



2009 MARKET DATA REPORT

Year End

January 1st - December 31st

Sales of Single Family Residences, Manhattan Beach & Hermosa Beach

AREA	UNITS SOLD		2009 SQUARE FOOT RANGE		2009 PRICE RANGE		2009 AVG PRICE	2008 AVG PRICE	2009 AVG. \$/ASF	2008 AVG. \$/ASF	2009 MEDIAN PRICE	2008 MEDIAN PRICE
	2009	2008										
MANHATTAN BCH-SAND	70	52	528	5,200	\$725,000	\$9,000,000	\$2,150,716	\$2,095,049	\$853	\$951	\$1,720,000	\$1,840,000
MANHATTAN BCH-TREE	72	92	600	6,000	\$650,000	\$3,650,000	\$1,472,060	\$1,823,565	\$664	\$678	\$1,450,000	\$1,755,000
MANHATTAN BCH-HILL	25	17	1,536	8,500	\$816,000	\$6,525,000	\$2,525,614	\$2,580,599	\$633	\$759	\$2,475,000	\$2,300,000
MANHATTAN BCH-VLG	4	2	2,038	3,306	\$1,175,000	\$1,500,000	\$1,318,750	\$1,524,500	\$505	\$608	\$1,300,000	\$1,524,500
MANHATTAN HGTS/LIB	29	21	884	4,100	\$615,000	\$1,899,000	\$1,006,224	\$1,037,152	\$560	\$687	\$875,000	\$960,000
MANHATTAN MIRA COSTA	56	56	810	6,014	\$675,000	\$2,625,000	\$1,414,770	\$1,643,420	\$487	\$573	\$1,373,000	\$1,689,500
HERMOSA BCH-SAND	33	32	747	4,310	\$759,000	\$6,700,000	\$1,979,364	\$3,145,500	\$776	\$1,090	\$1,800,000	\$2,524,000
HERMOSA BCH-VALLEY	14	13	1,108	6,485	\$818,000	\$5,000,000	\$1,617,286	\$1,685,556	\$602	\$693	\$1,215,000	\$1,350,000
HERMOSA BCH-EAST	37	36	820	4,560	\$620,000	\$1,900,000	\$920,392	\$1,045,338	\$562	\$591	\$799,999	\$914,000
TOTALS/AVERAGES	340	321	1,008	5,386	\$761,444	\$4,311,000	\$1,600,575	\$1,842,298	\$627	\$737	\$1,445,333	\$1,650,778
							% CHANGE FROM AVG. 2008 PRICE	-13.1%	% CHANGE FROM AVG. 2008 \$/ASF	-14.9%	% CHANGE MEDIAN \$	-12.4%

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.