

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 10/12/09 at 4:38am

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**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
6176 St Albans St	Los Angeles	595, D1	2	1	980	5175sf	1921	10/03/09	326.43	0/0	319,900	319,900
1942 Yosemite Dr	Los Angeles	565, A6	3	2	1,600	4875sf	1920	10/05/09	249.38	60/60	550,000	399,000
4755 Templeton St #2111	Los Angeles	595, E6	2	2	1,121		1995	10/06/09	173.95	25/0	195,000	195,000
3319 Minto Ct	Los Angeles	595, E6	2	1	1,170	4719sf	1940	10/08/09	315.38	23/0	389,000	369,000
3518 Maceo St	Los Angeles	594, J5	2	1	1,089	4800sf	1947	10/08/09	275.39	24/0	299,900	299,900
237 S Avenue 56	Los Angeles	595, C2	3	2	1,104	6210sf	1923	08/21/09	226.45	210/0	300,000	250,000
5315 Coringa Dr	Los Angeles	595, B1	1	1	528	2470sf	1921	10/02/09	490.53	112/0	259,000	259,000
1012 N Avenue 57	Los Angeles	Out of Area,	3	1	1,696	6608sf	1912	10/05/09	162.09	60/60	305,000	274,900
716 Aldama	Los Angeles	595, B2	2	2	1,228	8000sf	1922	10/08/09	258.06	15/0	316,900	316,900
457 N Avenue 52	Los Angeles	595, B2	3	1	1,796	7400sf	1916	08/22/09	222.16	80/0	399,000	399,000
457 N Avenue 52	Los Angeles	595, B2	3	2	1,796	7454sf	1916	10/09/09	222.16	78/78	399,000	399,000
4973 Lynnfield St	Los Angeles	595, E7	3	1	1,197	4486sf	1946	10/08/09	82.71	231/0	199,000	99,000
1211 Cliff Dr	Los Angeles	594, J4	2	1	702	7200sf	1921	10/08/09	213.68	232/0	150,000	150,000
5722 Benner St	Los Angeles	595, C3	3	1	1,008	5939sf	1923	10/07/09	267.86	26/0	270,000	270,000
4499 Via Marisol #130B	Los Angeles	595, E4	1	1	795	5.105ac	1981	10/06/09	326.42	6/6	259,500	259,500
4536 Bend Dr	Los Angeles	594, J2	3	3	1,091	5950sf	1924	10/02/09	302.38	46/0	314,900	329,900
2882 Round Dr	Los Angeles	595, F7	3	1	945	4982sf	1955	07/20/09	195.77	26/0	185,000	185,000
2915 Pyrites St	Los Angeles	595, C7	2	2	1,212	3615sf	1904	10/05/09	226.90	39/0	275,000	275,000
5649 Berkshire Dr	Los Angeles	595, G4	2	3	1,012	6580sf	1935	08/17/09	394.27	16/0	399,000	399,000
2218 Oros St	Los Angeles	594, H6	3	2	1,240	3920sf	1927	10/06/09	305.65	8/0	379,000	379,000
<b>Listing Count 20</b>			<b>Averages</b>		1,166				261.88	66/10	308,205	291,400
					<b>High</b>	399,000			<b>Low</b>	99,000	<b>Median</b> 287,450	

*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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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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**RESIDENTIAL INCOME**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
159 S Avenue 53	Los Angeles	595, C3	5		52,107	12883sf	1923	10/07/09	0	130.52	145/145	300,000	275,000
6300 Arroyo Glen St	Los Angeles	595, D2	0	0	0	4800sf	1990	09/23/09	2	0.00	35/35	298,000	298,000
5685 Buchanan St	Los Angeles	595, C1	4		43,174	5994sf	1953	10/09/09	1	141.46	14/14	449,000	449,000
3842 Drysdale Ave #2	Monterey Hill	595, E5	0		01,960	7100sf	1923	10/08/09	0	117.70	23/23	230,700	230,700
1016 N Avenue 49	Los Angeles	595, A1	0		01,440	5140sf	1922	10/05/09	0	177.08	3/3	255,000	255,000
3031 W Avenue 34	Los Angeles	594, G2	0		01,654	7143sf	1926	10/08/09	2	163.49	81/81	299,900	270,410
<b>Listing Count 6</b>	<b>Averages</b>				2,067					146.05	50/50	305,433	296,352
					<b>High</b> 449,000				<b>Low</b> 230,700			<b>Median</b> 272,705	
<b>Report Count 26</b>	<b>Report Averages</b>				1,346					238.71	62/19	307,565	292,543

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