

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/14/09 at 3:55am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3343 Roseview Ave	Cypress Park	594, H5	4	2	1,479	5319sf	1912	09/12/09	269.78	2/1	399,000	399,000
1353 N Avenue 46	Los Angeles	595, A1	2	1	789	19840sf	1922	09/11/09	380.10	3/74	299,900	299,900
2478 Colorado Blvd	Eagle Rock	564, J6	3	2	1,062	4966sf	1946	09/06/09	375.71	6/3	399,000	399,000
4846 Glacier Dr	Los Angeles	565, C6	3	1	1,241	5753sf	1912	09/08/09	394.04	5/5	489,000	489,000
4241 Huntington Dr	Los Angeles	595, C7	3	1	971	4878sf	1926	09/08/09	140.70	6/5	136,620	136,620
4750 Templeton St #1111	El Sereno	595, E6	2	2	1,052	1258sf	1995	09/13/09	170.15	1/1	179,000	179,000
4755 Templeton St #2111	Los Angeles	595, E6	2	2	1,121		1995	09/11/09	173.95	3/2	195,000	195,000
1031 N Avenue 67	Los Angeles	595, F1	3	3	2,654	3311sf	1990	09/08/09	187.64	6/6	498,000	498,000
2948 W Avenue 34	Los Angeles	594, G2	3	3	1,424	5208sf	1940	09/10/09	200.14	4/4	470,000	285,000
2625 W Avenue 32	Los Angeles	594, G3	2	1	1,127	5837sf	1923	09/11/09	332.30	3/3	374,500	374,500
3651 Mimosa Dr	Los Angeles	594, H2	2	2	1,426	5106sf	1948	09/08/09	272.79	6/6	389,000	389,000
6331 Arroyo Glen St	Los Angeles	595, D2	2	1	942	4680sf	1891	09/08/09	201.59	6/4	189,900	189,900
6223 Echo St	Highland Park	595, D2	2	1	960	5920sf	1912	09/09/09	270.83	5/4	260,000	260,000
5209 Range View Ave	Los Angeles	595, B1	2	1	784	5166sf	1920	09/08/09	379.97	4/4	297,900	297,900
368 Leslie Way	Los Angeles	595, C3	5	4	1,756	5616sf	1958	09/11/09	174.72	3/3	306,800	306,800
349 Vista Pl	Los Angeles	595, E1	2	1	1,476	4800sf	1906	09/08/09	240.51	6/6	355,000	355,000
1025 N Avenue 64	Los Angeles	595, E1	2	1	1,160	7483sf	1904	09/10/09	344.74	4/4	399,900	399,900
5418 Stratford Rd	Los Angeles	595, C1	2	1	1,080	5200sf	1924	09/08/09	249.07	4/4	269,000	269,000
5722 Benner St	Los Angeles	595, C3	3	1	1,008	5939sf	1923	09/03/09	267.86	3/3	270,000	270,000
4231 Portola Ave	Los Angeles	595, F5	2	1	1,104	6708sf	1926	09/11/09	303.44	3/3	335,000	335,000
1309 N Avenue 57	Los Angeles	595, C1	2	1	1,057	7000sf	1911	09/10/09	271.52	4/2	287,000	287,000
1130 Pagoda Pl	Los Angeles	595, B6	3	2	1,215	5610sf	1950	09/10/09	263.37	4/2	320,000	320,000
726 E Avenue 43	Los Angeles	595, B5	4	2	2,340	7855sf	1985	09/09/09	175.21	5/5	410,000	410,000
860 Montecito Dr	Montecito Hei	595, B5	3	3	1,718	2726sf	1999	09/12/09	288.13	1/1	495,000	495,000
4080 Via Marisol #239	Los Angeles	595, D5	2	2	1,178		1981	09/09/09	261.88	5/4	308,500	308,500
4201 Via Marisol #333	Los Angeles	595, D4	2	2	1,369		1987	09/09/09	254.93	5/4	349,000	349,000
4589 Via Marisol #367	Los Angeles	595, D4	2	2	1,038	5.105ac	1981	09/11/09	342.97	3/3	356,000	356,000
4225 Via Arbolada	Monterey Hill	595, D5	2	3	1,824	9413sf	1983	09/13/09	257.13	1/1	469,000	469,000
233 S Avenue 50	Los Angeles	595, B3	3	1	1,516	9150sf	1946	09/12/09	247.36	2/2	375,000	375,000
4739 Nob Hill Dr	Los Angeles	595, A2	3	2	1,900	5318sf	1959	09/10/09	265.79	3/188	505,000	505,000
4857 Granada St	Mount Washing	595, A3	3	2	1,067	1344sf	2009	09/11/09	486.41	3/2	519,000	519,000
5308 Monterey Rd	Los Angeles	595, D4	2	1	850	6054sf	1959	09/10/09	351.76	4/3	299,000	299,000
5906 Hellman Ave	Los Angeles	595, E4	4	2	1,915	7500sf	1980	09/12/09	328.46	2/1	629,000	629,000
Listing Count 33		Averages			1,321				276.51	4/11	358,607	353,001
					High 629,000				Low 136,620		Median 349,000	

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

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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
4750 Eagle Rock Blvd	Los Angeles	565, A7	1	5	1,904	4341sf	1941	09/11/09	1	231.09	3/672	440,000	440,000
4833 College View Ave	Eagle Rock	564, J6	2	3	1,853	7669sf	1924	09/12/09	3	310.04	2/2	574,500	574,500
1980 Addison Way	Eagle Rock	565, A6	0	0	3,232		1929	09/08/09	0	185.33	5/5	599,000	599,000
5122 Oakland St	Los Angeles	595, F5	8	6	4,084	6447sf	1962	09/10/09	6	176.30	1/1	720,000	720,000
5133 Baltimore St	Los Angeles	595, B1	3	3	1,800	4802sf	1939	09/05/09	1	180.56	7/7	325,000	325,000
2822 Johnston St	Los Angeles	595, A7	0	0	0	4578sf	1924	09/10/09	0	0.00	3/3	150,000	150,000
2044 Hancock #1-6	Los Angeles	635, B1	0	0	4,014	8189sf	1950	09/08/09	0	158.20	6/6	635,000	635,000
Listing Count 7		Averages			2,815					206.92	4/99	491,929	491,929
					High 720,000				Low 150,000			Median 574,500	
Report Count 40		Report Averages			1,551					265.81	4/26	381,938	377,313

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