

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 08/30/10 at 4:34am

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**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
1224 N Avenue 45	Los Angeles	594, J2	2	1	(1 0 0 0)	784	4740sf	1927	08/27/10	318.75	27	260,000	249,900
1901 Montiflora Ave	Eagle Rock	565, A6	3	1	(1 0 0 0)	1,075	4843sf	1951	07/30/10	369.30	14	397,000	397,000
1746 N Avenue 46	Eagle Rock	565, A7	3	2	(2 0 0 0)	1,708	8886sf	1940	08/18/10	289.81	56	495,000	495,000
5211 Edna St	Los Angeles	595, F6	2	1	(1 0 0 0)	1,043	7500sf	1925	08/27/10	191.75	108	114,000	200,000
3053 Hollister Ave	El Sereno	595, F7	3	1	(1 0 0 0)	1,148	7500sf	1924	08/25/10	260.45	231	325,000	299,000
868 Cresthaven Dr	Los Angeles	595, E1	2	1	(0 0 0 0)	1,038	9478sf	1948	08/20/10	432.56	10	449,000	449,000
1159 Isabel St	Los Angeles	594, J4	3	1	(1 0 0 0)	720	5600sf	1921	08/25/10	298.61	28	249,000	215,000
3422 The Paseo	Los Angeles	594, H2	3	2	(2 0 0 0)	1,362	0.140ac	1928	08/24/10	212.19	15	289,000	289,000
3640 Roderick Rd	Los Angeles	594, G1	3	1	(0 0 0 0)	1,700	5580sf	1929	08/23/10	311.18	9	529,000	529,000
5817 Benner St	Highland Park	595, D3	2	2	(2 0 0 0)	1,052	0.120ac	1929	08/26/10	208.17	45	234,000	219,000
2912 Hollister Ave	Los Angeles	535, G3	2	1	(1 0 0 0)	832		1925	08/27/10	264.42	70	220,000	220,000
3710 Stockbridge Ave	Los Angeles	595, G5	2	1	(1 0 0 0)	1,101	5400sf	1926	08/23/10	227.07	0	250,000	250,000
2723 Ballard St	Los Angeles	595, E7	3	3	(2 0 0 1)	1,408	6264sf	1953	08/25/10	212.36	57	399,000	299,000
3752 Latrobe St	Los Angeles	595, C6	3	2	(1 1 0 0)	1,446	9453sf	1963	08/23/10	275.93	14	399,000	399,000
4209 Lowell Ave	Monterey Hill	595, G5	2	1	(1 0 0 0)	1,026	0.090ac	1926	08/27/10	193.96	14	199,000	199,000
4209 Via Arbolada #131	Los Angeles	595, D4	3	2	(2 0 0 0)	1,299	1767sf	1981	08/25/10	260.97	121	339,000	339,000
5442 Ebey Ave	Los Angeles	595, D4	2	1	(1 0 0 0)	1,349	7936sf	1865	08/24/10	332.84	47	469,000	449,000
4147 Via Marisol #202	Los Angeles	595, D5	2	2	(2 0 0 0)	1,120	3842sf	1981	08/16/10	223.21	13	259,900	250,000
4521 College View Ave	Los Angeles	564, J7	2	1	(1 0 0 0)	768	7500sf	1927	08/26/10	410.16	87	315,000	315,000
414 N Avenue 61	Los Angeles	595, C2	3	1	(1 0 0 0)	1,000	4000sf	1904	07/27/10	320.00	177	350,000	320,000
316 Museum Dr	Los Angeles	595, B4	2	2	(1 0 1 0)	804	2400sf	1923	08/25/10	416.67	68	335,000	335,000
3320 Loosmore St	Los Angeles	594, J5	6	3	(3 0 0 0)	2,464	5597sf	1912	07/29/10	182.63	16	450,000	450,000
4606 Jessica Dr	Los Angeles	594, J2	3	2	(2 0 0 0)	2,238	7056sf	1987	08/16/10	221.18	101	607,000	495,000
6221 Monterey Rd #202	Los Angeles	593, D3	2	2	(2 0 0 0)	1,540		2009	08/23/10	256.49	11	395,000	395,000
1109 N Avenue 54	Los Angeles	595, C1	2	1	(1 0 0 0)	1,259	5840sf	1922	08/25/10	189.83	7	239,000	239,000
<b>Listing Count 25</b>		<b>Averages</b>				<b>1,251</b>			<b>275.22</b>	<b>54</b>	<b>342,676</b>	<b>331,836</b>	
						<b>High 529,000</b>			<b>Low 199,000</b>			<b>Median 315,000</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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# CMA Report

Listings as of 08/30/10 at 4:34am

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**RESIDENTIAL INCOME**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
5643 Ash St	Los Angeles	595, C2	00	(0 0 0 0)	2,416	4791sf	1911	08/23/10	0	128.31	27	310,000	310,000
5030 Navarro St	Los Angeles	595, E6	00	(0 0 0 0)	0	5881sf	1912	08/23/10	0	0.00	0	419,000	419,000
3439 Andrita St	Glassell Park	594, G1	00	(0 0 0 0)	4,852	14400sf	1926	08/09/10	0	77.47	8	375,900	375,900
5240 Ithaca Ave	Los Angeles	595, F7	00	(0 0 0 0)	0		1981	08/29/10	4	0.00	75	400,000	400,000
5839 Burwood Ave	Los Angeles	565, C7	00	(0 0 0 0)	1,552	7405sf	1957	08/22/10	0	219.07	59	275,000	340,000
<b>Listing Count 5</b>		<b>Averages</b>			2,940					141.62	34	355,980	368,980
					<b>High</b> 419,000			<b>Low</b> 310,000				<b>Median</b> 375,900	
<b>Report Count 30</b>		<b>Report Averages</b>			1,432					260.91	51	344,893	338,027

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

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