



2004 MARKET DATA REPORT

Year End
January 1st - December 31st

Sales of Single Family Residences, Manhattan Beach & Hermosa Beach

AREA	UNITS SOLD		2004 SQUARE FOOT RANGE		2004 PRICE RANGE		2004 AVG PRICE	2003 AVG PRICE	2004 AVG. \$/ASF	2003 AVG. \$/ASF	2004 MEDIAN PRICE	2003 MEDIAN PRICE
	2004	2003										
MANHATTAN BCH-SAND	102	120	598	4,782	\$725,000	\$6,050,000	\$1,821,126	\$1,484,044	\$823	\$602	\$1,555,000	\$1,250,000
MANHATTAN BCH-TREE	125	165	1,030	4,250	\$650,000	\$2,475,000	\$1,389,822	\$1,139,228	\$559	\$458	\$1,360,000	\$1,090,000
MANHATTAN BCH-HILL	42	40	977	6,500	\$1,000,000	\$3,975,000	\$2,189,745	\$1,828,823	\$607	\$477	\$2,131,250	\$1,727,500
MANHATTAN BCH-VLG	6	7	2,612	3,256	\$1,225,000	\$1,525,000	\$1,426,000	\$973,857	\$494	\$405	\$1,441,000	\$1,100,000
MANHATTAN HGTS/LIB	39	37	838	4,400	\$680,000	\$1,925,000	\$1,111,051	\$949,095	\$510	\$369	\$985,000	\$815,000
MANHATTAN-MIRA CSTA	101	115	756	7,400	\$599,000	\$3,800,000	\$1,469,229	\$1,092,431	\$441	\$357	\$1,430,000	\$1,065,000
HERMOSA BCH-SAND	62	85	448	4,187	\$505,000	\$4,850,000	\$1,574,631	\$1,379,551	\$742	\$592	\$1,264,500	\$1,065,000
HERMOSA BCH-VALLEY	12	25	768	3,690	\$769,000	\$1,725,000	\$1,176,083	\$743,680	\$576	\$421	\$1,245,000	\$719,999
HERMOSA BCH-EAST	62	70	756	3,300	\$590,000	\$1,615,000	\$902,684	\$743,199	\$498	\$373	\$856,000	\$717,000
TOTALS / AVERAGES	551	664	976	4,641	\$749,222	\$3,104,444	\$1,451,152	\$1,148,212	\$583	\$450	\$1,363,083	\$1,061,055
							% CHANGE FROM AVG. 2003 PRICE	26.4%	% CHANGE FROM AVG. 2003 \$/ASF	29.5%	% CHANGE MEDIAN \$	28.5%

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.