

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/06/10 at 4:08am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
4506 Berkshire Ave	Los Angeles	595, G4	5 3	(3 0 0 0)	2,415	7500sf	1950	09/02/10	227.74	4	550,000	550,000
1664 N Avenue 46	Eagle Rock	565, A7	1 1	(1 0 0 0)	640	2950sf	1923	08/29/10	320.31	8	205,000	205,000
3920 W Avenue 43	Los Angeles	564, J7	2 1	(1 0 0 0)	1,212	0.100ac	1928	09/03/10	230.94	3	279,900	279,900
4747 Vincent Ave	Eagle Rock	565, B6	2 2	(2 0 0 0)	1,280	6370sf	1924	09/02/10	371.09	4	475,000	475,000
2736 Dicturn St	Eagle Rock	564, H7	5 3	(3 0 0 0)	2,889	6490sf	1989	08/29/10	169.89	8	490,800	490,800
4823 Round Top Dr	Los Angeles	564, J6	5 3	(3 0 0 0)	2,434	0.270ac	1963	08/30/10	241.99	7	589,000	589,000
4928 Onteora Way	Los Angeles	564, J6	3 5	(4 0 1 0)	3,500	6098sf	2010	09/04/10	222.86	2	780,000	780,000
4973 O Sullivan Dr	Los Angeles	635, E1	1 1	(1 0 0 0)	980	5733sf	1939	08/30/10	202.04	7	250,000	198,000
1952 Lansdowne Ave	El Sereno	635, F2	3 2	(1 1 0 0)	1,092	4400sf	1958	09/03/10	234.23	3	255,780	255,780
2373 Belleglade Ave	El Sereno	635, E1	2 2	(2 0 0 0)	900	4443sf	1920	08/30/10	310.00	7	280,000	279,000
4453 Stillwell Ave	El Sereno	595, G4	2 1	(0 1 0 0)	1,188	0.100ac	1926	08/30/10	315.66	6	375,000	375,000
902 Yoakum St	Los Angeles	595, E5	3 3	(2 0 1 0)	1,662	0.340ac	1998	09/03/10	276.17	3	459,000	459,000
2731 Ballard St	Los Angeles	595, E7	3 3	(3 0 0 0)	1,627		2010	08/30/10	291.95	7	475,000	475,000
4223 Barrett Rd	El Sereno	595, F5	5 3	(3 0 0 0)	2,451	5449sf	1987	08/31/10	244.76	6	599,900	599,900
3568 Fletcher Dr	Los Angeles	594, G1	3 2	(2 0 0 0)	1,106	2090sf	1923	08/28/10	270.34	9	299,000	299,000
4420 Wawona St	Los Angeles	564, H7	4 2	(0 0 0 0)	2,569	9557sf	1977	09/02/10	240.95	4	619,000	619,000
6307 Arroyo Glen St	Highland Park	595, D2	2 2	(2 0 0 0)	852	0.070ac	1925	08/30/10	232.39	7	200,000	198,000
5423 Meridian St	Los Angeles	595, C1	2 1	(1 0 0 0)	1,050	3600sf	1927	09/02/10	257.14	4	270,000	270,000
871 N Avenue 50	Los Angeles	595, B2	3 2	(0 0 0 0)	1,246	10200sf	1954	08/30/10	230.34	7	287,000	287,000
952 N Avenue 49	Los Angeles	595, A2	4 2	(2 0 0 0)	1,209	4488sf	1923	09/02/10	379.65	4	459,000	459,000
6209 Burwood Ave	Los Angeles	565, D7	5 3	(0 0 0 0)	2,023	5680sf	1924	09/03/10	246.66	3	499,000	499,000
360 W Avenue 26 #336	Los Angeles	594, J7	2 2	(2 0 0 0)	1,160	69569sf	2006	08/31/10	224.14	6	260,000	260,000
3101 Minnesota St	Los Angeles	595, A7	3 1	(1 0 0 0)	1,248	7144sf	1904	08/31/10	244.39	6	305,000	305,000
2326 Shoredale Ave	Los Angeles	594, H5	4 3	(3 0 0 0)	1,815	0.110ac	1924	09/03/10	198.29	3	359,900	359,900
3314 E Two Tree Ave	Los Angeles	595, B7	4 4	(3 0 1 0)	2,800	3659sf	2010	09/04/10	196.07	2	549,000	549,000
3326 E Two Tree Ave	Los Angeles	595, B7	4 4	(3 0 1 0)	3,000	4800sf	2010	09/04/10	216.33	2	649,000	649,000
324-1/2 Chestnut Ave #324.5	Los Angeles	595, E2	2 1	(1 0 0 0)	810	0.090ac	1953	08/30/10	319.75	7	259,000	259,000
6816 Crescent St	Los Angeles	595, E2	2 1	(1 0 0 0)	810	0.110ac	1953	08/30/10	319.75	7	259,000	259,000
324 Chestnut Ave	Los Angeles	595, E2	2 1	(1 0 0 0)	810	0.080ac	1953	08/30/10	319.75	7	259,000	259,000
5122 Raphael St	Los Angeles	595, B2	3 2	(2 0 0 0)	1,440	4800sf	1912	09/01/10	225.69	3	325,000	325,000
2636 Huron St	Los Angeles	594, J6	4 4	(2 2 0 0)	7,564	6490sf	2002	09/03/10	92.54	3	700,000	700,000
860 Montecito Dr	Montecito Hei	595, B5	3 3	(2 1 0 0)	1,718	0.060ac	1999	08/30/10	272.41	7	468,000	468,000
1323 Montecito Cir	Los Angeles	595, C5	3 2	(2 0 0 0)	1,671	0.210ac	1937	08/31/10	298.62	6	499,000	499,000
3961 Via Marisol #319	Los Angeles	595, D5	2 2	(1 1 0 0)	1,011	0.050ac	1982	09/01/10	247.28	5	250,000	250,000
4499 Via Marisol #335	Los Angeles	595, E4	2 2	(1 1 0 0)	1,039	2736sf	1981	09/03/10	298.32	3	309,950	309,950
3961 Via Marisol #306	Los Angeles	595, D5	3 2	(1 1 0 0)	1,262	3842sf	1982	09/03/10	269.37	3	339,950	339,950
1224 Cliff Dr	Los Angeles	594, J4	3 1	(1 0 0 0)	1,202	0.140ac	1922	09/01/10	249.50	5	299,900	299,900
5418 Aldama St	Los Angeles	595, C2	3 1	(1 0 0 0)	1,729	7050sf	1905	08/31/10	280.51	6	485,000	485,000
Listing Count 38		Averages			1,721				257.63	5	401,949	400,502
					High 780,000				Low 198,000			Median 349,925

