

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 02/08/10 at 5:41am

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**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
2215 Eastlake Ave	Los Angeles	635, B1	2 1	(1 0 0 0)	1,040	6125sf	1911	02/01/10	225.96	3	235,000	235,000
2806 Estara Ave	Los Angeles	594, G2	3 2	(2 0 0 0)	1,322	7500sf	1921	02/02/10	324.51	105	429,000	429,000
6400 Monterey Rd	Los Angeles	595, E3	2 1	(1 0 0 0)	1,001	4800sf	1915	02/05/10	244.66	9	244,900	244,900
408 N Avenue 61	Highland Park	595, C2	2 1	(1 0 0 0)	696	4000sf	1905	01/29/10	495.69	25	345,000	345,000
6017 Delphi St	Highland Park	595, D1	3 3	(2 0 1 0)	1,337	2750sf	1991	02/04/10	280.48	7	375,000	375,000
4937 Baltimore St	Los Angeles	595, A1	3 2	(2 0 0 0)	1,154	5397sf	1922	02/05/10	368.28	45	425,000	425,000
2345 Coral St	Lincoln Heigh	636, C1	3 3	(3 0 0 0)	1,550	6316sf	2010	02/01/10	93.55	33	250,000	145,000
3301 Darwin Ave	Los Angeles	635, B1	2 1	(1 0 0 0)	1,252	3080sf	1915	02/03/10	239.62	44	300,000	300,000
2621 N Thomas St	Los Angeles	595, B7	4 6	(5 1 0 0)	5,000	6098sf	2009	02/04/10	125.00	3	625,000	625,000
126 E AVE 37	Los Angeles	595, B6	2 1	(1 0 0 0)	1,502	4965sf	1922	02/04/10	145.14	303	440,000	218,000
1506 N Avenue 55	Los Angeles	595, C1	3 1	(1 0 0 0)	938	6300sf	1905	02/04/10	309.17	6	290,000	290,000
4149 W Avenue 40	Los Angeles	564, H7	2 1	(1 0 0 0)	624	5200sf	1924	02/02/10	520.83	175	325,000	325,000
497 W Avenue 44	Los Angeles	595, A4	3 1	(1 0 0 0)	1,460	8790sf	1924	02/03/10	159.45	6	240,000	232,800
1056 Pagoda Pl	Los Angeles	595, B6	2 1	(1 0 0 0)	1,224	5619sf	1942	02/05/10	230.51	8	282,150	282,150
6151 Outlook Ave	Los Angeles	595, D2	2 2	(1 1 0 0)	910	5000sf	1940	02/06/10	460.44	11	419,000	419,000
731 Museum Dr	Los Angeles	595, A3	3 3	(2 0 1 0)	2,566	2560sf	1996	12/18/09	229.15	60	498,000	588,000
810 N Avenue 51	Los Angeles	595, B2	2 1	(1 0 0 0)	640	5140sf	1922	02/04/10	382.81	292	245,000	245,000
5133 N Buchanan St	Los Angeles	595, B1	3 2	(2 0 0 0)	1,228	5397sf	1922	02/01/10	285.02	68	350,000	350,000
2411 Gatewood St	Los Angeles	594, H5	2 1	(0 0 0 0)	768	5760sf	1927	02/02/10	260.29	3	209,000	199,900
<b>Listing Count 19</b>		<b>Averages</b>			1,380				283.19	63	343,529	330,197
					<b>High 625,000</b>				<b>Low 145,000</b>		<b>Median 300,000</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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Listings as of 02/08/10 at 5:41am

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**RESIDENTIAL INCOME**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
4945 N Maywood Ave	Eagle Rock	565, A6	7 6	(5 0 0 1)	4,125	8494sf	Unkn	02/03/10	1	169.45	9	699,000	699,000
3417 Chadwick Dr	Los Angeles	595, F6	0 0	(0 0 0 0)	0	10541sf	1959	02/01/10	0	0.00	3	200,000	200,000
4939 Renovo St #1	Los Angeles	595, E5	0 0	(0 0 0 0)	3,332	9278sf	1965	02/03/10	4	109.84	9	366,000	366,000
6131-6133 Crestwood Way	Los Angeles	565, D7	2 2	(2 0 0 0)	854	2396sf	1926	02/01/10	1	286.89	0	245,000	245,000(V)
144 W Avenue 31 Ave	Los Angeles	595, A6	0 0	(0 0 0 0)	0	4922sf	1915	02/01/10	2	0.00	77	199,000	199,000
2601 Griffin Ave	Los Angeles	595, A7	0 0	(0 0 0 0)	2,174	5619sf	1901	02/02/10	2	156.39	61	300,000	340,000
5105 Templeton St	Los Angeles	595, F6	0 0	(0 0 0 0)	1,618	8407sf	1931	02/04/10	0	154.51	127	250,000	250,000
<b>Listing Count 7</b>		<b>Averages</b>			2,421					175.42	41	322,714	328,429
					<b>High 699,000</b>					<b>Low 199,000</b>		<b>Median 250,000</b>	
<b>Report Count 26</b>		<b>Report Averages</b>			1,596					260.74	57	337,925	329,721

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