

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 01/25/10 at 6:28am

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**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
5155 S O Sullivan Dr	Los Angeles	635, F1	2 1	(1 0 0 0)	728	5508sf	1929	12/22/09	336.54	34	249,950	244,999
1411 N Avenue 45	Los Angeles	564, J1	2 1	(1 0 0 0)	792	4617sf	1922	11/18/09	328.28	68	292,500	260,000
4726 Twining St	Los Angeles	595, E6	3 1	(1 0 0 0)	1,288	8276sf	1962	01/20/10	143.63	5	250,000	185,000
4232 Portola Ave	Los Angeles	595, F5	4 2	(2 0 0 0)	1,080	5270sf	1926	11/16/09	310.19	70	349,000	335,000
4943 Barstow St	Los Angeles	595, E6	3 2	(2 0 0 0)	1,470	7492sf	2004	06/20/08	263.95	584	485,000	388,000
4345 Berkshire Ave	Los Angeles	595, G4	5 3	(3 0 0 0)	2,677	5734sf	1906	05/13/09	242.81	257	750,000	650,000
3718 Toland Way	Los Angeles	594, G1	4 3	(0 0 0 0)	1,962	4870sf	2006	09/30/09	265.04	117	615,000	520,000
1712 Kemper St	Los Angeles	594, H4	3 3	(2 0 0 1)	1,818	5009sf	1992	12/13/09	316.28	43	595,000	575,000
5820 Burwood Ave	Los Angeles	565, C7	2 1	(1 0 0 0)	816	6100sf	1923	11/13/09	488.97	73	410,000	399,000
3711 E Baldwin St #708	Los Angeles	,	2 2	(2 0 0 0)	1,060		2008	10/06/09	240.57	111	300,000	255,000
2712 Johnston St	Los Angeles	,	3 1	(1 0 0 0)	986	4356sf	1910	06/29/09	293.10	210	389,000	289,000
4455 Portola Ave	Los Angeles	595, F4	2 1	(0 0 0 0)	680	6500sf	1937	09/17/09	158.82	103	112,500	108,000
774 Portola Ter	Los Angeles	595, D4	2 3	(2 0 1 0)	1,429	4735sf	1979	11/19/09	279.85	67	425,000	399,900
4531 Glenalbyn Dr	Mount Washing	595, A4	4 4	(4 0 0 0)	2,298		1992	11/14/09	435.16	69	1,100,000	1,000,000
2147 Las Colinas Ave	Eagle Rock	565, A7	5 3	(3 0 0 0)	2,207	7780sf	1937	08/11/09	219.76	167	529,950	485,000
<b>Listing Count 15</b>		<b>Averages</b>			1,419				288.20	132	456,860	406,260
					<b>High 1,000,000</b>				<b>Low 108,000</b>		<b>Median 388,000</b>	

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

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

(RAP04 -0)

**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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Listings as of 01/25/10 at 6:28am

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**RESIDENTIAL INCOME**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
2801 Barranca St	Los Angeles	595, A7	0 0	(0 0 0 0)	5,924		1921	06/29/09	0	33.59	210	265,000	199,000
5226 Ithaca Ave	Los Angeles	595, F7	0 0	(0 0 0 0)	0	5314sf	1928	01/06/10	3	0.00	19	449,000	439,000
3353 Andrita St	Los Angeles	594, G1	0 0	(0 0 0 0)	1,322	9290sf	1921	07/09/09	2	301.82	200	499,000	399,000
3450 Pasadena Ave	Los Angeles	595, A6	0 0	(0 0 0 0)	0	10542sf	1923	11/11/09	10	0.00	75	1,200,000	980,000
1307-1309 Montecito Dr	Los Angeles	595, C6	4 2	(2 0 0 0)	1,730	11377sf	1925	11/13/09	1	286.13	73	549,000	495,000
2620 Idell St	Los Angeles	594, J6	0 0	(0 0 0 0)	1,116	7056sf	1917	11/03/08	4	533.15	448	680,000	595,000
316 W Avenue 38	Los Angeles	595, A5	0 0	(0 0 0 0)	15,464	13024sf	1991	08/15/09	5	131.60	164	2,200,000	2,035,000
<b>Listing Count 7</b>		<b>Averages</b>			5,111					257.26	170	834,571	734,571
					<b>High 2,035,000</b>					<b>Low 199,000</b>		<b>Median 495,000</b>	
<b>Report Count 22</b>		<b>Report Averages</b>			2,342					280.46	144	577,041	510,723

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