

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 10/26/09 at 4:42am

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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	10/22/09	236.74	48/48	214,900	217,800
3790 Glenalbyn Dr	Los Angeles	595, A5	2	1	817	8410sf	1949	10/24/09	263.16	1/0	215,000	215,000
5163 Loleta Ave	Los Angeles	565, C5	4	2	2,244	10540sf	1923	10/22/09	289.22	10/10	649,000	649,000
3019 Hallett Ave	Los Angeles	594, G3	2	1	760	3000sf	1923	10/19/09	394.61	35/35	249,900	299,900
4151 Toland Way	Glassell Park	594, J1	3	2	1,666	3528sf	1962	10/21/09	208.88	6/0	348,000	348,000
2236 W Avenue 33	Los Angeles	594, H3	4	1	1,432	18830sf	1921	10/23/09	266.20	66/0	381,200	381,200
2909 Moss Ave	Los Angeles	594, G2	2	1	1,016	7599sf	1919	10/05/09	392.72	19/371	399,000	399,000
6712 Fortune Pl	Los Angeles	595, F1	3	3	1,928	30300sf	1966	10/19/09	103.22	12/0	199,000	199,000
5506 Monterey Rd	Los Angeles	595, D4	2	1	676	5575sf	1922	10/23/09	428.99	106/0	260,000	290,000
4820 Baltimore St	Los Angeles	595, A1	2	1	1,068	5766sf	1919	10/24/09	323.03	9/9	345,000	345,000
5664 Raber St	Los Angeles	565, C7	3	2	1,565	7500sf	1966	10/22/09	254.95	49/49	425,000	399,000
131 W Avenue 27	Los Angeles	595, A7	2	1	798	4414sf	1937	10/22/09	210.53	6/6	168,000	168,000
6246 Mount Angelus Dr	Los Angeles	595, D2	1	1	748	3985sf	1925	10/21/09	187.03	5/0	139,900	139,900
3341 Edloft Ave	Los Angeles	595, D6	3	2	1,387	6000sf	1948	10/16/09	201.87	5/0	330,000	280,000
317 Crane Blvd	Los Angeles	595, B4	1	1	656	2820sf	1934	10/15/09	316.92	6/0	207,900	207,900
964 Terrace 49	Los Angeles	595, A2	2	1	956	7497sf	1950	10/20/09	417.36	58/58	399,000	399,000
4201 Corona Dr	Los Angeles	595, F5	2	1	956	6068sf	1920	10/21/09	169.35	7/0	161,900	161,900
4452 Mont Eagle Pl	Los Angeles	594, J1	3	2	2,772	7516sf	1922	10/20/09	72.11	105/0	480,000	199,900
3135 Isabel Dr	Los Angeles	594, H4	2	1	1,170	7570sf	1960	10/20/09	175.13	12/0	204,900	204,900
3705 Division St	Los Angeles	594, J3	3	2	1,500	7650sf	2002	10/22/09	260.70	6/0	391,050	391,050
4519 Sunnycrest Dr	Los Angeles	564, G7	4	4	3,587	16830sf	1990	10/21/09	172.29	5/0	618,000	618,000
Listing Count 21		Averages			1,363				254.52	27/28	323,174	310,164
					High 649,000				Low 139,900		Median 290,000	

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

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

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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
3172 Verdugo Pl	Glassell Park	594, G3	0	0	3,150	7095sf	1988	10/17/09	0	149.21	9/9	415,000	470,000
2685 Sichel St	Los Angeles	595, A7	0	0	0	9016sf	1959	10/05/09	6	0.00	524/524	750,000	590,000
2665 Pasadena Ave	Los Angeles	595, A7	0	0	7,992	17380sf	1929	10/22/09	3	110.74	141/141	950,000	885,000
4929 San Rafael Ave	Los Angeles	595, A2	0	0	1,026	7248sf	1950	09/21/09	1	258.28	133/1336	295,000	265,000
Listing Count 4	Averages				4,056					172.74	202/503	602,500	552,500
					High 885,000				Low 265,000			Median 530,000	
Report Count 25	Report Averages				1,700					244.30	55/104	367,866	348,938

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