

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 12/21/09 at 3:45am

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**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
2310 Lillyvale Ave. #125	El Sereno	635, G1	3 2	(2 0 0 0)	1,089		1983	12/09/09	246.10	12	268,000	268,000
2585 Hyler Ave	Eagle Rock	677, A1	2 1	(1 0 0 0)	1,004	4760sf	1958	12/15/09	396.41	6	398,000	398,000
5008 College View Ave	Los Angeles	564, J6	2 1	(0 0 0 0)	1,541	6300sf	1939	12/15/09	340.69	6	525,000	525,000
1231 Eagle Vista Dr	Los Angeles	565, C5	2 2	(2 0 0 0)	1,600	7475sf	1958	12/13/09	343.75	8	550,000	550,000
4760 Templeton St #3329	Los Angeles	595, E6	3 2	(0 0 0 0)	1,396		1995	12/15/09	180.44	6	251,900	251,900
4755 Templeton St #2221	Los Angeles	595, E6	3 3	(0 0 0 0)	1,410		1995	12/15/09	141.13	6	199,000	199,000
3525 Cazador St	Los Angeles	594, H3	3 2	(1 0 1 0)	1,477	4820sf	1981	12/15/09	222.75	6	329,000	329,000
3329 Cazador St	Los Angeles	594, H3	3 1	(1 0 0 0)	1,230	13991sf	1920	12/11/09	268.29	10	330,000	330,000
1712 Kemper St	Los Angeles	594, H4	3 3	(2 0 0 1)	1,818	5009sf	1992	12/13/09	327.28	8	595,000	595,000
4041 Ave 42	Los Angeles	564, H7	4 4	(3 0 1 0)	2,144	6752sf	2009	12/16/09	362.41	5	777,000	777,000
917 N Avenue 51	Highland Park	595, B2	2 2	(1 1 0 0)	988	5998sf	1955	12/17/09	197.37	4	195,000	195,000
533 Terrill Ave	Los Angeles	595, D4	3 2	(1 1 0 0)	2,173	3615sf	1947	12/14/09	123.79	5	26,900	269,000
5314 Stratford Rd	Los Angeles	595, B1	2 1	(1 0 0 0)	1,067	5200sf	1923	12/12/09	332.71	9	355,000	355,000
4934 Range View Ave	Los Angeles	595, B1	4 2	(2 0 0 0)	1,677	5184sf	1923	12/18/09	238.52	1	399,993	399,993
1025 Adelante Ave	Highland Park	565, F7	4 3	(2 0 1 0)	2,430	6900sf	1963	12/18/09	246.50	3	599,000	599,000
3711 E Baldwin St #708	Los Angeles	,	2 2	(2 0 0 0)	1,060		2008	10/06/09	259.43	76	275,000	275,000
4010 Amethyst Ct	Los Angeles	595, C7	4 3	(2 1 0 0)	1,877	4051sf	1993	12/14/09	90.52	6	169,900	169,900
4831 Algoma Ave	Los Angeles	565, B6	2 1	(0 1 0 0)	672		1923	12/15/09	334.82	5	225,000	225,000
4118 Berenice Ave	Los Angeles	595, B6	3 1	(1 0 0 0)	1,462	5197sf	1912	12/15/09	238.71	6	349,000	349,000
4080 Via Marisol #330	Los Angeles	595, D5	2 2	(0 0 0 0)	1,100		1981	12/15/09	243.00	6	267,300	267,300
4589 Via Marisol #367	Los Angeles	595, D4	2 2	(2 0 0 0)	1,038	22368sf	1981	12/19/09	316.96	2	329,000	329,000
726 Portola Terrace	Los Angeles	595, E4	3 3	(3 0 0 0)	1,411	4735sf	1979	12/17/09	304.68	4	429,900	429,900
216 Mount Washington Dr	Los Angeles	595, A5	3 1	(1 0 1 0)	1,756	6830sf	1910	12/16/09	312.64	5	549,000	549,000
<b>Listing Count 23</b>		<b>Averages</b>			<b>1,453</b>				<b>263.87</b>	<b>9</b>	<b>364,908</b>	<b>375,434</b>
					<b>High 777,000</b>				<b>Low 169,900</b>			<b>Median 330,000</b>

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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### CMA Report

Listings as of 12/21/09 at 3:45am

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**RESIDENTIAL INCOME**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
4465 Turquoise St	Los Angeles	595, C7	0 0	(0 0 0 0)	0	7492sf	1911	12/09/09	3	0.00	12	250,000	230,000
4420 Moonstone Dr	Los Angeles	595, C7	0 0	(0 0 0 0)	0	4007sf	1920	12/16/09	2	0.00	5	235,000	235,000
3723 Locke Ave	Los Angeles	595, E5	0 0	(0 0 0 0)	0	7492sf	1922	12/15/09	0	0.00	6	365,000	365,000
5114 Templeton St	Los Angeles	595, F6	0 0	(0 0 0 0)	0	8973sf	1925	12/18/09	3	0.00	3	389,000	389,000
1953 Lansdowne Ave	Los Angeles	635, F2	0 0	(0 0 0 0)	1,460	4965sf	1941	12/15/09	2	307.53	6	449,000	449,000
5222 San Rafael Ave	Los Angeles	595, B2	0 0	(0 0 0 0)	0	4443sf	1928	12/18/09	0	0.00	3	350,000	350,000
4934 Range View Ave	Los Angeles	595, B1	4 2	(2 0 0 0)	1,677	5184sf	1923	12/18/09	4	238.52	3	399,993	399,993
3114 Altura	Los Angeles	595, B7	0 0	(0 0 0 0)	0		1923	12/12/09	2	0.00	9	215,900	215,900
206 E Avenue 40	Lincoln Heigh	595, A5	1 7	(7 0 0 0)	2,864	7492.000ac	1921	12/16/09	5	204.26	5	585,000	585,000
316 Ulysses St	Los Angeles	595, A5	3 3	(3 0 0 0)	1,998	9330sf	1919	11/23/09	1	147.65	5	295,000	295,000
3926 Homer St	Los Angeles	595, A6	0 0	(0 0 0 0)	1,576		1923	12/10/09	3	104.70	11	165,000	165,000
410 Lewis St	Los Angeles	595, E1	0 0	(0 0 0 0)	1,607	2482sf	1926	12/16/09	2	161.79	5	260,000	260,000
479 Crane Blvd	Los Angeles	595, B4	0 0	(0 0 0 0)	1,710		1923	12/05/09	0	192.40	16	399,000	329,000
<b>Listing Count 13</b>		<b>Averages</b>			1,842					193.84	7	335,223	328,299
				<b>High</b>	585,000			<b>Low</b>	165,000			<b>Median</b>	329,000
<b>Report Count 36</b>		<b>Report Averages</b>			1,544					247.53	8	354,189	358,414

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