

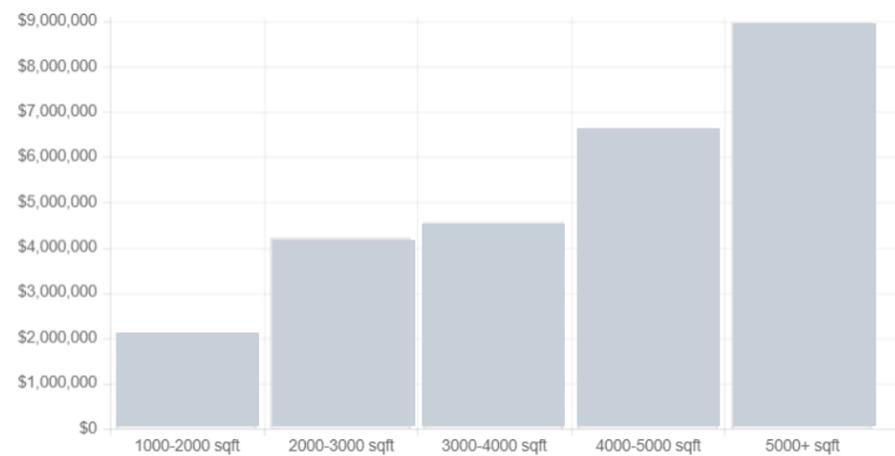
MARKET SNAPSHOT

Manhattan Beach Home Price Trends

	1/2021	12/2020	11/2020	10/2020	9/2020
Total Listings	108	136	178	200	210
Average Price	\$4,376,416	\$4,358,491	\$4,054,794	\$3,964,181	\$3,949,009
Avg Price Change	+0.41%	+7.49%	+2.29%	+0.38%	-1.49%
Median Price	\$3,536,333	\$3,442,300	\$3,262,733	\$3,175,328	\$3,179,033
Med Price Change	+2.73%	+5.50%	+2.75%	-0.12%	-2.43%
Avg Bedrooms	3.91 beds	3.92 beds	3.91 beds	3.96 beds	4.02 beds
Avg Bathrooms	4.01 baths	4 baths	3.94 baths	3.98 baths	4 baths

	Total Homes	Average Price	Avg Days on Site
All Homes	203	\$3,801,974	78 days
Distressed Homes	1	\$3,999,000	342 days
Multi-Million Dollar Homes	202	\$3,815,900	78 days
Newly Built Homes	28	\$5,324,714	87 days
Homes with a Pool	24	\$3,413,913	65 days
Reduced Price Homes	8	\$4,516,375	75 days

Home Price by House Size



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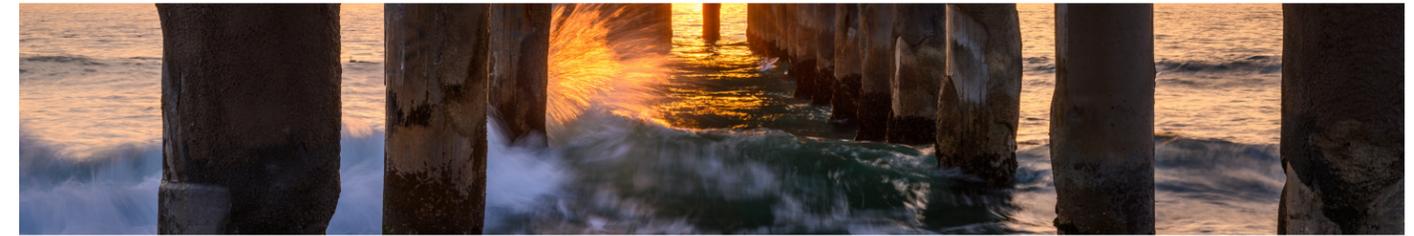
Average Home

Average Price	\$4,432,799
Avg Bedrooms	3.96 beds
Avg Bathrooms	4.1 baths

Average Price by Bedrooms

2 bedrooms	\$2,168,583
3 bedrooms	\$2,994,286
4 bedrooms	\$5,714,322
5 bedrooms	\$5,314,789

