



2005 MARKET DATA REPORT

Year End

January 1st - December 31st

Sales of Single Family Residences, Manhattan Beach & Hermosa Beach

AREA	UNITS SOLD		2005 SQUARE FOOT RANGE		2005 PRICE RANGE		2005 AVG PRICE	2004 AVG PRICE	2005 AVG. \$/ASF	2004 AVG. \$/ASF	2005 MEDIAN PRICE	2004 MEDIAN PRICE
	2005	2004										
MANHATTAN BCH-SAND	106	106	878	4,750	\$925,000	\$4,200,000	\$1,866,179	\$1,812,735	\$841	\$826	\$1,866,179	\$1,812,735
MANHATTAN BCH-TREE	118	132	608	6,000	\$560,000	\$3,300,000	\$1,592,500	\$1,370,000	\$645	\$559	\$1,592,500	\$1,370,000
MANHATTAN BCH-HILL	35	43	1,424	6,200	\$1,100,000	\$6,000,000	\$2,724,771	\$2,197,425	\$736	\$606	\$2,675,000	\$2,137,500
MANHATTAN BCH-VLG	8	6	2,038	3,274	\$1,320,000	\$1,730,000	\$1,570,000	\$1,426,000	\$530	\$494	\$1,570,000	\$1,426,000
MANHATTAN HGTS/LIB	41	41	856	4,450	\$851,000	\$2,379,000	\$1,282,607	\$1,120,512	\$600	\$508	\$1,187,500	\$985,000
MANHATTAN-MIRA CSTA	78	105	877	5,000	\$740,000	\$2,680,000	\$1,585,750	\$1,454,687	\$516	\$443	\$1,524,500	\$1,419,000
HERMOSA BCH-SAND	72	65	700	5,200	\$716,000	\$5,984,000	\$1,912,956	\$1,556,410	\$879	\$742	\$1,485,000	\$1,225,000
HERMOSA BCH-VALLEY	17	13	988	4,000	\$800,000	\$2,400,000	\$1,375,500	\$1,239,462	\$602	\$582	\$1,269,000	\$1,275,000
HERMOSA BCH-EAST	66	68	648	3,836	\$538,000	\$1,950,000	\$1,044,228	\$911,829	\$561	\$498	\$962,500	\$856,000
TOTALS / AVERAGES	541	579	1,002	4,746	\$838,889	\$3,402,556	\$1,661,610	\$1,454,340	\$657	\$584	\$1,570,242	\$1,389,582
							% CHANGE FROM AVG. 2004 PRICE	14.3%	% CHANGE FROM AVG. 2004 \$/ASF	12.4%	% CHANGE MEDIAN \$	13%

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.