

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 03/01/10 at 4:25am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
1908 Yosemite Dr	Eagle Rock	565, A6	1 1	(1 0 0 0)	800	1525sf	Unkn	02/25/10	322.38	4	257,900	257,900
6216 Crestwood Way	Los Angeles	565, D7	2 1	(0 0 0 0)	914	4370sf	1910	02/22/10	480.31	7	439,000	439,000
2325 Highbury Ave #68	Los Angeles	635, G1	2 2	(2 0 0 0)	813		1982	02/25/10	215.13	4	174,900	174,900
4760 Templeton St #3202	Los Angeles	595, E6	2 3	(2 0 1 0)	1,193	1258sf	1995	02/26/10	166.81	3	199,000	199,000
2471 Lombardy Blvd	El Sereno	595, F7	3 2	(2 0 0 0)	961	6840sf	1950	02/22/10	239.33	7	230,000	230,000
3112 Farnsworth Ave	El Sereno	595, F6	2 1	(1 0 0 0)	900	4000sf	1924	02/26/10	299.72	3	269,750	269,750
1834 Seigneur Ave	Los Angeles	635, E2	4 3	(0 0 0 0)	1,780	4186sf	1987	02/17/10	179.21	12	199,000	319,000
1159 Isabel St	Los Angeles	594, J4	3 1	(1 0 0 0)	720	5600sf	1921	02/24/10	345.83	5	249,000	249,000
5047 Hub St	Highland Park	595, A1	2 1	(1 0 0 0)	732	3629sf	1924	02/25/10	271.86	3	199,000	199,000
4861 Eldred St	Los Angeles	595, A3	2 1	(1 0 0 0)	702	5397sf	1922	02/22/10	441.60	7	310,000	310,000
6215 Echo St	Los Angeles	595, D2	2 1	(1 0 0 0)	816	6040sf	1912	02/24/10	428.92	5	350,000	350,000
5018 Granada St	Highland Park	595, B3	2 2	(1 1 0 0)	936	4692sf	1922	02/24/10	404.91	5	379,000	379,000
1005 Dexter St	Los Angeles	595, A2	4 2	(0 2 0 0)	0		1908	01/14/10	0.00	46	399,000	399,000
6201 Springvale Dr	Los Angeles	565, D1	3 1	(1 0 0 0)	1,086	3880sf	1923	01/21/10	437.38	4	475,000	475,000
245 Lamont Dr	Los Angeles	595, D2	7 4	(4 0 0 0)	3,456	5490sf	1990	02/03/10	162.04	26	560,000	560,000
6140 Monterey Rd #208	Los Angeles	595, D3	2 2	(1 1 0 0)	1,003	801sf	1989	02/23/10	239.28	6	240,000	240,000
4325 ZACA Pl	Los Angeles	564, H7	2 1	(1 0 0 0)	960	5390sf	1925	02/23/10	468.75	5	450,000	450,000
3449 Glenalbyn Dr	Los Angeles	594, J6	2 2	(2 0 0 0)	1,560	8276sf	1915	02/26/10	297.44	3	464,000	464,000
5203 Almont St	Los Angeles	595, F5	1 1	(1 0 0 0)	416	2464sf	1924	02/23/10	432.69	6	180,000	180,000
1024 N Avenue 57	Los Angeles	595, C1	3 2	(2 0 0 0)	1,243	4900sf	1923	02/25/10	221.24	4	275,000	275,000
2860 Budau Ave	Los Angeles	595, F7	3 2	(2 0 0 0)	1,172	6600sf	1965	02/26/10	255.89	3	299,900	299,900
3240 Betty Dr	Los Angeles	595, D6	3 2	(2 0 0 0)	1,949	5009sf	1963	02/24/10	189.33	5	369,000	369,000
735 E Avenue 43	Los Angeles	595, B5	2 1	(1 0 0 0)	1,040	4879sf	1924	02/25/10	306.73	4	319,000	319,000
774 Fremont Villas #36	Los Angeles	595, D4	3 3	(2 0 1 0)	1,606		1981	02/22/10	285.80	7	459,000	459,000
4269 Verdugo View Dr	Los Angeles	594, J2	3 2	(1 1 0 0)	1,535	5009sf	1949	02/27/10	338.11	2	519,000	519,000
4262 Division St	Los Angeles	594, J2	3 3	(0 0 0 0)	2,156	5050sf	1978	02/25/10	248.38	4	535,500	535,500
6174 Outlook Ave	Los Angeles	595, D2	3 3	(0 0 0 0)	1,668	5488sf	1926	02/24/10	374.70	5	625,000	625,000
545 W Avenue 46	Los Angeles	595, A4	2 2	(2 0 0 0)	1,849	5375sf	1927	02/22/10	376.42	7	696,000	696,000
4750 Templeton St #1208	Los Angeles	595, E6	3 3	(2 0 1 0)	1,251		1995	02/26/10	135.09	3	169,000	169,000
3467 Amethyst St	Los Angeles	595, C6	2 1	(1 0 0 0)	791	2831sf	1927	02/25/10	276.86	4	239,000	219,000
4338 Beagle St	Los Angeles	595, C7	4 2	(2 0 0 0)	1,549	3200sf	1910	02/17/10	177.53	12	275,000	275,000
2229 Ridgeview	Los Angeles	565, A7	3 1	(1 0 0 0)	1,015	7497sf	1922	02/25/10	295.57	4	300,000	300,000
4885 Ruth Ave	Los Angeles	565, C6	3 2	(1 1 0 0)	1,836	7710sf	1952	02/24/10	258.71	5	475,000	475,000
2438 Gatewood St	Los Angeles	594, H6	4 3	(3 0 0 0)	2,508	4315sf	1984	02/23/10	179.43	6	450,000	450,000
Listing Count 34		Averages			1,300				295.56	7	353,822	356,763
					High 696,000				Low 169,000		Median 319,000	

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

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Listings as of 03/01/10 at 4:25am

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RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
4750 Eagle Rock Blvd	Eagle Rock	565, A7	1 5	(5 0 0 0)	1,904	4341sf	1941	02/28/10	2	222.69	1	424,000	424,000
3839 Portola Ave	Los Angeles	595, F5	0 0	(0 0 0 0)	0	10270sf	1952	02/24/10	6	0.00	5	585,000	585,000
3171 Estara Ave	Los Angeles	594, G2	4 3	(3 0 0 0)	1,566	5040sf	1924	02/25/10	2	171.78	4	269,000	269,000
5063 Montezuma St	Los Angeles	595, B2	3 2	(2 0 0 0)	1,709	7187sf	1910	02/25/10	2	178.75	4	305,490	305,490
2545 Eastlake Ave	Los Angeles	595, B7	0 0	(0 0 0 0)	2,565	6621sf	1908	02/24/10	4	116.96	5	300,000	300,000
4141 N Mission Rd	Los Angeles	595, C7	0 0	(0 0 0 0)	2,144	3659sf	1956	02/24/10	2	314.83	5	675,000	675,000
4350 Lowell Ave.	Los Angeles	595, G5	0 0	(0 0 0 0)	0	7492sf	1927	02/22/10	2	0.00	7	349,000	349,000
3318 Drew St	Los Angeles	594, G1	0 0	(0 0 0 0)	16,361	20640sf	1959	02/23/10	13	110.02	6	1,799,997	1,799,997
Listing Count 8		Averages			4,375					185.84	5	588,436	588,436
				High	1,799,997			Low	269,000			Median	386,500
Report Count 42		Report Averages			1,773					278.68	7	398,510	400,891

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