NEIGHBORHOOD GUIDE



MANHATTAN BEACH

MANHATTAN BEACH IS A LAID-BACK SOUTH BAY COMMUNITY POPULAR WITH FAMILIES AND OUTDOOR ENTHUSIASTS. THE STRAND BIKE PATH WINDS ALONG THE OCEANFRONT BETWEEN MODERN MANSIONS AND WIDE STRETCHES OF SAND LINED WITH VOLLEYBALL COURTS. LOW-KEY MANHATTAN BEACH PIER FEATURES A QUAIN AQUARIUM AND VIEWS OF SURFERS. THERE ARE SEVERAL PARKS, AND A SMALL DOWNTOWN AREA WITH BOUTIQUES, BRUNCH CAFES, PUBS & CREATIVE, UPSCALE EATERIES.

- Sand Section
- Tree Section
- Hill Section
- Manhattan Village
- Liberty Village
- Mira Costa

LOCATION

Located south of El Segundo, and north of Hermosa Beach with a population roughly 35,200. The community is known for a long beach stretching approximately 2.1 miles and roughly 450 feet wide. The climate is unusually moderate with an average year-round high of 69.1 °F and an average year-round low of 56.4 °F.

According to a March 6, 2020 article in several newspapers (including the Orange County Register), the City of Manhattan Beach was ranked as the "Best City" to live in the United States. The study ranking Manhattan Beach as the nation's top city was conducted by 24/7 Wall St., a news and survey organization.

Its schools are run independently of Los Angeles Unified School District with a separate school board based in Manhattan Beach. Mira Costa High School in Manhattan Beach is ranked in the top 1% of high schools nationally and has students from both Manhattan Beach and Hermosa Beach.

SCHOOLS

COMMUNITY



COMPASS

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NEIGHBORHOODS



Manhattan Beach has 5 somewhat distinct areas or neighborhoods, each generally served by a different elementary school and each having features to offer home buyers.

SAND SECTION:

This area is generally west of the streets Valley and Ardmore. It stretches from El Segundo in the north to Hermosa Beach in the south and is the epitome of coastal living. Homes often enjoy panoramic ocean views and some sit oceanfront on the famous Strand.

HILL SECTION

The hill section has the best of all worlds with often large lots which allow for luxury homes with extensive outdoor areas and often enjoy stunning ocean and Catalina views.

TREE SECTION

The tree section sits just east of the sand section and has a strong community feel. Lots in this area are a bit smaller than the hill section so yards are not as expansive but the quiet and safe feel of the area allows for tight a tight community feel. east Manhattan beach.

MANHATTAN VILLAGE

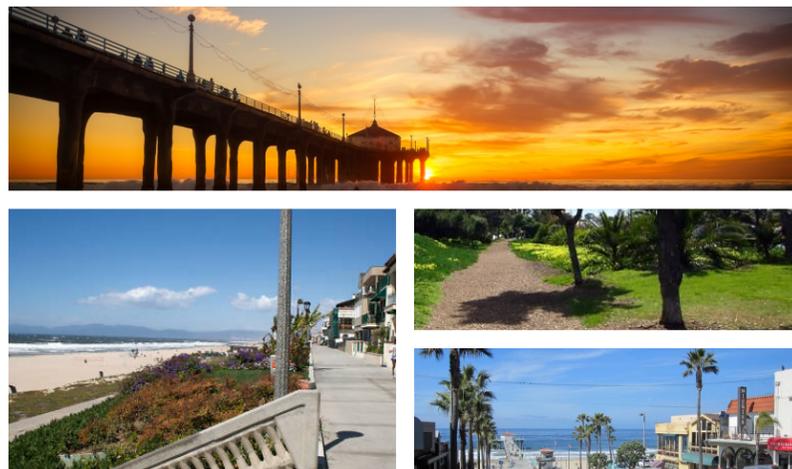
Manhattan Village is a planned community and is the only gated community in Manhattan Beach. The community consists of approximately 400 town and court homes and 122 estate homes.

