

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 08/31/09 at 4:03am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
5155 O Sullivan Dr	Los Angeles	635, F1	2 1	728 5750sf	1929	08/24/09	411.40	7/1		299,500	299,500
5155 S O Sullivan Dr	Los Angeles	635, F1	2 1	728 5750sf	1929	08/24/09	412.09	7/1		2,999,999	299,999
3335 Idell St	Los Angeles	594, J6	3 1	920 3440sf	1923	08/27/09	233.59	4/4		214,900	214,900
1510 Yosemite Dr	Los Angeles	565, C6	3 2	1,392 5849sf	1923	08/19/09	237.07	5/5		330,000	330,000
360 W Avenue 26 #435	Los Angeles	594, J7	2 2	1,500 2006	08/21/09	183.33	10/2			275,000	275,000
3939 Guardia Ave	Los Angeles	595, F5	3 1	735 4955sf	1924	08/26/09	232.65	5/5		171,000	171,000
2624 Commodore St	Los Angeles	595, C7	3 1	900 4250sf	1938	08/27/09	222.11	4/4		199,900	199,900
4452 Van Horne Ave	Los Angeles	595, F5	2 1	1,584 6452sf	1957	08/27/09	220.33	4/4		349,000	349,000
2034 Barnett Rd	Los Angeles	635, F1	3 3	1,965 5000sf	1990	08/25/09	193.33	5/2		379,900	379,900
3857 Filion St #1	Glassell Park	594, H1	1 1	0 8220sf	1924	08/29/09	0.00	2/2		350,000	350,000
3876 York Blvd	Glassell Park	594, G1	3 3	2,500 6286sf	2008	08/28/09	260.00	3/3		650,000	650,000
1443 El Paso Dr	Los Angeles	594, J1	4 3	2,627 6054sf	1966	08/22/09	265.32	9/1		697,000	697,000
5511 Ebey Ave	Los Angeles	595, D4	2 1	911 4200sf	1927	08/25/09	238.80	6/5		217,550	217,550
6216 Echo St	Los Angeles	595, D2	2 1	860 4800sf	1911	08/26/09	288.26	5/3		247,900	247,900
6201 Vidette St	Los Angeles	595, D1	2 2	944 4621sf	1927	08/25/09	344.28	6/6		325,000	325,000
6516 Elgin St	Highland Park	595, E1	2 1	1,072 4860sf	1928	08/26/09	335.73	3/1		359,900	359,900
941 Nolden St	Highland Park	595, C2	4 1	1,330 6216sf	1911	08/26/09	274.44	5/5		365,000	365,000
5017 Range View Ave	Los Angeles	595, B1	3 2	1,020 5216sf	1921	08/28/09	381.37	3/3		389,000	389,000
536 E Avenue 28	Los Angeles	595, B6	2 1	1,264 6500sf	1905	08/28/09	166.06	3/2		209,900	209,900
113 W Avenue 31	Los Angeles	595, A6	3 2	920 5000sf	1912	08/24/09	353.15	7/7		324,900	324,900(V)
4418 S Huntington Dr	Los Angeles	595, D6	3 3	896 3789sf	1925	08/24/09	119.70	6/2		112,900	107,250
813 Temple	Los Angeles	595, D4	3 3	1,411 2735sf	1980	08/24/09	267.90	7/7		378,000	378,000
1012 Terrace 49	Los Angeles	595, A2	2 1	712 3126sf	1921	08/25/09	280.76	5/5		199,900	199,900
3467 Arroyo Seco Ave	Los Angeles	595, A6	4 3	1,747 4352sf	1906	08/23/09	188.84	8/8		329,900	329,900
5928 Meridian St	Los Angeles	595, D1	2 1	998 3397sf	1923	08/24/09	379.76	7/3		379,000	379,000
5918 Mesa Ave	Los Angeles	595, C2	3 2	2,016 3920sf	1923	08/28/09	188.49	3/2		380,000	380,000
4530 San Andreas Ave	Los Angeles	595, A3	3 2	1,100 5277sf	1949	08/24/09	444.55	6/6		489,000	489,000
434 W Avenue 45	Los Angeles	565, C4	2 1	1,112 4921sf	1921	08/24/09	529.68	7/7		589,000	589,000
3702 Division St	Mount Washing	594, J2	3 3	2,015 7746sf	1981	08/28/09	322.58	3/3		650,000	650,000
3460 Verdugo Vista Ter	Los Angeles	594, J2	3 4	2,676 9610sf	1932	08/26/09	258.59	5/1		692,000	692,000
735 Sunnyhill Dr	Los Angeles	595, A3	3 2	1,411 7004sf	1930	08/28/09	492.56	3/3		695,000	695,000
2915 Pyrites St	Los Angeles	595, C7	2 2	1,212 3615sf	1904	08/27/09	226.90	4/3		275,000	275,000
5921 Mesa Ave	Los Angeles	595, C2	2 2	1,150 5000sf	1920	08/26/09	286.96	4/2		260,000	330,000
6180 St Albans St	Los Angeles	595, D1	4 3	2,267 5175sf	1949	08/24/09	176.40	7/3		399,900	399,900
360 W Avenue 26 #416	Los Angeles	599, J7	4 2	1,500 2006	07/23/09	199.33	39/6			299,000	299,000
Listing Count 35		Averages		1,357			282.83	6/4		442,399	367,094
				High 697,000			Low 107,250			Median 330,000	

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

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Listings as of 08/31/09 at 4:03am

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RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
3436-3438 Alice St	Los Angeles	594, H5	6	3	1,798	5198sf	Unkn	08/25/09	1	155.73	5/118	280,000	280,000
5709 Hub St	Los Angeles	595, C2	5	2	2,013	5600sf	1923	08/28/09	1	173.37	3/3	369,000	349,000
550 E Avenue 28	Los Angeles	595, B6	0	0	1,560	6490sf	1951	08/19/09	1	173.08	12/480	270,000	270,000
2129 Hancock St	Los Angeles	635, B1	0	0	0	4399sf	1923	08/21/09	2	0.00	10/10	329,000	329,000
5423 Abbott Pl	Los Angeles	595, C2	0	0	1,732	7056sf	1923	08/28/09	0	167.44	3/3	290,000	290,000
4506 Cassatt St	Los Angeles	595, D5	0	0	2,724	7492sf	1926	08/25/09	0	84.06	6/6	228,987	228,987
Listing Count 6		Averages			1,965					150.74	7/103	294,498	291,165
					High 349,000				Low 228,987			Median 285,000	
Report Count 41		Report Averages			1,435					265.90	6/18	420,755	355,983

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