

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 10/06/09 at 6:01pm

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4360 York Blvd	Los Angeles	594, J1	2	1	624	5227sf	1940	09/14/09	633.01	4/4	395,000	395,000
1900 Heidleman Rd	Los Angeles	635, E2	2	1	907	4801sf	1952	10/02/09	245.59	4/4	222,750	222,750
3852 Randolph Ave	Los Angeles	595, E5	2	2	1,416	7500sf	1960	09/30/09	229.52	6/4	325,000	325,000
3718 Toland Way	Los Angeles	594, G1	4	3	1,962	4870sf	2006	09/30/09	313.46	6/5	615,000	615,000
3464 Verdugo Vista Ter Ter	Los Angeles	594, J2	3	2	2,070	5304sf	1959	10/03/09	301.93	1/1	625,000	625,000
2927 Jeffries Ave	Los Angeles	594, J6	3	1	1,277	6340sf	1913	09/29/09	191.78	7/5	244,900	244,900
5928 Terrace Dr	Los Angeles	595, C2	3	1	1,008	7500sf	1921	10/03/09	360.12	3/0	363,000	363,000
3339 Roseview Ave	Los Angeles	594, H5	3	2	1,582	5304sf	1913	10/02/09	180.03	4/4	284,800	284,800
2512 Sichel St	Los Angeles	595, A7	2	2	1,440	4260sf	1904	09/28/09	242.36	6/6	349,000	349,000(V)
5141 Navarro St	Los Angeles	595, F6	3	2	1,188	7187sf	1941	08/19/09	218.86	48/5	260,000	260,000
4847 Klamath St	Los Angeles	595, E7	3	2	1,375	6420sf	1961	09/26/09	200.00	10/1	275,000	275,000
6140 Monterey Rd #232	Los Angeles	595, D3	2	2	1,177	801sf	1989	10/01/09	169.92	5/5	200,000	200,000
898 Temple #222	Los Angeles	595, D4	2	1	924	2735sf	1980	09/27/09	270.56	9/5	250,000	250,000
4499 Via Marisol #130B	Los Angeles	595, E4	1	1	795.5	1.105ac	1981	09/30/09	326.42	6/6	259,500	259,500
4210 Via Arbolada #125	Los Angeles	595, D4	1	1	626		1984	10/04/09	431.15	2/2	269,900	269,900
5304 Monterey Rd	Los Angeles	595, D4	2	1	916	7980sf	1960	10/05/09	382.10	1/1	350,000	350,000
300 W Avenue 45	Los Angeles	595, A4	2	1	0	5377sf	1917	10/01/09	0.00	5/5	440,000	440,000
3348 Scarboro St	Los Angeles	594, H4	2	1	1,024	6650sf	1924	09/25/09	437.01	11/3	447,500	447,500
4545 San Andreas Ave	Los Angeles	594, J3	3	3	1,563	5640sf	1979	10/05/09	348.69	1/0	545,000	545,000
4613 Jessica Dr	Los Angeles	594, J2	3	2	1,206	7500sf	1925	09/29/09	468.49	7/6	565,000	565,000
2601 W Avenue 34	Los Angeles	594, H2	2	1	1,138	5240sf	1924	10/01/09	219.68	7/1	250,000	250,000
3547 Fletcher Dr	Los Angeles	594, G1	3	2	1,042	4356sf	1921	09/30/09	277.43	5/5	289,080	289,080
3705 Division St	Los Angeles	594, J3	3	2	1,500	7650sf	2002	10/06/09	260.70	0/0	391,050	391,050
3638 Roseview Ave	Los Angeles	594, J4	3	3	0	16280sf		10/01/09	0.00	5/5	449,000	449,000
3640 Roseview Ave	Los Angeles	594, J4	3	3	2,676	13136sf	2006	10/01/09	242.53	5/5	649,000	649,000
2218 Oros St	Los Angeles	594, H6	3	2	1,240	3920sf	1927	09/28/09	305.65	8/0	379,000	379,000
Listing Count 26		Averages			1,278				302.37	7/3	372,826	372,826
					High 649,000				Low 200,000			Median 349,500

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

Featured properties may not be listed by the office/agent presenting this brochure.

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Information is provided as a courtesy by the i-Tech MLS, has not been verified, is not guaranteed, and is subject to change. The method and manner of calculating Days On Market (DOM) may not reflect the total number of days a property has been made available for sale.

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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
1532 N Avenue 45	Los Angeles	594, J1	7		42,953	10592sf	1921	10/01/09	4	168.98	5/5	499,000	499,000
5068 Ithaca Ave	Los Angeles	595, E7	4	1	1,920	4946sf	1953	10/05/09	4	171.88	1/1	330,000	330,000
4141-4147 Abner St	Los Angeles	635, C2	6		43,000	8062sf	1952	09/30/09	3	196.33	6/6	589,000	589,000
3330 Chapman St	Los Angeles	594, F1	0		07,428	9583sf	1963	10/05/09	5	141.22	1/1	1,049,000	1,049,000
5117 Baltimore St	Los Angeles	595, B1	4		31,212	4801sf	1926	09/28/09	2	371.20	6/6	449,900	449,900
206 E Avenue 40	Los Angeles	595, A5	0	0	560	7492sf	1921	10/05/09	4	1,069.64	1/1	599,000	599,000
410 Chestnut Ave	Los Angeles	595, E2	0	0	0	7496sf	1998	09/26/09	2	0.00	10/10	600,000	600,000
2662 Pasadena Ave	Los Angeles	595, A7	0		04,712	6795sf	1928	09/28/09	5	164.47	8/8	775,000	775,000
6188 Mesa Ave	Los Angeles	595, D2	4		42,094	7499sf	1922	09/30/09	1	269.82	6/6	565,000	565,000
2256 Elmgrove St	Los Angeles	594, H6	0	0	0	5140sf	1923	09/28/09	0	0.00	8/8	249,000	249,000
Listing Count 10	Averages				2,985					319.19	5/5	570,490	570,490
					High 1,049,000				Low 249,000			Median 577,000	
Report Count 36	Report Averages				1,705					306.58	6/4	427,733	427,733

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