EAST MANHATTAN

East Manhattan Beach is a general description for the areas of Manhattan Beach that sit east of Sepulveda Blvd. The primary appeal to the area, over other parts of Manhattan Beach, are the somewhat lower prices, and the larger lots. The lots in this area, located east of Sepulveda and north of Manhattan Beach Blvd, are generally 50x100 which allows for a very good sized home along with a good sized lot. The area is generally somewhat hilly, with tree lined streets and very community oriented neighborhoods.

EXPLORE

- The Strand
- Manhattan Beach Pier
- Downtown Manhattan Beach
- Roundhouse Aquarium
- Sand Dune Park
- Veterans Parkway (Hermosa Valley Greenbelt)
- El Porto Beach
- Poliwog Park
- Manhattan Beach Botanical Garden
- Manhattan Beach Art Center



SCHOOLS

MANHATTAN BEACH UNIFIED SCHOOL DISTRICT #22 IN BEST SCHOOL DISTRICTS IN CA

- 1 Preschool
- 5 Elementary Schools
- 1 Middle School
- 1 High School

A+

Overall Niche Grade
How are grades calculated?

- A+ Academics
- B- Diversity
- A+ Teachers
- A+ College Prep
- B+ Clubs & Activities
- A- Health & Safety

Best School Districts in California
#22 of 487

Districts with the Best Teachers in California
#30 of 738

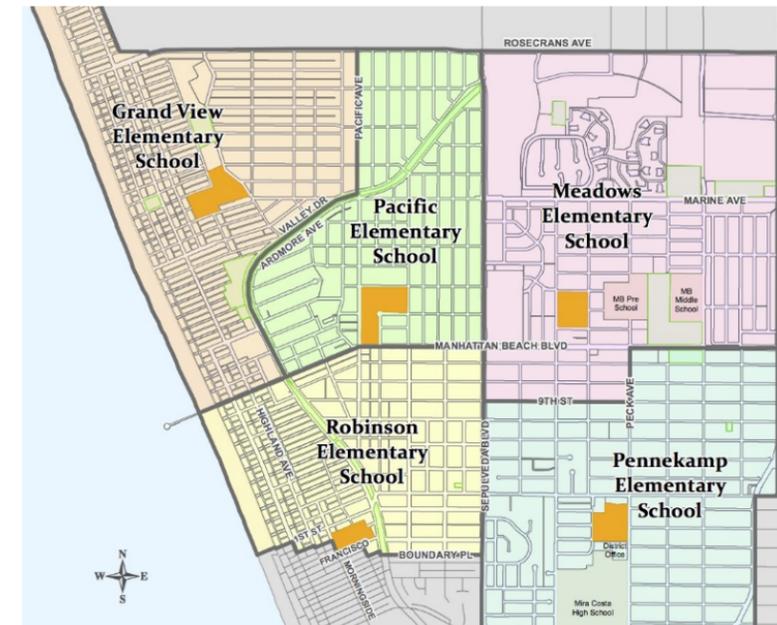
Best Places to Teach in California
#33 of 723

MISSION STATEMENT:

The mission of the Manhattan Beach Unified School District is to prepare all of our students to meet the challenges of a rapidly changing, highly complex, technology rich, global society. We will continually strive for excellence in all aspects of the education process. We will teach our students to understand and appreciate human and cultural diversity. We will harness the resources of the entire community, including students, parents, teachers, staff, administrators, college and business leaders and others. We will empower students to be lifelong learners, to demonstrate high achievement and to develop the skills and characteristics needed to enjoy happy and successful lives.



SCHOOL BOUNDARIES



Manhattan Beach Unified School District is a top rated, public school district located in Manhattan Beach, CA. It has 6,647 students in grades K-12 with a student-teacher ratio of 25 to 1. According to state test scores, 77% of students are at least proficient in math and 84% in reading.