



2008 MARKET DATA REPORT YEAR END *January 1st - December 31st*

Sales of Single Family Residences, Manhattan Beach & Hermosa Beach

AREA	UNITS SOLD		2008 SQUARE FOOT RANGE		2008 PRICE RANGE		2008 AVG PRICE	2007 AVG PRICE	2008 AVG. \$/ASF	2007 AVG. \$/ASF	2008 MEDIAN PRICE	2007 MEDIAN PRICE
	2008	2007										
MANHATTAN BCH-SAND	52	78	1,041	4,500	\$825,000	\$5,600,000	\$2,095,049	\$2,384,301	\$951	\$1,090	\$1,840,000	\$1,951,500
MANHATTAN BCH-TREE	92	111	608	5,947	\$760,000	\$4,400,000	\$1,823,565	\$1,967,206	\$678	\$739	\$1,755,000	\$1,900,000
MANHATTAN BCH-HILL	17	27	1,185	5,485	\$975,000	\$6,900,000	\$2,580,599	\$2,592,185	\$759	\$853	\$2,300,000	\$2,770,000
MANHATTAN BCH-VLG	2	5	2,368	2,632	\$1,350,000	\$1,699,000	\$1,524,500	\$2,029,500	\$608	\$673	\$1,524,500	\$1,995,000
MANHATTAN HGTS/LIB	21	34	869	3,872	\$705,000	\$2,300,000	\$1,037,152	\$1,361,328	\$687	\$652	\$960,000	\$1,142,500
MANHATTAN MIRA COSTA	56	79	720	5,284	\$630,000	\$2,580,000	\$1,643,420	\$1,686,670	\$573	\$606	\$1,689,500	\$1,625,000
HERMOSA BCH-SAND	32	43	1,280	5,747	\$885,000	\$10,600,000	\$3,145,500	\$2,438,593	\$1,090	\$1,042	\$2,524,000	\$1,800,000
HERMOSA BCH-VALLEY	13	14	1,230	6,000	\$805,000	\$4,350,000	\$1,685,556	\$1,540,821	\$693	\$703	\$1,350,000	\$1,337,500
HERMOSA BCH-EAST	36	43	756	4,200	\$600,000	\$1,975,000	\$1,045,338	\$983,617	\$591	\$646	\$914,000	\$905,000
TOTALS/AVERAGES	321	434	1,117	4,852	\$837,222	\$4,489,333	\$1,842,298	\$1,887,136	\$737	\$778	\$1,650,778	\$1,714,056
							% CHANGE FROM AVG. 2007 PRICE	-2.4%	% CHANGE FROM AVG. 2007 \$/ASF	-5.3%	% CHANGE MEDIAN \$	-3.7%

Note: This representation is based in whole or in part on data supplied by the Multiple Listing Service. Neither the Board nor its MLS guarantee or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activities in the market.