

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/25/10 at 6:30am

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RESIDENTIAL

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
3827 W Avenue 41 #18	Los Angeles	Out of Area,	3	2	(2 0 0 0)	1,319	1995sf	1981	01/19/10	211.52	106	299,000	279,000
4181 York	Eagle Rock	594, H1	2	1	(1 0 0 0)	956	5881sf	1928	12/30/08	311.72	252	455,000	298,000
1534 Waldran Ave	Eagle Rock	565, B6	3	2	(2 0 0 0)	1,374	7000sf	1922	01/19/10	345.71	64	500,000	475,000
5228 Monte Bonito Dr	Eagle Rock	565, C5	3	2	(2 0 0 0)	2,096	7928sf	1930	01/21/10	328.72	13	689,000	689,000
4568 Huntington Dr	Los Angeles	595, D6	2	1	(0 0 0 0)	1,098	4225sf	1921	07/14/09	141.40	8	155,256	155,256
5504 Dobbs St #7	Los Angeles	635, G1	3	2	(2 0 0 0)	1,089		1982	01/19/10	173.55	0	189,000	189,000
176 French Ave	Los Angeles	595, A6	3	1	(0 0 0 0)	814	4480sf	1922	01/21/10	316.95	7	258,000	258,000
3880 Sunbeam Dr	Glassell Park	594, H2	4	3	(1 1 1 0)	1,982	4857sf	1966	01/23/10	227.04	10	450,000	450,000
711 Bridewell St #1	Los Angeles	595, F2	2	1	(0 0 0 0)	1,060		2003	01/16/10	141.42	178	249,000	149,900
4915 Eldred St	Los Angeles	595, B3	2	2	(1 1 0 0)	580	5427sf	1924	01/19/10	360.34	88	209,000	209,000
5356 Irvington Pl	Highland Park	595, B2	2	1	(1 0 0 0)	1,098	4936sf	1913	01/16/10	223.13	8	245,000	245,000
4945 Highland View Ave	Los Angeles	565, A6	3	1	(1 0 0 0)	1,096	6040sf	1924	01/20/10	318.89	30	349,500	349,500
649 S Avenue 60	Los Angeles	595, E3	3	1	(1 0 0 0)	1,296	5600sf	1915	01/21/10	270.06	79	350,000	350,000
2347 Prince St	Los Angeles	635, C1	2	1	(1 0 0 0)	832	5500sf	1908	01/18/10	257.21	88	239,800	214,000
3531 Lowell Ave	Los Angeles	595, G6	2	1	(1 0 0 0)	1,123	4800sf	1936	09/26/08	267.14	2	300,000	300,000
533 Neva Pl	Los Angeles	595, D1	2	1	(1 0 0 0)	792	4600sf	1908	01/20/10	208.33	3	165,000	165,000
2330 Highbury Ave	Los Angeles	595, G7	3	2	(2 0 0 0)	1,110	4756sf	1939	01/19/10	162.07	7	179,900	179,900
5375 Bohlig Rd	Los Angeles	635, F1	3	2	(2 0 0 0)	1,230	4800sf	1941	01/17/10	215.37	10	264,900	264,900
717 Montecito Dr	Los Angeles	595, C5	4	4	(0 0 0 0)	2,994	5880sf	2005	01/16/10	200.07	38	650,000	599,000
5123 Raphael St	Los Angeles	595, B2	2	2	(2 0 0 0)	1,134	4800sf	1924	01/19/10	226.54	13	256,900	256,900
3576 Shurtleff Ct	Los Angeles	595, A5	2	2	(0 0 0 0)	1,196	4240sf	1923	01/15/10	246.66	23	295,000	295,000
708 Cross Ave	Los Angeles	595, A3	2	2	(2 0 0 0)	1,172	5423sf	1944	01/19/10	354.10	252	425,000	415,000
1755 Sunny Heights Dr	Mount Washing	594, J3	4	3	(3 0 0 0)	2,362	9240sf	1965	01/22/10	239.20	42	565,000	565,000
4338 Beagle St	Los Angeles	595, C7	4	2	(2 0 0 0)	1,549	3200sf	1910	01/02/10	154.87	11	239,900	239,900
4003 Harriman Ave	Los Angeles	595, E5	4	3	(2 0 1 0)	1,928	7500sf	2005	01/15/10	165.98	7	320,000	320,000
740 Portola Ter	Los Angeles	595, E4	3	3	(2 0 1 0)	1,649	4735sf	1979	01/19/10	249.79	50	431,900	411,900
Listing Count 26		Averages				1,343				242.99	53	335,810	320,121
						High 689,000				Low 149,900		Median 287,000	

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

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Listings as of 01/25/10 at 6:30am

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RESIDENTIAL INCOME

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
3723 Locke Ave	Los Angeles	595, E5	00	(0 0 0 0)	0	7492sf	1922	01/20/10	0	0.00	36	365,000	365,000
6070 Myosotis St	Los Angeles	595, D1	00	(0 0 0 0)	1,256	4880sf	1922	01/05/10	2	191.08	119	278,000	240,000
6242 Mount Angelus Dr	Los Angeles	595, D2	00	(0 0 0 0)	0	4095sf	1924	01/19/10	2	0.00	8	259,900	259,900
5910 Echo St	Los Angeles	595, D3	00	(0 0 0 0)	1,144	4965sf	1922	01/16/10	2	279.72	17	320,000	320,000
408 S Avenue 20	Los Angeles	635, A1	00	(0 0 0 0)	0	9074sf	1895	01/15/10	4	0.00	2	285,000	285,000
Listing Count 5		Averages			1,200					235.40	36	301,580	293,980
					High 365,000			Low 240,000				Median 285,000	
Report Count 31		Report Averages			1,333					242.45	51	330,289	315,905

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