

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/07/09 at 3:42am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4953 Glen Iris Ave	Los Angeles	565, A6	3	3	1,435	6100sf	1920	09/02/09	231.36	5/3	332,000	332,000
4713 Townsend Ave	Los Angeles	565, B7	3	2	0	6750sf	1924	09/03/09	0.00	4/4	499,000	499,000
1263 El Paso Dr	Los Angeles	595, J2	3	3	2,063	4684sf	2006	08/21/09	278.72	7/7	575,000	575,000
2019 Barnett Rd	Los Angeles	635, F1	2	1	734	5052sf	1955	09/01/09	204.22	6/2	149,900	149,900
4755 Templeton St #2226	Los Angeles	595, E6	2	3	1,207		1995	09/03/09	141.90	4/4	171,270	171,270
2711 Ballard St	Los Angeles	595, E7	4	2	1,224	5097sf	1987	09/02/09	165.52	5/5	202,600	202,600
3225 Kenneth Dr	Los Angeles	595, D6	3	1	1,025	5707sf	1952	08/31/09	287.80	7/7	295,000	295,000
3939 Portola Ave	Los Angeles	595, F5	3	1	644	4996sf	1908	09/01/09	458.07	6/3	295,000	295,000
3544 Division St	Los Angeles	594, J3	2	1	0	5460sf	1957	09/04/09	0.00	3/3	389,000	389,000
3544 Division St	Los Angeles	594, J3	2	1	720	5460sf	1957	09/02/09	540.28	5/3	389,000	389,000
3789 Cazador St	Los Angeles	594, J2	3	2	0	4626sf	1964	09/01/09	0.00	6/0	575,000	575,000
1263 El Paso Dr	Los Angeles	594, J1	3	3	2,063	4678sf	2006	08/31/09	278.72	7/6	575,000	575,000
5003 Irvington Pl	Los Angeles	595, B2	4	1	1,408	5525sf	1947	09/04/09	188.14	3/3	264,900	264,900
5159 Lincoln Ave	Highland Park	595, B1	3	2	1,128	5400sf	1920	08/28/09	274.38	7/6	309,500	309,500
224 S Avenue 55	Los Angeles	595, C3	2	1	864	7630sf	1915	09/01/09	376.16	6/4	325,000	325,000
5211 Coringa Dr	Los Angeles	565, B7	2	1	1,014	6600sf	1922	09/01/09	359.86	6/3	364,900	364,900
1491 N Avenue 57	Highland Park	565, C7	2	1	757	5400sf	1951	08/18/09	528.25	20/4	399,888	399,888
5664 Raber St	Los Angeles	565, C7	3	2	1,565	7500sf	1966	09/03/09	271.57	4/4	425,000	425,000
4943 Hellman Ave	Los Angeles	595, E3	5	3	3,311	15002sf	1961	09/02/09	250.08	3/90	828,000	828,000
1859 N Ditman Ave	Los Angeles	635, D1	5	4	2,517	6146sf	1940	09/01/09	119.19	5/2	300,000	300,000
4306 Latona Ave	Los Angeles	595, B5	2	1	728	4414sf	1921	09/01/09	273.35	5/5	199,000	199,000
3961 Via Marisol #206	Los Angeles	595, D4	3	2	1,262	4.247ac	1982	09/03/09	1.58	4/4	2,000	2,000
4499 Via Marisol ## 230	Los Angeles	595, D4	1	1	795	5.105ac	1981	08/31/09	301.76	6/32	239,900	239,900
476 Museum Dr	Los Angeles	595, A3	2	1	592	5395sf	1925	08/30/09	336.15	6/6	199,000	199,000
4566 Cleland Ave	Los Angeles	595, A2	3	1	1,087	4891sf	1959	09/01/09	331.19	5/5	360,000	360,000
4861 Glenalbyn Dr	Los Angeles	595, A3	3	2	1,650	3510sf	2009	09/03/09	348.48	4/4	575,000	575,000
971 Terrace 49	Los Angeles	595, A2	4	3	2,381	17119sf	1910	08/31/09	404.45	7/4	963,000	963,000
5327 Ellenwood Dr	Los Angeles	564, J5	4	3	2,117	15331sf	1977	09/02/09	247.99	5/2	625,000	525,000
Listing Count 28		Averages			1,372				287.97	6/8	386,709	383,138
					High 963,000				Low 2,000		Median 346,000	

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

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ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
4120 Supreme Ct	Los Angeles	595, C7	0	0	0	3876sf	1924	09/03/09	0	0.00	3/3	103,950	103,950
615 S Avenue 60	Highland Park	595, E3	0	0	1,352	5575sf	1917	09/01/09	0	184.17	4/126	249,000	249,000
3209 Baldwin St	Los Angeles	635, B1	0	0	0	5880sf	1924	08/28/09	0	0.00	9/9	435,000	435,000
5773 Omaha St	Los Angeles	595, D3	0	0	1,110	4748sf	1930	09/01/09	0	261.71	6/475	290,500	290,500
517-517 1/2 Clifton St	Los Angeles	595, B7	2	2	1,176	6000sf	1924	09/02/09	1	148.72	3/3	174,900	174,900
3828 Midland St	Los Angeles	595, A5	0	0	1,296	3397sf	1923	09/03/09	2	111.81	4/4	144,900	144,900
Listing Count 6	Averages				1,234					176.60	5/103	233,042	233,042
					High 435,000				Low 103,950			Median 211,950	
Report Count 34	Report Averages				1,353					272.61	6/25	359,591	356,650

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