

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/21/09 at 3:15am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1343 Neola St	Eagle Rock	565, C6	2	2	848	2030sf	1933	09/16/09	282.90	5/5	239,900	239,900
1956 Nolden St	Los Angeles	565, C7	3	1	1,458	6430sf	1913	09/16/09	325.79	5/3	475,000	475,000
1016 Glen Arbor Ave	Los Angeles	565, D6	3	1	1,046	4131sf	1949	09/15/09	454.11	6/6	475,000	475,000
4916 Buchanan St	Los Angeles	595, A1	3	2	1,086	5400sf	1921	09/15/09	458.56	6/4	498,000	498,000
1200 Saginaw St	Eagle Rock	565, C6	3	4	2,200	6830sf	2009	07/08/09	295.00	75/3	649,000	649,000
5467 Dahlia Dr	Eagle Rock	565, B5	4	3	2,946	12196sf	1928	09/20/09	288.19	1/1	849,000	849,000
3201 Kenneth Dr	Los Angeles	595, D6	3	2	1,318	5600sf	1964	09/15/09	226.10	6/6	298,000	298,000
4750 Templeton St #1111	El Sereno	595, E6	2	2	1,052	1258sf	1995	09/13/09	166.35	8/6	179,000	175,000
3319 Minto Ct	Los Angeles	595, E6	2	1	1,170	4719sf	1940	09/15/09	332.48	6/1	389,000	389,000
4936 Seldner	Los Angeles	635, E2	3	4	2,676	6377sf	2009	07/29/09	184.98	54/2	495,000	495,000
3019 Hallett Ave	Los Angeles	594, G3	2	1	760	3000sf	1923	09/14/09	394.61	7/7	249,900	299,900
3518 Maceo St	Los Angeles	594, J5	2	1	1,089	4800sf	1947	09/14/09	275.39	7/6	299,900	299,900
2909 Moss Ave	Los Angeles	594, G2	2	1	1,016	7599sf	1919	09/12/09	392.72	5/357	399,000	399,000
4780 York Blvd	Highland Park	595, A1	2	2	1,190	5183sf	1924	09/19/09	236.13	1/1	281,000	281,000
1107 Cresthaven Dr	Los Angeles	565, E7	3	3	2,399	10117sf	2001	09/02/09	414.76	3/3	995,000	995,000
477 Quail Dr	County - Los	595, A4	1	1	483	3900sf	1946	09/14/09	579.50	7/7	279,900	279,900
3209 Arvia	Glassell Park	594, H5	3	2	0	5236sf	1912	09/15/09	0.00	6/6	312,000	312,000
4420 Wawona St	Los Angeles	564, H7	4	2	2,101	9557sf	1977	09/16/09	295.10	5/3	620,000	620,000
4455 Portola Ave	Los Angeles	595, F4	2	1	680	6500sf	1937	09/17/09	165.44	4/3	112,500	112,500
4309 W Avenue 41	Los Angeles	564, H7	3	2	2,348	7200sf	1930	09/14/09	218.91	7/5	525,000	514,000
624 Oleander Dr	Los Angeles	565, D7	3	2	1,200	8710sf	1957	09/17/09	333.33	4/3	399,999	399,999
860 Montecito Dr	Montecito Hei	595, B5	3	3	1,718	2726sf	1999	09/12/09	288.13	8/8	495,000	495,000
4209 Via Arbolada #336	Los Angeles	595, D4	2	2	1,120	2030sf	1981	09/14/09	285.63	7/7	319,900	319,900
3961 Via Marisol #321	Los Angeles	595, D5	2	2	1,011	4.247ac	1982	09/16/09	345.20	5/5	349,000	349,000
4225 Via Arbolada	Monterey Hill	595, D5	2	3	1,824	9413sf	1983	09/13/09	262.61	8/7	469,000	479,000
575 Milton Ct	Los Angeles	595, A3	2	2	1,063	6600sf	1925	09/15/09	450.61	6/3	479,000	479,000
924 Oneonta Dr	Mount Washing	594, B3	3	3	2,500	4799sf	New	09/18/09	259.96	3/3	649,900	649,900
4816 Toland Way	Los Angeles	595, A2	3	2	1,408	7000sf	1928	09/12/09	496.45	9/1	699,000	699,000
5718 Monte Vista St	Los Angeles	595, C2	3	1	1,056	2688sf	1905	09/15/09	283.14	6/5	299,000	299,000
950 Dexter St	Los Angeles	595, B2	2	2	1,632	10149sf	1947	09/02/09	281.86	19/6	460,000	460,000
5906 Hellman Ave	Los Angeles	595, E4	4	2	1,915	7500sf	1980	09/12/09	328.46	9/8	629,000	629,000
Listing Count 31		Averages			1,477				320.08	10/16	447,416	448,868
					High 995,000				Low 112,500		Median 460,000	

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
907 Cypress Ave	Los Angeles	594, J5	0	0	3,056	5009sf	1910	09/16/09	4	140.71	5/5	400,000	430,000
1101 Cypress Ave	Los Angeles	594, H5	0	0	785	2395sf	1921	09/17/09	0	254.78	4/4	199,999	199,999
1406-1408 Oak Grove Dr	Eagle Rock	565, C7	4	3	1,944	8003sf	1923	09/19/09	2	297.33	2/123	578,000	578,000
3838-3842 W Avenue 41	Los Angeles	594, H1	2	2	1,264	4790sf	1929	09/14/09	2	367.88	7/7	465,000	465,000
1816 N Avenue 56	Los Angeles	565, C7	4	2	1,022	6999sf	1913	09/15/09	2	321.14	6/6	328,200	328,200
522 N Avenue 50	Los Angeles	595, B3	0	0	1,896	6665sf	1907	09/14/09	0	237.34	7/7	450,000	450,000
207 N Avenue 54	Los Angeles	595, C3	6	6	3,540	11505sf	1920	09/15/09	1	225.14	5/5	797,000	797,000
3842 Drysdale Ave #2	Monterey Hill	595, E5	0	0	1,960	7100sf	1923	09/15/09	0	117.70	6/6	230,700	230,700
723 Aragon Ave #4	Los Angeles	594, J5	0	0	3,009	7840sf	1909	09/16/09	0	224.33	5/5	675,000	675,000
Listing Count 9		Averages			2,053					242.93	5/19	458,211	461,544
					High 797,000				Low 199,999			Median 450,000	
Report Count 40		Report Averages			1,610					302.28	9/16	449,845	451,720

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