

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/06/10 at 4:13am

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RESIDENTIAL

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
4454 Turquoise St	Los Angeles	595, C7	2	1	(1 0 0 0)	1,240	7500sf	1909	09/03/10	128.23	91	250,000	159,000
3358 Division St	Los Angeles	594, H3	3	2	(2 0 0 0)	1,382	7010sf	1921	08/31/10	193.20	99	350,000	267,000
2531 Medlow Ave	Los Angeles	564, J7	3	2	(1 1 0 0)	1,417	5500sf	1965	09/04/10	366.27	95	575,000	519,000
3921 Tampico Ave	Los Angeles	595, E5	2	1	(1 0 0 0)	1,103	0.160ac	1924	08/31/10	226.65	8	250,000	250,000
5441 Norwich Ave	Los Angeles	595, G6	2	1	(1 0 0 0)	1,293	0.110ac	1935	08/30/10	269.91	35	349,000	349,000
2845 W Avenue 34	Los Angeles	594, G2	2	1	(0 0 0 0)	864	5850sf	1922	08/31/10	259.26	105	265,000	224,000
4013 W Avenue 40	Los Angeles	594, H1	2	1	(1 0 0 0)	1,501	6578sf	1937	08/31/10	283.14	18	425,000	425,000
5121 Irvington Pl	Los Angeles	595, B2	1	1	(0 0 0 0)	720	8300sf	1921	09/01/10	243.06	29	175,000	175,000
5241 Aldama St	Los Angeles	595, B2	5	3	(0 0 0 0)	1,768	7500sf	1988	08/18/10	140.84	31	400,000	249,000
5117 Lincoln Ave	Los Angeles	595, B1	1	1	(1 0 0 0)	432	0.120ac	1922	09/04/10	578.70	8	250,000	250,000
360 W Avenue 26 #107	Los Angeles	594, J7	4	2	(2 0 0 0)	1,500		2006	09/02/10	183.33	148	250,000	275,000
2512 Sichel St	Los Angeles	595, A7	2	2	(2 0 0 0)	1,440	0.100ac	1904	08/31/10	193.75	7	279,000	279,000
1943 Eastlake Ave	Los Angeles	635, B1	3	2	(1 0 1 0)	1,800	7700sf	1903	09/03/10	208.06	18	374,500	374,500
6654 Pollard St	Los Angeles	595, F1	2	2	(2 0 0 0)	965	0.160ac	1924	09/03/10	309.84	8	299,000	299,000
4017 Guardia Ave	Los Angeles	595, F5	3	1	(1 0 0 0)	960	3760sf	1924	09/03/10	135.42	2	130,000	130,000
3014 Johnston St	Los Angeles	595, A7	1	1	(1 0 0 0)	480	3000sf	1914	08/31/10	187.29	11	89,900	89,900
3744 Latrobe St	Los Angeles	595, C6	3	2	(1 1 0 0)	1,864	17000sf	1963	09/02/10	277.36	54	517,000	517,000
Listing Count 17		Averages				1,219				246.14	45	307,553	284,200
						High 519,000				Low 89,900		Median 267,000	

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

Featured properties may not be listed by the office/agent presenting this brochure.

(RAP04 -0)

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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U.S. Patent 6,910,045

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RESIDENTIAL INCOME

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
1368 Hepner Ave	Eagle Rock	565, C7	0 0	(0 0 0 0)	0	6490sf	1956	09/02/10	2	0.00	7	3,999,000	399,900
3832 W Avenue 42	Los Angeles	594, J2	0 0	(0 0 0 0)	0	19166sf	1919	08/30/10	5	0.00	77	650,000	650,000
6618 Aldama St	Los Angeles	595, D1	3 2	(2 0 0 0)	1,504	4792sf	1922	08/31/10	1	258.64	89	400,000	389,000
6453 N Figueroa St	Los Angeles	595, D1	5 4	(4 0 0 0)	2,574	0.140ac	1910	09/02/10	3	153.46	41	395,000	395,000
5240 Ithaca Ave	Los Angeles	595, F7	0 0	(0 0 0 0)	0		1981	08/29/10	4	0.00	75	400,000	400,000
Listing Count 5	Averages				2,039					206.05	58	1,168,800	446,780
				High	650,000			Low	389,000			Median	399,900
Report Count 22	Report Averages				1,306					241.92	48	503,291	321,150

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