

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 11/09/09 at 3:38am

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**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4846 Glacier Dr	Los Angeles	565, C6	3	1	1,241	5753sf	1912	11/06/09	216.76	58/58	489,000	269,000
1133 Neola St	Los Angeles	565, C6	2	2	1,144	5091sf	1923	11/03/09	261.36	81/302	299,000	299,000
2317 Laverna Ave	Los Angeles	564, J6	4	3	1,504	6599sf	1924	10/10/09	285.84	16/0	399,000	429,900
4567 Mont Eagle Pl	Los Angeles	595, A1	3	2	1,385	6890sf	1941	11/01/09	331.77	7/0	459,500	459,500
4731 Butterfly Ln	Los Angeles	595, E6	2	2	765	6499sf	1922	11/02/09	233.99	5/0	179,000	179,000
2475 N Ditman Ave	Los Angeles	595, D7	3	2	1,320	7179sf	1957	11/04/09	246.21	41/41	299,900	325,000
4257 Collis Ave	Los Angeles	595, E5	6	4	3,111	7500sf	1941	11/04/09	141.43	13/0	440,000	440,000
2846 Adkins Ave	Los Angeles	595, F7	4	3	2,408	5314sf	2009	10/29/09	232.14	97/0	559,000	559,000
3926 Filion St	Los Angeles	594, H1	2	2	1,049	6000sf	1935	10/13/09	475.69	23/0	499,000	499,000
5118 Marmion Way	Highland Park	595, B3	3	2	1,404	2587sf	2004	11/06/09	192.24	11/0	269,900	269,900
501 San Pascual Ave	Los Angeles	595, E2	2	1	760	4378sf	1922	10/20/09	380.26	29/118	289,000	289,000
6218 Mount Angelus Pl	Los Angeles	595, D2	3	3	1,683	3284sf	2003	11/02/09	234.70	128/875	395,000	395,000
6209 Outlook Ave	Los Angeles	595, D2	2	1	948	3728sf	1925	11/03/09	431.43	6/6	409,000	409,000
3339 Roseview Ave	Los Angeles	594, H5	3	2	1,582	5304sf	1913	11/03/09	180.03	32/32	284,800	284,800
4051 Jennings	Los Angeles	595, F5	3	3	1,408	8102sf	2004	10/30/09	223.72	233/0	400,000	315,000
3726 Monterey Rd	Los Angeles	595, D5	3	2	1,152	7492sf	1944	11/03/09	182.29	29/0	210,000	210,000
3415 Isabel Dr	Los Angeles	594, H3	2	1	1,046	6996sf	1941	10/21/09	281.93	70/0	339,900	294,900
3400 Smith St	Los Angeles	595, A6	2	1	791	2962sf	1890	11/03/09	120.10	43/0	175,000	95,000
5425 Ash St	Los Angeles	595, C2	4	3	1,477	8000sf	1906	11/04/09	152.95	0/0	225,900	225,900
3778 Latrobe St	Los Angeles	595, C5	2	2	1,290	5856sf	1966	11/05/09	263.49	9/9	339,900	339,900
3961 Via Marisol #305	Los Angeles	595, D4	3	2	1,262	4,247ac	1982	11/01/09	256.74	5/5	324,000	324,000
300 W Avenue 45	Los Angeles	595, A4	2	1	808	5377sf	1917	11/05/09	493.81	35/35	440,000	399,000
522 W Avenue 46	Los Angeles	595, A4	4	2	1,538	6329sf	1949	11/05/09	370.61	10/10	570,000	570,000
2411 Gatewood St	Los Angeles	594, H5	2	1	768	5760sf	1927	11/05/09	272.14	54/0	209,000	209,000
<b>Listing Count 24</b>		<b>Averages</b>			<b>1,327</b>				<b>269.23</b>	<b>43/62</b>	<b>354,367</b>	<b>337,075</b>
					<b>High 570,000</b>				<b>Low 95,000</b>			<b>Median 319,500</b>

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

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Listings as of 11/09/09 at 3:38am

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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
914 N Avenue 49	Los Angeles	595, A2	4	4	2,161	5930sf	1960	11/02/09	1	216.52	24/24	349,900	349,900
5685 Buchanan St	Los Angeles	595, C1	4	4	3,174	5994sf	1953	11/06/09	1	141.46	32/32	449,000	449,000
5331 N Baltimore St	Los Angeles	595, B1	0	0	1,589	5397sf	1947	11/06/09	0	169.86	2/282	269,900	269,900
3363 Isabel Dr	Los Angeles	594, H3	0	0	2,262	6664sf	1922	11/04/09	2	129.13	6/6	292,100	292,100
161 N Avenue 21	Los Angeles	594, J7	0	0	0	4965sf	1920	08/27/09	2	0.00	18/18	349,000	339,000
<b>Listing Count 5</b>		<b>Averages</b>			2,160					164.24	16/72	341,980	339,980
					<b>High</b> 449,000				<b>Low</b> 269,900			<b>Median</b> 339,000	
<b>Report Count 29</b>		<b>Report Averages</b>			1,446					254.24	39/64	352,231	337,576

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