2m-\$3m</b>											
420 30th	4/3	3250	2700	remod	\$2,579,000	75	\$2,579,000	8/17/07			Sellers paid \$1.3m in April '03
228 29th Pl	4/4	2450	1350	new	\$2,729,000	76	\$3,049,000	8/16/07		\$320,000	
<b>\$3m+</b>											
452 32nd	5/5	4500	2700	new	\$3,199,000	17	\$3,199,000	10/15/07			Pre-completion listing
209 19th	3/4	3350	2700	remod	\$3,799,000	144	\$3,950,000	6/7/07	Yes	\$151,000	Has been on and off MLS a few times, with breaks
337 16th	4/5	4550	2700	newer	\$3,999,122	89	\$4,095,122	8/2/07		\$96,000	
316 10th	4/5	4350	2700	newer	\$3,999,999	47	\$3,999,999	9/14/07			
224 31st	5/5	4200	2700	newer	\$4,995,000	68	\$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
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
225 36th	1/1	725	1350	tdown	\$1,174,000	165	\$1,197,000	4/17/07		\$23,000	Attempted builder flip; paid \$945k on 9/15/06; last app. 9/30/07 update
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; last appeared 9/30/07 update
• 320 Rosecrans	5/4	2000	2700	remod	\$1,999,000	127	\$2,099,000	6/25/07		\$100,000	Older duplex; still remodeling; sellers paid \$1.173m in June '05

# Manhattan Beach Market Update (10/31/07)

courtesy of and copyright by Manhattan Beach Confidential (MBconfidential.com)

## 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
<b>Pending/Escrow</b>													
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			
2008 Highland	4/3	2325	1800	newer	-	-	-	\$2,295,000	9/4/07	32			
<b>Sold</b>													
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
505 N Valley	3/4	2300	1730	new	\$2,175,000	\$946	37839	\$2,495,000	1/24/07	170	\$320,000	13%	"Green" construction; Lot purchased 11/03 for \$737k
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
1308 Manhattan Ave	3/2	2000	3000	tdown	\$2,100,000	\$1,050	10/1/07	\$2,850,000	6/29/06	286	\$750,000	26%	Lot sale
528 23rd	3/1	1400	3300	dated	\$1,500,000	\$1,071	10/8/07	n/a	n/a	n/a			Lot sale off MLS until close
308 20th Pl	2/2	1350	2700	dated	\$2,003,000	\$1,484	10/12/07	\$1,800,000	7/18/07	87			Was listed as MFR until close
• 220 16th	4/3	2700	2700	remod	\$2,875,000	\$1,065	10/25/07	\$2,999,999	8/22/07	41	\$124,999	4%	

# Manhattan Beach Market Update (10/31/07)

courtesy of and copyright by Manhattan Beach Confidential (MBconfidential.com)

