

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 08/30/10 at 4:30am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
3921 Yosemite Way	Los Angeles	594, H1	4 3	(3 0 0 0)	2,496	10628sf	1928	08/27/10	175.88	3	439,000	439,000
1816 N Avenue 55	Los Angeles	595, C1	3 2	(2 0 0 0)	0	6207sf	1912	08/21/10	0.00	8	325,000	325,000
4925 Wiota St	Eagle Rock	565, C6	2 2	(2 0 0 0)	936	5619sf	1928	08/23/10	404.91	7	379,000	379,000
1315 Colorado	Los Angeles	565, C5	3 2	(2 0 0 0)	1,551	7000sf	1922	08/24/10	257.25	6	399,000	399,000
1533 Fair Park Ave	Los Angeles	565, A6	4 2	(2 0 0 0)	1,408	6578sf	1945	08/25/10	284.02	4	399,900	399,900
2736 Dicturn St	Eagle Rock	564, H7	5 3	(3 0 0 0)	2,889	6490sf	1989	08/29/10	169.89	1	490,800	490,800
4651 Castle Crest Dr	Los Angeles	564, J6	2 2	(2 0 0 0)	1,429	9890sf	1949	08/25/10	384.88	5	550,000	550,000
1581 Hazelwood Ave	Los Angeles	595, A1	4 6	(3 3 0 0)	1,759	3140sf	1927	08/26/10	369.53	4	650,000	650,000
2110 Hill Dr	Eagle Rock	565, A5	6 4	(4 0 0 0)	5,999	31340sf	1930	08/22/10	125.02	6	750,000	750,000
3509 Galena St	Los Angeles	595, C6	2 1	(1 0 0 0)	500	0.040ac	1912	08/20/10	278.00	8	139,000	139,000
4760 Templeton St #3215	El Sereno	595, E6	2 3	(2 0 1 0)	1,196	0.030ac	1995	08/23/10	137.96	6	165,000	165,000
4750 Templeton #1111	El Sereno	595, E6	1 2	(2 0 0 0)	0	1259sf	1995	08/24/10	0.00	6	174,900	174,900
4339 Stillwell Ave	Los Angeles	595, G5	2 2	(2 0 0 0)	1,107	6500sf	1952	08/23/10	253.75	7	280,900	280,900
6341 Church St	Los Angeles	595, E1	3 2	(1 0 1 0)	1,248	8420sf	1956	08/25/10	479.97	5	599,000	599,000
3405 Merced St	Los Angeles	594, J5	3 1	(1 0 0 0)	1,190	5600sf	1922	08/27/10	251.26	3	299,000	299,000
3813 Roderick Rd	Los Angeles	594, H1	3 2	(2 0 0 0)	1,543	5040sf	1962	08/22/10	372.65	8	575,000	575,000
3654 Roderick Rd	Los Angeles	594, G1	4 3	(3 0 0 0)	2,224	5290sf	1946	08/22/10	278.78	8	620,000	620,000
3512 Verdugo Vista Ter	Los Angeles	594, J2	3 3	(3 0 0 0)	2,466	4965sf	1982	08/27/10	259.12	3	639,000	639,000
5820 Benner St #304	Los Angeles	595, D3	2 2	(2 0 0 0)	753	2269sf	1979	08/27/10	212.48	3	160,000	160,000
218 N Avenue 61	Los Angeles	595, D2	2 1	(0 0 0 0)	690	1500sf	1910	08/24/10	260.72	6	179,900	179,900
5117 Lincoln Ave	Los Angeles	595, B1	1 1	(1 0 0 0)	432	0.120ac	1922	08/26/10	578.70	3	250,000	250,000
5020 Hub St	Los Angeles	595, B2	2 2	(2 0 0 0)	1,209	0.220ac	1954	08/24/10	231.51	6	279,900	279,900
5237 Hub St	Los Angeles	595, B2	2 2	(2 0 0 0)	1,129	6000sf	1923	08/27/10	282.55	3	319,000	319,000
5205 Range View Ave	Los Angeles	595, B1	3 2	(2 0 0 0)	1,784	0.120ac	1921	08/24/10	210.15	6	374,900	374,900
4121 Superior Ct	Los Angeles	595, C7	2 1	(1 0 0 0)	792	3720sf	1928	08/23/10	284.09	7	225,000	225,000
2512 Sichel St	Los Angeles	595, A7	2 2	(2 0 0 0)	1,440	0.100ac	1904	08/24/10	193.75	6	279,000	279,000
556 E Ave 28 Ave	Lincoln Heigh	595, B6	3 2	(2 0 0 0)	1,170	5197sf	1907	08/23/10	269.23	7	315,000	315,000
6654 Pollard St	Los Angeles	595, F1	2 2	(2 0 0 0)	965	0.160ac	1924	08/26/10	309.84	4	299,000	299,000
5476 Bohlig Rd	Los Angeles	635, G1	3 1	(1 0 0 0)	1,040	4800sf	1949	08/16/10	211.54	14	220,000	220,000
1745 N Avenue 53	Los Angeles	595, C1	2 1	(1 0 0 0)	1,176	6000sf	1913	08/26/10	225.34	4	265,000	265,000
1318 Cedaredge Ave	Los Angeles	565, C5	3 2	(1 1 0 0)	1,710	7050sf	1928	08/23/10	397.08	7	679,000	679,000
322 Stowe Ter	Los Angeles	595, D2	3 2	(2 0 0 0)	1,683	5532sf	1922	08/20/10	267.38	10	450,000	450,000
5036 Echo St #3	Los Angeles	595, B3	2 2	(1 0 1 0)	992	1393sf	1984	08/20/10	165.32	10	164,000	164,000
4684 Cleland Ave	Los Angeles	595, A2	4 4	(0 0 0 0)	2,123	5070sf	1963	08/27/10	230.76	3	489,900	489,900
4280 Via Arbolada #109	Los Angeles	595, D4	2 2	(2 0 0 0)	1,127	0.040ac	1986	08/27/10	246.67	3	278,000	278,000
4200 Via Arbolada #112	Los Angeles	595, D4	2 2	(1 1 0 0)	1,148		1987	08/23/10	303.14	7	348,000	348,000
4438 Van Horne Ave	Los Angeles	595, F4	4 3	(0 0 0 0)	2,946	5460sf	1922	08/24/10	131.03	6	386,000	386,000
6221 Monterey Rd #304	Los Angeles	595, D3	2 2	(2 0 0 0)	1,540		2009	08/26/10	256.49	4	395,000	395,000
6221 Monterey Rd #203	Los Angeles	595, D3	2 2	(2 0 0 0)	1,540		2009	08/25/10	256.49	5	395,000	395,000
6145 Annan Way	Los Angeles	565, D7	3 2	(2 0 0 0)	1,192	4120sf	1913	08/28/10	272.65	2	325,000	325,000
584 Cross Ave	Los Angeles	595, B3	2 3	(0 0 0 0)	1,960	9555sf	1990	08/23/10	408.11	7	799,900	799,900
1815 Lansdowne Ave	Los Angeles	635, E2	3 2	(2 0 0 0)	1,646	4896sf	1949	08/19/10	170.11	6	280,000	280,000
4009 Verdugo View Dr	Los Angeles	594, H2	3 3	(1 2 0 0)	2,036	7405sf	1954	08/23/10	239.83	7	488,300	488,300
2542 Medlow Ave	Los Angeles	564, J7	3 3	(2 0 1 0)	2,123	5020sf	1984	08/25/10	259.07	2	550,000	550,000
Listing Count 44		Averages			1,578				270.40	6	387,939	387,939
					High 799,900				Low 139,000			Median 361,450

