

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 11/16/09 at 3:51am

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RESIDENTIAL

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4569 Paulhan Ave	Los Angeles	564, J7	3	2	1,441	7492sf	1921	11/09/09	283.83	118/0	409,000	409,000
4501 Gateside Dr	Los Angeles	635, D1	3	2	1,679	8102sf	1942	08/10/09	178.68	18/0	300,000	300,000
5244 Almont St	Los Angeles	595, F5	2	0	688	5849sf	1923	11/07/09	171.22	20/60	117,800	117,800
2325 Highbury Ave #63	Los Angeles	635, G1	2	2	813	3.829ac	1982	11/06/09	190.65	12/0	155,000	155,000
3159 Carlyle St	Glassell Park	594, H3	3	2	1,385	7500sf	1923	11/13/09	257.33	22/0	356,400	356,400
4945 Highland View Ave	Los Angeles	565, A6	3	1	1,096	6040sf	1924	11/11/09	201.64	20/20	238,900	221,000
2927 Jeffries Ave	Los Angeles	594, J6	3	1	1,277	6340sf	1913	11/05/09	191.78	37/0	244,900	244,900
4946 Baltimore St	Los Angeles	595, B1	3	1	780	2230sf	1922	11/09/09	320.51	175/0	265,000	250,000
6220 Roy St	Los Angeles	595, D1	2	1	900	4500sf	1932	11/12/09	332.22	102/102	379,000	299,000
6424 Crescent St	Los Angeles	595, E2	4	2	1,626	5597sf	1905	11/10/09	202.95	151/151	375,000	330,000
5211 Coringa Dr	Los Angeles	565, B7	2	1	1,014	6600sf	1922	11/13/09	359.86	55/0	364,900	364,900
1813 Workman St	Los Angeles	635, A2	3	1	980	7492sf	1890	11/12/09	178.57	8/0	175,000	175,000
4040 Via Marisol #114	Los Angeles	595, D5	3	2	1,495		1981	11/09/09	253.51	146/0	419,000	379,000
4201 Via Marisol #229	Los Angeles	595, D4	3	2	1,547	4.962ac	1987	11/09/09	258.50	90/90	419,000	399,900
3578 Division St	Los Angeles	594, J3	1	1	0	6731sf	1949	11/15/09	0.00	12/12	239,900	239,900
4393 Scandia Way	Los Angeles	594, J2	2	1	824	4850sf	1951	07/21/09	325.85	89/0	268,500	268,500
2030 Rome Dr	Los Angeles	594, H3	1	1	0	5600sf	1924	10/28/09	0.00	6/0	319,000	319,000
6300 Strickland Ave	Los Angeles	565, D7	3	1	1,280	13068sf	1910	11/09/09	449.22	19/0	575,000	575,000
3030 Valle Vista Dr #11	Los Angeles	594, H1	1	1	598	958sf	1979	11/13/09	240.64	4/0	143,900	143,900
130 W Avenue 41	Los Angeles	595, A5	2	1	720	3330sf	1926	11/09/09	347.22	34/0	250,000	250,000
5718 Monte Vista St	Los Angeles	595, C2	3	1	1,056	2688sf	1905	11/10/09	265.06	56/0	299,000	279,900
6180 St Albans St	Los Angeles	595, D1	4	3	2,267	5175sf	1949	11/12/09	125.72	80/0	399,900	285,000
5308 Monterey Rd	Los Angeles	595, D4	2	1	850	6054sf	1959	11/04/09	351.76	55/0	299,000	299,000
Listing Count 23		Averages			1,158				261.27	58/19	304,917	289,657
					High 575,000				Low 117,800			Median 285,000

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
2656 Merced St	Los Angeles	594, J5	0	0	1,104	4007sf	1924	11/01/09	0	194.66	130/569	269,900	214,900
4569 Paulhan Ave	Los Angeles	564, J7	0	0	0	7492sf	1921	11/09/09	2	0.00	117/117	409,000	409,000
3525 Isabel Dr	Los Angeles	594, J3	0	0	384	5619sf	1928	11/09/09	2	455.73	3/3	175,000	175,000
4943 Granada St	Los Angeles	595, B3	0	0	1,723	4660sf	1922	11/06/09	0	173.53	13/13	299,000	299,000
Listing Count 4	Averages				1,070					274.64	66/176	288,225	274,475
					High 409,000				Low 175,000			Median 256,950	
Report Count 27	Report Averages				1,147					262.94	59/42	302,444	287,407

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