## Tree Section, page 1

### Active SFR Listings (21) under \$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>\$1m-\$1.5m</b>											
1409 Oak	2/2	1050	4250	remod	\$1,199,000	92	\$1,225,000	7/31/07		\$26,000	
1732 Pine	4/2	1550	4480	dated	<b>\$1,175,000</b>	99	\$1,295,000	7/24/07		\$120,000	
3013 Oak	3/2	1500	4480	remod	<del>\$1,299,000</del>	38	<del>\$1,349,000</del>	9/7/07	Yes		Briefly in escrow after 1 wk. on mkt.
2822 Ardmore	3/2	1400	5000	remod	<del>\$1,399,000</del>	123	<del>\$1,299,000</del>	6/29/07	Yes		Increased price shortly after listing
725 12th	3/2	1300	3000	remod	<b>\$1,350,000</b>	60	\$1,400,000	9/1/07			
637 13th	3/2	2000	2100	dated	<b>\$1,355,000</b>	95	\$1,585,000	7/27/07		\$230,000	
3517 Elm	3/2	1400	4600	remod	\$1,399,000	6	\$1,399,000	10/25/07			Sellers paid \$1.045m in Oct. 2004
790 Rosecrans	3/3	3250	6000	dated	\$1,485,000	90	\$1,585,000	8/1/07		\$100,000	
605 36th	4/3	2450	5400	dated	<b>\$1,449,000</b>	60	\$1,559,000	9/1/07		\$110,000	
3012 Palm	3/2	1800	4640	remod	\$1,499,000	57	\$1,579,000	9/4/07		\$80,000	
<b>\$1.5m-\$2.0m</b>											
2623 Palm	3/2	1950	4640	remod	<b>\$1,555,000</b>	33	\$1,599,000	9/29/07			
3212 Palm	4/3	2300	4640	remod	\$1,585,000	23	\$1,585,000	10/8/07			
3309 Pacific	3/5	3500	4480	remod	\$1,590,000	34	\$1,590,000	9/27/07			On mkt 9 mos. From Sept. '05-June '06, sold for \$1.599m then
2645 Valley	4/4	1950	4220	remod	<del>\$1,599,000</del>	75	<del>\$1,799,000</del>	7/31/07		\$290,000	
1829 Poinsettia	3/2	1450	4480	remod	<del>\$1,599,000</del>	166	<del>\$1,785,000</del>	5/17/07		\$186,000	<a href="#">Nice but not enough for the initial price; see MBC story</a>
2413 Elm	4/3	3300	4480	remod	<b>\$1,625,000</b>	111	\$1,799,000	7/11/07		\$174,000	Sellers paid \$1.230m in 3/05; was at \$1.795m in 2006
737 36th	4/4	2600	5400	remod	\$1,645,000	167	\$1,785,000	5/17/07		\$140,000	
2812 Elm	4/4	2500	4250	remod	\$1,649,000	412	\$1,769,000	9/13/06	Yes	\$120,000	Paid \$1.584m in 6/05
758 14th	4/3	3050	4800	newer	\$1,699,000	243	\$1,990,000	3/1/07	Yes	\$291,000	Closed 7/21/06 for \$1.695m
• 1408 Poinsettia	4/3	3100	4250	newer	\$1,799,000	1	\$1,799,000	10/31/07			Sellers paid \$1.043m new in 7/00
• 2404 Palm	4/3	3100	4480	remod	\$1,895,000	13	\$1,895,000	10/18/07			
616 19th	3/2	1500	5200	tdown	<b>\$1,900,000</b>	64	\$2,100,000	8/28/07		\$200,000	
2311 Poinsettia	5/3	3400	4480	remod	\$1,935,000	155	\$2,149,000	5/28/07	Yes	\$214,000	Sellers paid \$1.160m in 11/02
• 1725 Oak	4/5	3200	4480	newer	<del>\$1,979,000</del>	5	<del>\$1,979,000</del>	10/25/07			
2509 Poinsettia	5/4	3300	4480	newer	\$1,999,000	34	\$1,999,000	9/27/07			Sellers paid \$1.980m in 4/06
561 35th	6/5	4350	5400	remod	\$1,999,999	111	\$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
500 14th	3/3	2250	3750	remod	\$1,850,000	27	\$1,850,000	9/13/07			
• 3013 Oak	3/2	1500	4480	remod	\$1,299,000	38	\$1,349,000	9/7/07	Yes		Briefly in escrow after 1 wk. on mkt.; last appeared 10/15/07
• 2822 Ardmore	3/2	1400	5000	remod	\$1,399,000	123	\$1,299,000	6/29/07	Yes		Increased price shortly after listing; last appear 10/15/07
• 1829 Poinsettia	3/2	1450	4480	remod	\$1,599,000	166	\$1,785,000	5/17/07		\$186,000	<a href="#">Nice but not enough for the initial price; see MBC story</a>

# Manhattan Beach Market Update (10/31/07)

courtesy of and copyright by Manhattan Beach Confidential (MBconfidential.com)

## Tree Section, page 2

### 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
<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
2208 Poinsettia	3/2	1800	4450	dated	-	-	-	\$1,329,000	10/3/07	10			
• 2615 Valley	4/4	1950	4220	remod	-	-	-	\$1,799,000	7/31/07	83			Last listed at \$1.599m
• 1725 Oak	4/5	3200	4480	newer	-	-	-	\$1,979,000	10/25/07	5			
<b>Sold</b>													
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%	<a href="#">One of three Arbolado listings discussed at MBC</a>
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)
3504 Maple	3/2	1400	4640	remod	\$1,299,000	\$928	10/9/07	\$1,299,000	8/22/05	9			
• 754 14th	5/3	3100	4800	remod	\$1,665,000	\$537	10/30/07	\$1,698,000	10/2/07	5	\$33,000	2%	

# Manhattan Beach Market Update (10/31/07)

courtesy of and copyright by Manhattan Beach Confidential (MBconfidential.com)

