

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 02/22/10 at 3:27am

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**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
4309 W Avenue 41 Ave	Los Angeles	564, H7	3 2	(2 0 0 0)	2,348	7200sf	1930	02/14/10	212.95	8	500,000	500,000
4915 Ellenwood Dr	Los Angeles	564, J6	1 1	(0 0 0 0)	768	4160sf	1923	02/17/10	415.36	5	319,000	319,000
4939 Wiota St	Eagle Rock	565, C6	2 2	(1 1 0 0)	1,176	10230sf	1912	02/18/10	398.81	4	469,000	469,000
1606 Linda Rosa Ave	Eagle Rock	565, B6	3 2	(0 2 0 0)	1,214	8146sf	1912	02/18/10	402.80	4	489,000	489,000
1620 Oak Grove Dr	Eagle Rock	565, B7	3 2	(1 0 1 0)	1,593	6780sf	1954	02/18/10	310.73	4	495,000	495,000
1956 Escarpa Dr	Los Angeles	565, A7	2 2	(0 0 0 0)	1,348	6220sf	1950	02/19/10	399.85	3	777,000	539,000
3424 Pueblo Ave #1	Los Angeles	595, E6	2 1	(1 0 0 0)	807	1320sf	1981	02/11/10	179.68	2	145,000	145,000
4760 Templeton St #3214	Los Angeles	595, E6	3 3	(0 0 0 0)	1,307		1995	02/18/10	221.88	4	290,000	290,000
5087 Borland Rd	Los Angeles	635, F1	2 1	(1 0 0 0)	1,020	5184sf	1929	02/06/10	294.12	3	300,000	300,000
2130 Brawley St	El Sereno	635, E1	3 2	(2 0 0 0)	1,404	5575sf	1953	02/18/10	256.41	4	360,000	360,000
4214 Barrett Rd	Los Angeles	595, F5	5 4	(4 0 0 0)	4,318	15028sf	1991	02/16/10	180.64	6	780,000	780,000
3358 Division St	Los Angeles	594, H3	3 3	(2 0 0 0)	1,382	7010sf	1921	02/19/10	253.26	3	350,000	350,000
3260 Shasta Cir	Los Angeles	564, G7	2 2	(0 0 0 0)	1,486	6600sf	1938	02/12/10	298.05	10	442,900	442,900
4170 Trent Way	Los Angeles	564, H7	3 2	(1 0 1 0)	1,135	5850sf	1940	02/18/10	440.53	4	499,999	499,999
2218 Loveland Dr	Los Angeles	594, J2	2 3	(2 0 0 1)	1,419	9496sf	1946	02/16/10	475.69	6	675,000	675,000
6246 Mount Angelus Dr	Los Angeles	595, D1	2 1	(1 0 0 0)	748	3985sf	1925	02/18/10	366.98	4	274,500	274,500
5423 Meridian St	Los Angeles	595, C1	2 1	(1 0 0 0)	1,050	3600sf	1927	02/16/10	276.19	6	290,000	290,000
423 Clifton St	Los Angeles	595, A7	1 1	(1 0 0 0)	574	2091sf	1906	02/11/10	418.12	3	240,000	240,000
2120 North Pl	Los Angeles	635, A1	2 1	(1 0 0 0)	1,064	2800sf	1902	02/10/10	263.16	12	280,000	280,000
2243 Eastlake Ave	Lincoln Heigh	635, B1	5 3	(2 0 1 0)	1,413	4400sf	1905	02/18/10	247.70	4	350,000	350,000
2929 Haven	Los Angeles	595, F7	3 3	(2 0 1 0)	1,948	1800sf	2006	02/16/10	192.51	6	375,000	375,000
4209 Verdugo Rd	Los Angeles	564, H7	4 2	(2 0 0 0)	2,196	11700sf	1947	02/19/10	187.61	3	412,000	412,000
5314 Loleta Ave	Los Angeles	565, C5	2 1	(1 0 0 0)	1,006	6000sf	1923	02/15/10	417.40	3	419,900	419,900
3311 Amethyst St	Los Angeles	595, C6	3 2	(2 0 0 0)	1,000	6250sf	1908	02/09/10	400.00	13	400,000	400,000
942 Montecito Dr	Los Angeles	595, B5	3 3	(1 1 1 0)	1,535	5846sf	1978	02/18/10	325.08	4	499,000	499,000
6140 Monterey Rd #320	Los Angeles	595, D3	2 2	(0 0 0 0)	985		1989	02/17/10	243.65	5	240,000	240,000
4210 Via Arbolada #104	Monterey Hill	595, D4	2 2	(1 1 0 0)	1,080		1984	02/17/10	258.33	5	279,000	279,000
4589 Via Marisol #256	Los Angeles	595, E4	2 1	(0 0 0 0)	1,025		1981	02/17/10	312.20	5	320,000	320,000
4080 Via Marisol #231	Monterey Hill	595, D5	2 2	(2 0 0 0)	1,178	3841sf	1981	02/14/10	275.81	8	324,900	324,900
764 Fremont Villas #764	Los Angeles	595, D4	3 3	(0 0 0 0)	1,578		1981	02/11/10	252.85	11	399,000	399,000
462 Dustin Dr	Los Angeles	595, B4	2 1	(1 0 0 0)	780	6100sf	1924	02/17/10	575.00	5	448,500	448,500
462 Dustin Dr	Los Angeles	595, B4	2 1	(1 0 0 0)	780	6098sf	1924	02/19/10	575.00	3	448,500	448,500
4606 Jessica Dr	Los Angeles	594, J2	3 2	(0 0 0 0)	2,238	7056sf	1987	02/18/10	281.50	4	630,000	630,000
4129 Turquoise St	Los Angeles	595, C6	3 1	(1 0 0 0)	654	7666sf	1926	02/15/10	359.33	7	235,000	235,000
420 N Avenue 64	Los Angeles	595, E1	4 2	(2 0 0 0)	1,498	4312sf	1909	02/16/10	200.20	6	299,900	299,900
1536 Highgate Ave	Los Angeles	565, C7	2 1	(1 0 0 0)	1,118	7040sf	1960	02/18/10	295.08	4	329,900	329,900
<b>Listing Count 36</b>		<b>Averages</b>			1,338				318.46	5	399,639	393,028
					<b>High 780,000</b>				<b>Low 145,000</b>			<b>Median 367,500</b>

