

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/21/09 at 3:18am

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RESIDENTIAL

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3335 Idell St	Los Angeles	594, J6	3	1	920	3440sf	1923	09/14/09	243.26	18/18	214,900	223,800
1353 N Avenue 46	Los Angeles	595, A1	2	1	789	19840sf	1922	09/14/09	380.10	3/74	299,900	299,900
1471 Hepner Ave	Los Angeles	565, C7	3	1	1,157	8558sf	1940	09/02/09	324.11	51/51	375,000	375,000
4445 Caledonia Way	Los Angeles	564, G7	3	2	1,248	5930sf	1963	09/15/09	384.21	204/0	539,000	479,500
911 La Loma Rd	Los Angeles	565, D6	4	2	2,235	6915sf	1947	09/14/09	219.19	34/387	489,900	489,900
4713 Townsend Ave	Los Angeles	565, B7	3	2	0	6750sf	1924	09/17/09	0.00	14/0	499,000	499,000
2711 Ballard St	Los Angeles	595, E7	4	2	1,224	5097sf	1987	09/18/09	165.52	16/16	202,600	202,600
5241 Newtonia	Los Angeles	595, F4	2	1	960	2100sf	1959	09/15/09	229.06	187/0	229,900	219,900
3939 Portola Ave	Los Angeles	595, F5	3	1	1,004	4996sf	1908	09/16/09	293.82	15/0	295,000	295,000
1031 N Avenue 67	Los Angeles	595, F1	3	3	2,654	3311sf	1990	09/14/09	187.64	6/6	498,000	498,000
3015 Division St #103	Los Angeles	594, H3	2	2	985	23533sf	1981	09/14/09	176.55	35/389	173,900	173,900
3321 Granada St #2	Los Angeles	594, H4	3	1	1,150	3920sf	1924	08/13/09	244.35	21/0	280,999	280,999
1924 W Avenue 30	Los Angeles	594, H4	3	2	1,320	4725sf	1959	09/15/09	219.62	123/0	344,750	289,900
2236 W Avenue 33	Los Angeles	594, H3	4	1	1,432	18830sf	1921	09/17/09	266.20	41/0	381,200	381,200
4000 York Blvd	Los Angeles	594, H1	2	1	1,040	3330sf	1951	08/24/09	379.81	14/0	429,999	395,000
6310 Crescent St	Los Angeles	595, E1	2	1	836	5593sf	1899	09/17/09	242.70	52/52	202,900	202,900
3171 Carlyle St	Los Angeles	594, H3	1	2	712	14780sf	1924	09/03/09	289.33	29/0	206,000	206,000
5118 Marmion Way	Highland Park	595, B3	3	3	1,404	2587sf	2004	09/12/09	178.06	22/0	300,000	250,000
6223 Echo St	Highland Park	595, D2	2	1	960	5920sf	1912	09/16/09	270.83	7/0	260,000	260,000
6516 Elgin St	Highland Park	595, E1	2	1	1,072	4860sf	1928	09/11/09	335.73	16/0	359,900	359,900
5211 Coringa Dr	Los Angeles	565, B7	2	1	1,014	6600sf	1922	09/17/09	359.86	16/0	364,900	364,900
1025 N Avenue 64	Los Angeles	595, E1	2	1	1,160	7483sf	1904	09/17/09	344.74	7/7	399,900	399,900
6510 Meridian St	Los Angeles	595, E1	3	2	0	5990sf	1913	08/05/09	0.00	65/0	419,000	419,000
6000 Monte Vista St	Los Angeles	595, D2	2	2	1,462	6700sf	1905	09/17/09	321.48	105/0	499,000	470,000
3276 Kenneth Dr	Los Angeles	595, D6	4	3	1,544	5082sf	1990	09/11/09	134.65	175/0	230,000	207,900
4470 Lincoln Ave	Los Angeles	594, J1	3	2	1,124	4640sf	1937	09/14/09	308.72	204/0	450,000	347,000
5701 Monterey Rd	Los Angeles	595, D3	2	1	1,131	5294sf	1940	09/16/09	198.94	53/53	285,000	225,000
5020 Cavanagh Rd	Los Angeles	635, E1	2	2	1,436	5227sf	1916	09/05/09	158.08	91/0	299,700	227,000
532 S Avenue 19	Los Angeles	634, J2	3	1	826	3310sf	1888	09/19/09	127.12	2/0	105,000	105,000
4536 Bend Dr	Los Angeles	594, J2	3	3	1,091	5950sf	1924	09/15/09	302.38	76/0	314,900	329,900
823 Oneonta Dr	Los Angeles	594, J3	2	1	1,132	7807sf	1940	09/15/09	484.98	28/28	549,000	549,000
4053 Marchena Dr	Mount Washing	594, J3	5	3	1,973	7575sf	1965	09/15/09	288.90	90/0	580,000	570,000
559 Milton Ct	Los Angeles	595, A3	3	2	1,520	3868sf	1965	09/18/09	426.97	83/83	649,000	649,000
735 Sunnyhill Dr	Los Angeles	595, A3	3	2	1,411	7004sf	1930	09/16/09	492.56	19/19	695,000	695,000
4636 Glenalbyn Dr	Los Angeles	595, B4	3	4	0	2390sf	1990	09/03/09	0.00	30/0	730,000	730,000
4338 Beagle St	Los Angeles	595, C7	4	2	1,549	3200sf	1910	09/17/09	95.48	38/0	162,900	147,900
5036 Echo St #24	Los Angeles	595, B3	1	2	992	1393sf	1984	09/04/09	171.27	116/0	169,900	169,900
4452 Mont Eagle Pl	Los Angeles	594, J1	3	2	2,772	7516sf	1922	09/18/09	72.11	104/0	480,000	199,900
1320 Oak Grove	Los Angeles	565, C7	0	0	1,220	10500sf	1909	09/01/09	139.26	195/0	169,900	169,900
Listing Count 39		Averages			1,291				262.71	62/30	362,460	342,528
					High 730,000				Low 105,000		Median 299,900	

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

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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
334-334 1/2 W Avenue 37	Los Angeles	595, A5	3	2	1,376	4765sf	1925	09/14/09	1	218.02	42/42	319,000	299,999
5375 Raphael St	Highland Park	595, C2	0	0	1,784	4800sf	1906	09/17/09	2	91.65	111/111	242,550	163,500
6100 Ruby Pl	Los Angeles	595, D1	2	2	952	4413sf	1925	09/15/09	2	261.55	40/83	249,000	249,000
5111 Stratford Rd	Los Angeles	595, B1	0	0	1,839	5183sf	1912	09/15/09	2	138.61	82/82	299,900	254,900
5133 Baltimore St	Los Angeles	595, B1	3	3	1,800	4802sf	1939	09/14/09	1	180.56	7/7	325,000	325,000
5709 Hub St	Los Angeles	595, C2	5	2	2,013	5600sf	1923	09/18/09	1	183.31	21/21	369,000	369,000
5746 Aldama St	Los Angeles	595, C2	0	0	0	7927sf	1909	09/02/09	3	0.00	239/239	439,000	379,000
5423 Abbott Pl	Los Angeles	595, C2	0	0	1,732	7056sf	1923	09/14/09	0	167.44	17/17	290,000	290,000
Listing Count 8		Averages			1,642					177.31	70/75	316,681	291,300
					High 379,000				Low 163,500		Median 294,999.50		
Report Count 47		Report Averages			1,348					248.81	63/38	354,668	333,808

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