## Tree Section, page 3

### Active SFR Listings (28) \$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>											
2105 Oak	5/5	3250	4480	new	\$2,099,900	162	\$2,349,900	5/21/07		\$250,000	
3104 Pacific	5/5	3200	4480	new	\$2,149,000	98	\$2,149,000	7/25/07	Yes		
1417 Elm	5/5	3000	4250	new	\$2,175,000	64	\$2,175,000	8/28/07			Partway thru construction
648 35th	5/5	3600	5400	new	<b>\$2,195,000</b>	113	\$2,450,000	7/9/07		\$255,000	
2309 Pacific	5/4	3200	4800	new	<b>\$2,195,000</b>	165	\$2,299,000	5/18/07	Yes	\$104,000	
2709 Oak	5/5	3600	4480	new	<b>\$2,195,000</b>	440	\$2,395,000	8/15/06	Yes	\$200,000	Ad & agent claiming "new listing" in late June '07
1313 Oak	4/4	3350	4480	newer	<b>\$2,199,000</b>	159	\$2,490,000	5/24/07		\$291,000	Failed to sell in '06; high: \$2.799m, low: \$2.650m; 5 mos. off
1400 Elm	5/4	3200	4480	newer	<b>\$2,245,000</b>	147	\$2,350,000	6/5/07		\$105,000	Sellers paid \$1.7m in 5/05
2612 Poinsettia	5/5	3200	4460	new	<b>\$2,250,000</b>	421	\$2,399,000	9/5/06	Yes	\$149,000	<a href="#">Relisted 4/3/07 w/ \$25k price drop; builder paid \$1.2m for lot 9/05</a>
1901 Poinsettia	5/5	3200	4640	new	<b>\$2,259,900</b>	72	\$2,499,000	8/20/07		\$239,100	
2807 Elm	5/5	3550	5200	new	<b>\$2,299,000</b>	124	\$2,899,000	6/28/07		\$600,000	
2811 Pine	5/3	3200	8400	remod	<b>\$2,299,000</b>	140	\$2,550,000	6/12/07		\$251,000	
2509 Walnut	5/5	3200	4480	new	<b>\$2,349,000</b>	92	\$2,449,000	7/30/07		\$100,000	
2611 Palm	5/4	3200	4640	new	\$2,399,000	296	\$2,495,000	1/10/07	Yes	\$96,000	
2310 Palm	5/3	3150	4480	new	\$2,399,000	438	\$2,699,000	8/17/06	Yes	\$300,000	
742 27th	44	3550	5120	remod	\$2,400,000	22	\$2,400,000	10/9/07			
2509 Palm	5/5	3200	4480	new	\$2,449,000	186	\$2,449,000	4/17/07			
516 24th	5/5	3300	2700	new	\$2,495,000	27	\$2,495,000	10/4/07			
579 35th	5/6	3750	5400	newer	\$2,499,000	129	\$2,599,000	6/23/07	Yes	\$100,000	Sellers paid \$1.785m in June '04
604-35th	4/4	3900	4725	new	<del>\$2,549,000</del>	35	<del>\$2,549,000</del>	<del>9/26/07</del>			<del>Pre-completion listing, ready Oct-07</del>
1821 Walnut	5/4	3400	4480	new	<b>\$2,599,000</b>	156	\$2,750,000	5/22/07	Yes	\$151,000	Last appeared on 7/31/07 update; developer paid \$1.35m for lot 1/06
3011 Elm	5/5	3600	5650	newer	\$2,795,000	181	\$3,095,000	5/2/07	Yes	\$300,000	Sellers paid \$2.8m in July '05
742 33rd	4/6	4025	5050	new	\$3,189,000	68	\$3,295,000	8/24/07	Yes	\$106,000	
3200 Pacific	4/4	4425	6700	remod	\$3,199,000	114	\$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	64	\$3,200,000	8/28/07			Pre-completion listing; builder paid \$1.2m for lot 11/06
644 33rd	5/5	4200	5040	new	\$3,295,000	358	\$3,250,000	11/16/06	Yes		Increased price \$150k while under construction; now complete; -\$50k 8/16
570 27th	5/4	4100	6900	new	\$3,299,000	230	\$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	124	\$3,750,000	6/28/07		\$100,000	
613 15th	6/8	5500	6250	new	\$4,179,000	35	\$4,179,000	9/26/07			
769 33rd	6/4	5000	7800	new	\$4,500,000	35	\$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
609 26th	5/4	3800	5100	remod	\$2,249,000	114	\$2,299,000	6/21/07		\$50,000	Sellers paid \$1.085m in June '00
• 2105 Oak	5/5	3250	4480	new	\$2,099,900	162	\$2,349,900	5/21/07		\$250,000	Last appeared in 10/15/07 update
• 601 35th	4/4	3300	4725	new	\$2,549,000	35	\$2,549,000	9/26/07			Pre-completion listing, ready Oct. 07; n

# Manhattan Beach Market Update (10/15/07)

courtesy of and copyright by Manhattan Beach Confidential (MBconfidential.com)

## Tree Section, page 4

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
<b>Pending/Escrow</b>													
1718 Pacific	5/4	4200	9900	remod	-	-	-	\$4,500,000	6/21/07	110			
2900 Blanche	5/5	3100	4200	newer	-	-	-	\$2,299,122	8/8/07	67			Seller paid \$1.2m in 7/02
<b>Sold</b>													
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
717 31st	5/4	3500	5000	new	\$3,200,000	\$914	10/8/07	\$3,449,000	4/19/07	148	\$249,000	7%	
• 608 15th	5/6	4775	6250	new	\$4,200,000	\$880	10/26/07	\$4,200,000	n/a	n/a			in MLS for comps only