Presented By: Cheryl Johnson Lic: 00843761 / Bob Taylor Properties Inc.Lic:

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Listings as of 02/22/10 at 3:27am

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**RESIDENTIAL INCOME**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
1922 Gates St	Los Angeles	635, B2	00	(0 0 0 0)	2,621	9104sf	1930	02/15/10	5	198.36	7	519,900	519,900
5412 Huntington Dr	Los Angeles	595, F5	00	(0 0 0 0)	0	4181sf	1955	02/18/10	2	0.00	4	243,000	243,000
4491 Pyrites St	El Sereno	595, C6	00	(0 0 0 0)	0		1924	02/16/10	3	0.00	6	470,000	470,000
1101 Cypress Ave	Los Angeles	594, H5	00	(0 0 0 0)	0	2395sf	1921	02/10/10	2	0.00	12	177,550	177,550
2847 W Avenue 32	Los Angeles	594, G2	32	(2 0 0 0)	1,624		1912	02/19/10	1	245.69	2	399,000	399,000
2847 W Avenue 32	Los Angeles	594, G2	00	(0 0 0 0)	1,624	13068sf	1912	02/17/10	2	245.69	5	399,000	399,000
3133 Cazador St	Glassell Park	594, H3	00	(0 0 0 0)	0	19994sf	1925	02/16/10	3	0.00	6	519,950	519,950
3750 Locke Ave	Los Angeles	595, E5	00	(0 0 0 0)	3,408	7492sf	1964	02/16/10	4	143.49	6	489,000	489,000
1843 N Avenue 56	Los Angeles	565, C7	00	(0 0 0 0)	1,706	6882sf	1921	02/19/10	0	181.13	3	309,000	309,000
2547 Johnston	Los Angeles	595, A7	00	(0 0 0 0)	2,760		1925	02/19/10	0	155.43	4	429,000	429,000
<b>Listing Count 10</b>				<b>Averages</b>	2,291					194.97	6	395,540	395,540
				<b>High</b>	519,950			<b>Low</b>	177,550			<b>Median</b>	414,000
<b>Report Count 46</b>				<b>Report Averages</b>	1,474					300.82	5	398,748	393,574

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