

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/14/09 at 4:13am

Page 1

**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
5052 Hermosa Ave	Los Angeles	565, B6	2	2	936	3198sf	1925	09/12/09	389.96	151/151	349,000	365,000
4444 Yosemite Way	Los Angeles	564, H7	3	2	1,179	8368sf	1955	09/09/09	338.42	53/53	399,000	399,000
4711 College View Ave	Eagle Rock	564, J7	3	3	1,500	5280sf	1936	09/12/09	302.60	46/0	453,900	453,900
5479 Dahlia Drive	Eagle Rock	565, B5	4	2	2,608	5000sf	1928	08/24/09	287.19	11/0	699,000	749,000
2019 Barnett Rd	Los Angeles	635, F1	2	1	734	5052sf	1955	09/11/09	204.22	10/0	149,900	149,900
3029 Eva Ter	Los Angeles	595, B7	2	1	720	6800sf	1921	09/11/09	110.97	84/0	139,900	79,900
5471 Martin St	Los Angeles	595, F7	2	1	680	4800sf	1924	09/10/09	249.85	8/0	169,900	169,900
2624 Commodore St	Los Angeles	595, C7	3	1	900	4250sf	1938	09/09/09	222.11	13/13	199,900	199,900
2902 Idell St	Los Angeles	594, J6	2	2	1,428	5640sf	1914	07/17/09	199.51	3/0	284,900	284,900
2624 Delevan Dr	Los Angeles	564, H7	3	2	1,617	7237sf	1959	09/09/09	333.33	90/90	539,000	539,000
2608 Hines Dr	Los Angeles	594, H2	3	3	2,112	5070sf	2005	09/08/09	283.85	221/0	885,000	599,500
5511 Ebey Ave	Los Angeles	595, D4	2	1	911	4200sf	1927	09/08/09	238.80	14/0	217,550	217,550
422 Holland Ave	Highland Park	595, B2	1	1	624	7500sf	1919	09/09/09	400.48	19/0	249,900	249,900
6061 Roy St	Los Angeles	595, D1	3	2	1,018	4890sf	1923	09/11/09	283.89	34/0	289,000	289,000
5159 Lincoln Ave	Highland Park	595, B1	3	2	1,128	5400sf	1920	09/10/09	274.38	10/0	309,500	309,500
5017 Range View Ave	Los Angeles	595, B1	3	2	1,020	5216sf	1921	09/03/09	381.37	6/6	389,000	389,000
5930 El Mio Dr	Los Angeles	595, C2	3	2	1,428	5010sf	1923	09/09/09	349.44	131/131	439,000	499,000
201 S Avenue 63	Highland Park	595, D2	4	2	2,400	4080sf	1928	07/12/09	197.92	88/0	475,000	475,000
536 E Avenue 28	Los Angeles	595, B6	2	1	1,264	6500sf	1905	09/11/09	166.06	14/0	209,900	209,900
2810 Beryl St	Los Angeles	595, C7	3	2	1,600	2875sf	2009	09/08/09	224.97	22/0	359,950	359,950
2646 Thorpe Ave	Los Angeles	594, H5	1	1	854	4000sf	1921	09/02/09	128.69	30/0	109,900	109,900
476 Museum Dr	Los Angeles	595, A3	2	1	592	5395sf	1925	09/11/09	336.15	10/10	199,000	199,000
3467 Arroyo Seco Ave	Los Angeles	595, A6	4	3	1,747	4352sf	1906	09/09/09	188.84	17/17	329,900	329,900
3206 Future St	Los Angeles	594, H4	2	2	984	9340sf	1948	08/24/09	557.93	19/0	549,000	549,000
1320 Oak Grove	Los Angeles	565, C7	0	0	1,220	10500sf	1909	09/01/09	139.26	195/0	169,900	169,900
<b>Listing Count 25</b>		<b>Averages</b>			1,248				271.61	52/19	342,636	333,856
					<b>High 749,000</b>				<b>Low 79,900</b>		<b>Median 309,500</b>	

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

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Listings as of 09/14/09 at 4:13am

Page 2

**RESIDENTIAL INCOME**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
916 Aragon Ave	Los Angeles	594, J5	0	0	1,044	6141sf	1910	09/11/09	2	141.28	99/99	199,950	147,500
241 S Ave 58	Los Angeles	595, D3	0	0	0	6229sf	1909	09/09/09	2	0.00	55/55	449,000	249,900
214 N Avenue 61	Los Angeles	595, D2	0	0	1,720	1829sf	1923	09/08/09	0	92.97	188/3314	209,900	159,900
2349 Dallas St	Los Angeles	594, G5	0	0	1,366	5175sf	1926	09/08/09	2	237.92	33/195	325,000	325,000
<b>Listing Count 4</b>		<b>Averages</b>			1,377					157.39	94/916	295,963	220,575
					<b>High</b> 325,000				<b>Low</b> 147,500			<b>Median</b> 204,900	
<b>Report Count 29</b>		<b>Report Averages</b>			1,262					259.37	58/143	336,198	318,231

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