

CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 08/24/09 at 3:30am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
2325 Highbury Ave #63	Los Angeles	635, G1	2	2	813	3.829ac	1982	08/20/09	190.65	4/3	155,000	155,000
5002 La Calandria Dr	Los Angeles	595, E7	2	1	1,113	5401sf	1940	08/21/09	177.90	3/161	198,000	198,000
3171 Carlyle St	Los Angeles	594, H3	1	2	712	14780sf	1924	08/19/09	289.33	4/3	206,000	206,000
2411 Gatewood St	Los Angeles	594, H5	2	1	768	5760sf	1927	08/21/09	272.14	3/3	209,000	209,000
422 Holland Ave	Highland Park	595, B2	1	1	624	7500sf	1919	08/21/09	400.48	3/3	249,900	249,900
5018 Granada St	Los Angeles	595, B3	2	2	936	4667sf	1922	08/18/09	276.92	6/6	259,200	259,200
4016 Portola Ave	Los Angeles	595, F5	5	3	1,664	7101sf	1908	08/18/09	159.13	5/5	264,800	264,800
823 N Avenue 53	Los Angeles	595, B1	2	1	750	3863sf	1924	08/20/09	399.33	2/2	299,500	299,500
5118 Marmion Way	Highland Park	595, B3	3	3	1,404	2587sf	2004	08/21/09	213.68	3/1	300,000	300,000
1006 N Avenue 49	Los Angeles	595, A1	4	2	1,121	5160sf	1921	08/20/09	289.92	4/2	325,000	325,000
1833 N Avenue 46	Los Angeles	565, A7	2	2	918	4051sf	1922	08/17/09	355.88	7/191	326,700	326,700
3467 Arroyo Seco Ave	Los Angeles	595, A6	4	3	1,747	4352sf	1906	08/23/09	188.84	1/1	329,900	329,900
2302 Addison Way	Los Angeles	564, J6	3	2	1,050	3855sf	1921	08/19/09	320.57	5/5	336,600	336,600
4210 Via Arbolada #314	Los Angeles	595, D5	2	2	1,219	3841sf	1984	08/21/09	286.30	3/3	349,000	349,000
2810 Beryl St	Los Angeles	595, C7	3	2	1,600	2875sf	2009	08/17/09	224.97	7/2	359,950	359,950
733 Vallejo Villas	Los Angeles	595, D4	2	2	1,330	13.678ac	1981	08/19/09	284.21	5/5	378,000	378,000
303 Stowe Ter	Los Angeles	595, D2	3	2	1,327	3890sf	1926	08/17/09	300.68	7/7	399,000	399,000
964 Terrace 49	Los Angeles	595, A2	2	1	956	7497sf	1950	08/21/09	417.36	3/3	399,000	399,000
1491 N Avenue 57	Highland Park	565, C7	2	1	757	5400sf	1951	08/18/09	528.25	0/0	399,888	399,888
3733 Cazador St	Los Angeles	594, J3	3	2	1,200	5175sf	1976	08/18/09	333.25	6/5	399,900	399,900
3363 Holyoke Dr	Los Angeles	594, H3	2	1	1,408	8383sf	1937	08/20/09	284.02	4/3	399,900	399,900
4201 Via Marisol #237	Los Angeles	595, D4	2	2	1,348	4.962ac	1987	08/18/09	308.53	6/6	425,000	415,900
727 N Avenue 50	Highland Park	595, B2	4	3	2,966	7187sf	2004	08/20/09	148.31	4/3	439,900	439,900
6215 Echo St	Los Angeles	595, D2	2	1	816	6040sf	1912	08/18/09	575.98	6/2	470,000	470,000
462 Dustin Dr	Mount Washing	595, B4	2	1	0	6100sf	1924	08/18/09	0.00	6/3	532,000	532,000
4636 Glenalbyn Dr	Los Angeles	595, B4	3	4	0	2390sf	1990	08/17/09	0.00	7/7	730,000	730,000
Listing Count 26		Averages			1,189				301.11	4/17	351,582	351,232
					High 730,000				Low 155,000		Median 342,800	

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

Featured properties may not be listed by the office/agent presenting this brochure.

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ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
3217 Portola Ave	Los Angeles	595, F6	0	0	2,313	7492sf	1929	08/19/09	0	116.30	5/5	269,000	269,000
6070 Myosotis St	Los Angeles	595, D1	0	0	1,256	4880sf	1922	08/21/09	0	221.34	3/3	278,000	278,000
6300 Arroyo Glen St	Los Angeles	595, D2	0	0	0	4800sf	1990	08/19/09	2	0.00	5/5	298,000	298,000
5839 Burwood Ave	Los Angeles	565, C7	0	0	1,552	7405sf	1957	08/18/09	0	192.65	5/5	299,000	299,000
Listing Count 4		Averages			1,707					176.76	5/5	286,000	286,000
					High 299,000				Low 269,000			Median 288,000	
Report Count 30		Report Averages			1,247					287.29	4/15	342,838	342,535

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