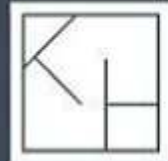




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#01864819

2018 MARKET DATA REPORT

3rd Qtr July 1st - September 30th

Sales of Single Family Residences, Manhattan Beach / Hermosa Beach

| AREA | UNITS SOLD | | 2018 SQ FT RANGE | | 2018 AVG SQ FT | 2018 PRICE RANGE | | 2018 AVG PRICE | 2017 AVG PRICE | 2018 AVG \$/ASF | 2017 AVG \$/ASF | AVG \$/SF %CHG |
|--------------------------|------------|------|------------------|------|----------------|------------------|--------------|----------------|----------------|-----------------|-----------------|----------------|
| | 2018 | 2017 | | | | | | | | | | |
| Manhattan Beach Sand | 24 | 28 | 556 | 5372 | 3119 | \$1,400,000 | \$17,400,000 | \$4,510,250 | \$4,047,010 | \$1,485 | \$1,625 | -8.6% |
| Manhattan Beach Tree | 22 | 24 | 1078 | 5870 | 2788 | \$1,525,000 | \$6,625,000 | \$2,862,318 | \$2,609,615 | \$1,119 | \$1,064 | 5.1% |
| Manhattan Beach Hill | 8 | 5 | 1800 | 7398 | 3914 | \$2,350,000 | \$12,850,000 | \$5,270,500 | \$7,131,000 | \$1,368 | \$1,316 | 4.0% |
| Manhattan Village | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Manhattan Beach Hgts/Lib | 11 | 14 | 927 | 3578 | 1719 | \$1,325,000 | \$2,780,000 | \$1,657,909 | \$2,011,500 | \$1,026 | \$982 | 4.6% |
| Manhattan Beach Costa | 17 | 18 | 1076 | 5200 | 2949 | \$1,370,000 | \$3,175,000 | \$2,144,874 | \$2,196,294 | \$819 | \$845 | -3.0% |
| Hermosa Beach Sand | 9 | 12 | 900 | 3294 | 1576 | \$1,575,000 | \$2,450,000 | \$1,997,333 | \$3,545,104 | \$1,427 | \$1,363 | 4.7% |
| Hermosa Beach Valley | 3 | 3 | 1190 | 4469 | 2665 | \$1,481,000 | \$4,730,000 | \$2,927,000 | \$1,933,333 | \$1,134 | \$1,184 | -4.2% |
| Hermosa Beach East | 7 | 12 | 889 | 3909 | 2165 | \$1,175,000 | \$2,425,000 | \$1,655,286 | \$1,698,458 | \$860 | \$890 | -3.4% |
| El Segundo | 23 | 25 | 912 | 4200 | 2165 | \$1,005,000 | \$2,560,000 | \$1,502,413 | \$1,289,820 | \$780 | \$749 | 4.1% |

| | | | | | | | | | | | | |
|----------------------------|--------|-----|-----|-------|------|-------------|--------------|-------------|-------------|---------|---------|--|
| Totals / Ranges / Averages | 124 | 141 | 556 | 7,398 | 2610 | \$1,005,000 | \$17,400,000 | \$2,749,842 | \$2,696,912 | \$1,102 | \$1,106 | |
| % CHANGE 2017 vs 2018 | -12.1% | | | | | | | 2.0% | | -0.3% | | |

| | | | | | | | | | | | | |
|-----------------------|--|--|--|--|--|--|--|-------------|-------------|-------|-------|--|
| Median Sales Price | | | | | | | | \$2,112,500 | \$2,088,000 | \$999 | \$991 | |
| % CHANGE 2017 vs 2018 | | | | | | | | 1.2% | | 0.7% | | |

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.