

## CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 08/24/09 at 3:32am

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**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1814 N Eastern Ave	Los Angeles	635, E2	2	1	664	3258sf	1949	08/17/09	120.33	314/0	179,900	79,900
3517 Linda Vista Ter	Los Angeles	595, F6	2	1	741	6850sf	1922	08/17/09	148.45	4/0	110,000	110,000
241 S Avenue 57 #119	Los Angeles	595, C3	2	2	927		1962	08/21/09	143.37	79/0	147,263	132,905
3030 Valle Vista Dr #20	Glassell Park	594, H1	1	1	593	593sf	1979	08/18/09	234.40	104/104	175,000	139,000
6246 Mount Angelus Dr	Los Angeles	595, D2	1	1	748	3985sf	1925	08/21/09	187.03	47/0	166,500	139,900
3668 Rolle St	Los Angeles	595, B6	2	1	930	4800sf	1912	08/19/09	170.97	138/0	220,000	159,000
1150 Montecito Dr	Montecito Hei	595, B6	2	1	1,176	5532sf	1961	08/21/09	148.50	7/0	174,636	174,636
5400 S Huntington Dr	Los Angeles	595, G5	3	2	1,149	4704sf	1940	08/21/09	159.88	4/0	183,700	183,700
5020 Cavanagh Rd	Los Angeles	635, E1	2	2	1,436	5227sf	1916	08/18/09	156.69	73/0	299,700	225,000
4521 Mosher Ave	Los Angeles	595, B5	3	1	1,164	5052sf	1928	08/18/09	193.49	6/0	225,225	225,225
536 Meridian Ter	Los Angeles	595, D1	3	1	1,116	4600sf	1911	08/19/09	214.96	42/0	239,900	239,900
541 Terrill Ave	Los Angeles	595, D4	2	1	796	3789sf	1953	08/17/09	312.81	23/0	249,000	249,000
2318 W Avenue 31	Los Angeles	594, G3	2	1	946	4570sf	1939	08/19/09	290.70	12/0	275,000	275,000
4559 Catalpa St	Los Angeles	635, D2	2	1	1,018	5544sf	1940	08/21/09	283.89	100/0	299,000	289,000
1715 Isabel St	Los Angeles	594, H4	3	3	1,818	5009sf	1992	08/18/09	206.27	4/0	375,000	375,000
4317 Zaca Pl	Eagle Rock	564, H7	3	1	1,105	5190sf	1950	08/21/09	361.09	16/0	399,000	399,000
5649 Berkshire Dr	Los Angeles	595, G4	2	3	1,012	6580sf	1935	08/17/09	394.27	13/0	399,000	399,000
1368 Killarney Ave	Mount Washing	594, J4	3	2	1,624	5745sf	1952	08/21/09	323.28	83/261	548,000	525,000
5434 Mount Helena Ave	Los Angeles	565, C5	4	2	2,132	7950sf	1957	08/17/09	257.97	7/0	550,000	550,000
5479 Dahlia Drive	Eagle Rock	565, B5	4	2	2,608	5000sf	1928	08/21/09	268.02	8/0	699,000	699,000
<b>Listing Count 20</b>		<b>Averages</b>			<b>1,185</b>				<b>228.82</b>	<b>54/18</b>	<b>295,741</b>	<b>278,458</b>
					<b>High 699,000</b>				<b>Low 79,900</b>		<b>Median 232,562.50</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 08/24/09 at 3:32am

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**RESIDENTIAL INCOME**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
5307 Templeton St	Los Angeles	595, F6	0	0	1,367	7710sf	1924	08/20/09	0	146.23	280/280	299,900	199,900
4308 Guardia Ave	Los Angeles	595, F4	4	2	1,372	7606sf	1942	08/21/09	1	185.71	8/8	254,800	254,800
387 N Avenue 57	Los Angeles	595, C2	0	0	1,880	3489sf	1915	08/17/09	2	140.96	192/192	299,900	265,000
<b>Listing Count</b> 3		<b>Averages</b>			1,540					157.63	160/160	284,867	239,900
					<b>High</b> 265,000				<b>Low</b> 199,900			<b>Median</b> 254,800	
<b>Report Count</b> 23		<b>Report Averages</b>			1,231					219.53	68/37	294,323	273,429

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