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

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Listings as of 08/30/10 at 4:30am

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RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
3331 Maceo St	Cypress Park	594, J5	00	(0 0 0 0)	0	5619sf	1911	08/25/10	0	0.00	5	300,000	300,000
4925 Wiota St	Eagle Rock	565, C6	22	(2 0 0 0)	936	5619sf	1928	08/23/10	1	404.91	7	379,000	379,000
1368 Hepner Ave	Eagle Rock	565, C7	00	(0 0 0 0)	0	6490sf	1956	08/26/10	2	0.00	4	3,999,000	399,900
4350 Lowell Ave	Los Angeles	595, G5	00	(0 0 0 0)	0	7492sf	1927	08/25/10	0	0.00	5	319,000	319,000
2863 Budau Ave	Los Angeles	595, E7	32	(2 0 0 0)	1,594	0.110ac	1932	08/24/10	2	203.83	6	324,900	324,900
5150 Ithaca Ave	Los Angeles	635, E1	40	(0 0 0 0)	2,500	0.110ac	1988	08/20/10	3	159.96	3	399,900	399,900
4460-4462 Turquoise St	El Sereno	595, C7	52	(2 0 0 0)	1,864	7497sf	1907	08/26/10	2	230.15	4	429,000	429,000
4043 Somers Ave	Los Angeles	594, H1	43	(3 0 0 0)	1,682	0.160ac	1940	08/26/10	2	267.48	4	449,900	449,900
701 Aldama Ter	Highland Park	595, B2	43	(3 0 0 0)	1,610	4796sf	1927	08/25/10	0	183.20	5	294,950	294,950
5619 Stratford Rd	Highland Park	595, C1	00	(0 0 0 0)	2,342	12600sf	1934	08/20/10	3	170.37	7	399,000	399,000
2106 Lincoln Park Ave	Los Angeles	635, B1	40	(0 0 0 0)	1,391	0.160ac	1903	08/22/10	1	230.05	6	320,000	320,000
2235 Parkside Ave	Los Angeles	635, C1	00	(0 0 0 0)	2,483	7492sf	1912	08/13/10	4	112.77	17	280,000	280,000
Listing Count 12		Averages			1,822					218.08	6	657,888	357,963
				High	449,900			Low	280,000			Median	351,950
Report Count 56		Report Averages			1,621					261.17	6	445,785	381,515

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