



2007 MARKET DATA REPORT YEAR END *January 1st - December 31st*

Sales of Single Family Residences, Manhattan Beach & Hermosa Beach

AREA	UNITS SOLD		2007 SQUARE FOOT RANGE		2007 PRICE RANGE		2007 AVG PRICE	2006 AVG PRICE	2007 AVG. \$/ASF	2006 AVG. \$/ASF	2007 MEDIAN PRICE	2006 MEDIAN PRICE
	2007	2006										
MANHATTAN BCH-SAND	78	97	552	5,640	\$760,000	\$10,700,000	\$2,384,301	\$2,338,852	\$1,090	\$1,043	\$1,951,500	\$1,760,000
MANHATTAN BCH-TREE	111	120	962	5,663	\$803,000	\$4,275,000	\$1,967,206	\$1,801,071	\$739	\$957	\$1,900,000	\$1,695,000
MANHATTAN BCH-HILL	27	37	864	5,500	\$922,000	\$4,175,000	\$2,592,185	\$2,515,068	\$853	\$873	\$2,770,000	\$2,300,000
MANHATTAN BCH-VLG	5	1	2,729	3,200	\$1,867,500	\$2,200,000	\$2,029,500	\$1,835,000	\$673	\$623	\$1,995,000	\$1,835,000
MANHATTAN HGTS/LIB	34	31	984	4,370	\$825,000	\$2,358,750	\$1,361,328	\$1,303,525	\$652	\$728	\$1,142,500	\$1,198,000
MANHATTAN MIRA COSTA	79	73	686	5,100	\$690,000	\$3,099,000	\$1,686,670	\$1,818,722	\$606	\$650	\$1,625,000	\$1,725,000
HERMOSA BCH-SAND	43	41	400	6,204	\$590,000	\$10,000,000	\$2,438,593	\$2,356,598	\$1,042	\$937	\$1,800,000	\$1,875,000
HERMOSA BCH-VALLEY	14	17	1,241	3,711	\$900,000	\$3,300,000	\$1,540,821	\$1,344,118	\$703	\$699	\$1,337,500	\$1,159,000
HERMOSA BCH-EAST	43	47	756	3,240	\$691,000	\$1,625,000	\$983,617	\$1,057,681	\$646	\$636	\$905,000	\$995,000
TOTALS/AVERAGES	434	464	1,019	4,736	\$894,278	\$4,636,972	\$1,887,136	\$1,818,959	\$778	\$794	\$1,714,056	\$1,615,778
							% CHANGE FROM AVG. 2006 PRICE	3.7%	% CHANGE FROM AVG. 2006 \$/ASF	-2.0%	% CHANGE MEDIAN \$	6.1%

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.