

CMA Report Sorted by Area (asc), Price (asc)

Listings as of 11/02/09 at 3:50am

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**RESIDENTIAL
PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3006 Cazador St	Los Angeles	594, G3	2	2	1,574	4722sf	1938	10/26/09	147.84	156/396	324,900	232,700
2054 Norwalk Ave	Los Angeles	565, A6	4	3	1,820	5201sf	1926	10/28/09	274.62	7/7	499,800	499,800
4614 Zane St	Los Angeles	595, D6	2	2	1,240	4940sf	1953	10/27/09	192.65	18/0	238,888	238,888
2360 Bullard Ave	Los Angeles	635, F1	2	1	861	4792sf	1956	10/29/09	324.04	23/0	279,000	279,000
3576 Shurtleff Ct	Los Angeles	595, A5	2	2	1,196	4240sf	1923	10/30/09	154.68	9/0	185,000	185,000
2625 W Avenue 32	Los Angeles	594, G3	2	1	1,127	5837sf	1923	10/27/09	332.30	46/46	374,500	374,500
2236 W Avenue 33	Los Angeles	594, H3	4	1	1,432	18830sf	1921	10/29/09	266.20	72/0	381,200	381,200
241 S Avenue 57 #133	Los Angeles	595, C3	2	2	927		1962	10/28/09	140.13	128/0	194,900	129,900
5850 Benner St #204	Los Angeles	595, D3	1	0	555	2269sf	1979	10/29/09	237.66	96/96	131,900	131,900
241 S Avenue 57 Ave #112	Los Angeles	595, C3	2	2	898	1403sf	1962	10/14/09	217.15	442/0	310,000	195,000
5415 Monterey Rd	Los Angeles	595, D4	2	1	756	4795sf	1907	10/29/09	298.94	182/0	239,888	226,000
6216 Echo St	Los Angeles	595, D2	2	1	860	4800sf	1911	10/21/09	265.00	56/0	247,900	227,900
910 N Avenue 67	Los Angeles	595, F1	3	2	858	5508sf	1923	10/29/09	291.38	7/7	250,000	250,000
5003 Irvington Pl	Los Angeles	595, B2	4	1	1,408	5525sf	1947	10/27/09	182.46	53/53	264,900	256,900
5209 Range View Ave	Los Angeles	595, B1	2	1	784	5166sf	1920	10/27/09	373.09	47/47	297,900	292,500
1506 N Avenue 55	Highland Park	595, C1	3	1	938	6300sf	1905	10/29/09	341.15	253/0	319,999	319,999
5140 Stratford Rd	Los Angeles	595, G6	2	1	884	5199sf	1912	10/26/09	372.74	28/28	329,500	329,500
4920 York	Los Angeles	595, E2	2	1	1,204	5183sf	1912	10/13/09	303.16	15/0	365,000	365,000
125 N Avenue 52	Los Angeles	595, B3	3	2	2,303	4880sf	1903	10/26/09	99.83	208/0	259,900	229,900
437 Isabel St	Los Angeles	595, A5	6	2	1,754	8624sf	1950	10/26/09	159.07	246/0	279,000	279,000
350 Newland St	Los Angeles	595, D1	2	1	1,336	5400sf	1920	10/30/09	216.24	9/0	288,900	288,900
3029 Johnston St	Los Angeles	595, A7	2	1	668	5706sf	1921	10/28/09	127.10	36/0	119,900	84,900
3942 Berenice Pl	Los Angeles	595, B6	3	1	816	5967sf	1923	10/29/09	193.50	3/0	157,900	157,900
4435 Portola Ave	Los Angeles	595, F4	2	1	725	6370sf	1937	10/30/09	176.24	80/0	142,500	127,775
5009 Templeton St	Los Angeles	595, F6	3	1	1,540	11412sf	1924	10/29/09	142.86	16/0	220,000	220,000
630 Vallejo Villas	Los Angeles	595, D4	3	3	1,679		1981	10/29/09	231.69	6/0	399,000	389,000
4798 Glenalbyn Dr	Mount Washing	595, A4	3	4	2,735	3900sf	1992	10/26/09	246.80	7/0	675,000	675,000
4201 Division St	Los Angeles	594, J2	2	1	946	4900sf	1941	10/28/09	285.41	0/0	270,000	270,000
3547 Fletcher Dr	Los Angeles	594, G1	3	2	1,042	4356sf	1921	10/27/09	277.43	26/0	289,080	289,080
5308 Monterey Rd	Los Angeles	595, D4	2	1	850	6054sf	1959	10/27/09	351.76	47/0	299,000	299,000
3806 Harriman Ave	Los Angeles	595, E5	4	3	2,257	7500sf	2004	10/28/09	182.50	8/0	411,900	411,900
Listing Count 31		Averages			1,225				238.89	75/22	291,847	278,647
					High 675,000				Low 84,900		Median 270,000	

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
3023 W Avenue 35	Los Angeles	Out of Area,	5	3	2,193	8503sf	1964	10/25/09	2	145.87	12/12	319,900	319,900
6558 N Figueroa St	Los Angeles	595, D1	0	0	2,632	5009sf	2006	10/27/09	0	132.98	329/460	499,500	350,000
202 S Avenue 20	Los Angeles	634, J1	0	0	17,160	6055sf	1912	10/29/09	1	50.99	17/17	875,000	875,000
3130 Isabel Dr	Los Angeles	594, H4	0	0	1,808	29794sf	1924	10/29/09	2	220.69	9/9	399,000	399,000
Listing Count 4		Averages			5,948					137.63	92/125	523,350	485,975
					High 875,000				Low 319,900			Median 374,500	
Report Count 35		Report Averages			1,765					227.32	77/34	318,304	302,341

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