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

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U.S. Patent 6,910,045

CMA Report

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RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
4227 Mercury Ave	Los Angeles	595, C6	00	(0 0 0 0)	974	4138sf	1926	08/30/10	2	253.59	7	247,000	247,000
4225 Maycrest Ave	Los Angeles	595, G5	22	(2 0 0 0)	1,628	0.110ac	1926	09/01/10	2	153.50	5	249,900	249,900
3621 Copeland Pl	El Sereno	595, F6	32	(2 0 0 0)	1,670	9235sf	1915	09/02/10	2	194.61	4	325,000	325,000
1016-1018 N Avenue 49	Glassell Park	595, A1	42	(2 0 0 0)	1,500	0.120ac	1922	09/03/10	2	291.87	3	437,800	437,800
5424 Buchanan St	Los Angeles	595, C1	00	(0 0 0 0)	0	5706sf	1932	09/02/10	2	0.00	4	249,000	249,000
312-314 Chestnut Ave	Los Angeles	595, E2	42	(2 0 0 0)	1,620	0.170ac	1953	08/30/10	0	184.57	7	299,000	299,000
5107 Alhambra Ave	Los Angeles	635, F1	00	(0 0 0 0)	1,800	5009sf	1955	09/02/10	2	149.94	4	269,900	269,900
2344 Prince St	Los Angeles	635, C1	00	(0 0 0 0)	2,717	2717sf	1921	08/29/10	0	125.69	8	341,500	341,500
Listing Count 8		Averages			1,701					193.40	5	302,388	302,388
				High	437,800			Low	247,000			Median	284,450
Report Count 46		Report Averages			1,718					247.64	5	384,634	383,439

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