

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/28/09 at 3:53am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
510 E Avenue 39	Los Angeles	595, B6	2	1	1,052	5270sf	1910	09/21/09	223.38	7/7	235,000	235,000
3400 Smith St	Los Angeles	595, A6	2	1	791	2962sf	1890	09/22/09	221.24	7/6	175,000	175,000
2652 Saxon Dr	Eagle Rock	564, J7	3	2	1,500	3060sf	1924	09/21/09	200.00	7/3	300,000	300,000
4833 Genevieve Ave	Los Angeles	565, C6	2	2	1,010	3100sf	1913	09/23/09	391.09	4/4	395,000	395,000
2317 Laverna Ave	Los Angeles	564, J6	4	3	1,504	6599sf	1924	09/24/09	265.29	4/3	399,000	399,000
4740 Wiota St	Eagle Rock	565, C6	4	2	1,568	7013sf	1963	09/22/09	283.80	6/5	445,000	445,000
1115 Yosemite Dr	Eagle Rock	565, A6	3	2	1,100	3400sf	1913	09/23/09	450.00	5/5	495,000	495,000
1210 Glen Arbor Ave	Los Angeles	565, D6	3	2	1,516	5392sf	1940	07/20/09	379.29	5/5	575,000	575,000
5467 Dahlia Dr	Eagle Rock	565, B5	4	3	2,946	12196sf	1928	09/20/09	280.04	8/3	849,000	825,000
3917 Lowell Ave	Los Angeles	595, G5	3	1	934	7753sf	1947	09/25/09	176.55	3/3	164,900	164,900
4437 Lynnfield St	Los Angeles	595, D7	2	1	780	5401sf	1948	09/23/09	257.69	5/5	201,000	201,000
2753 Ballard St	Los Angeles	595, E7	3	1	1,239	4704sf	1953	09/23/09	189.67	5/5	245,000	235,000
4625 Catalpa St	Los Angeles	635, D2	2	1	1,050	5445sf	1947	09/21/09	271.43	7/7	285,000	285,000
4516 Huntington Dr	Los Angeles	595, D6	4	1	1,710	7056sf	1925	09/27/09	210.53	1/1	360,000	360,000
2912 Rodin Pl	Los Angeles	564, H6	4	2	1,942	5610sf	1963	09/21/09	270.34	7/3	525,000	525,000
3819 Brilliant Dr	Los Angeles	594, H2	4	4	2,115	7130sf	1978	09/23/09	295.51	5/5	625,000	625,000
501 San Pascual Ave	Los Angeles	595, E2	2	1	760	4378sf	1922	09/21/09	380.26	7/7	289,000	289,000
716 Aldama	Los Angeles	595, B2	2	2	1,228	8000sf	1922	09/23/09	258.06	5/5	316,900	316,900
5701 Buchanan St.	Highland Park	631, G1	4	2	1,590	5600sf	1924	09/23/09	320.00	5/4	508,800	508,800
1107 Cresthaven Dr	Los Angeles	565, E7	3	3	2,399	10710sf	2001	09/22/09	414.76	6/5	995,000	995,000
6253 E Tipton Way	Los Angeles	565, D7	3	1	967	8712sf	1911	09/21/09	258.53	5/2	250,000	250,000
2691 Carleton Ave	Los Angeles	594, J5	3	2	1,125	4000sf	1912	09/21/09	141.33	7/5	159,000	159,000
3029 Johnston St	Los Angeles	595, A7	2	1	668	5706sf	1921	09/22/09	179.49	6/3	119,900	119,900
4141 Via Marisol #319	Los Angeles	595, D4	3	2	1,363		1981	09/24/09	260.45	4/2	355,000	355,000
4209 Via Arbolada #236	Los Angeles	595, D4	2	2	1,120	2030sf	1981	09/26/09	340.18	2/2	381,000	381,000
150 N Avenue 61	Los Angeles	595, D2	3	2	1,226	4960sf	1921	09/22/09	325.45	6/6	399,000	399,000
4893 Axtell St	Los Angeles	595, E6	2	1	640	4920sf	1922	09/21/09	218.75	7/5	140,000	140,000
228 N Avenue 59	Los Angeles	595, C2	3	2	939	3250sf	1906	09/21/09	202.34	7/5	190,000	190,000
4622 Catalpa St	Los Angeles	635, D2	4	2	1,276	4800sf	1946	09/15/09	211.52	13/5	269,900	269,900
948 Dexter St	Los Angeles	595, A2	2	1	1,240	17100sf	1954	09/23/09	262.10	4/1	325,000	325,000
4760 W Templeton St #3222	Los Angeles	595, E6	3	3	1,194		1995	09/21/09	180.07	7/6	215,000	215,000
Listing Count 31		Averages			1,306				268.36	6/4	360,884	359,787
					High 995,000				Low 119,900			Median 316,900

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
5237 Eagledale Ave	Eagle Rock	564, H5	7	4	3,534	8899sf	1911	09/21/09	1	325.41	6/6	1,150,000	1,150,000
5017 N Huntington Dr	Los Angeles	595, F5	0	0	0	7492sf	1915	09/01/09	0	0.00	27/27	549,000	549,000
6253 Strickland Ave	Los Angeles	565, D7	0	0	0	4660sf	1924	09/23/09	2	0.00	5/5	237,500	237,500
5685 Buchanan St	Los Angeles	595, C1	4	4	3,174	5994sf	1953	09/25/09	1	141.46	3/3	449,000	449,000
5507 Meridian St	Los Angeles	595, C1	6	3	3,334	6276sf	1955	09/21/09	1	164.97	2/2	550,000	550,000
2601 Griffin Ave	Los Angeles	595, A7	0	0	1,098	5619sf	1901	09/24/09	2	323.32	4/131	355,000	355,000
4934 Axtell St	Los Angeles	595, E6	5	4	2,194	7119sf	1922	09/22/09	1	91.16	5/5	200,000	200,000
5105 Templeton St	Los Angeles	595, F6	0	0	1,618	8407sf	1931	09/21/09	0	154.51	7/7	250,000	250,000
Listing Count 8	Averages				2,492					200.14	7/23	467,563	467,563
					High 1,150,000				Low 200,000			Median 402,000	
Report Count 39	Report Averages				1,498					257.30	6/8	382,767	381,895

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