

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 03/01/10 at 4:28am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
2545 Medlow Ave	Eagle Rock	564, J7	5	4	(3 0 0 1)	3,576	5184sf	1991	01/20/10	220.92	40	800,000	790,000
2371 Bullard Ave	Los Angeles	635, F1	4	3	(1 2 0 0)	1,503	6042sf	1960	10/16/09	192.28	136	375,000	289,000
4417 Richard Dr	Los Angeles	595, F4	2	1	(1 0 0 0)	726	4573sf	1953	02/02/10	438.02	27	378,000	318,000
3225 Weldon Ave	Los Angeles	594, G1	2	1	(1 0 0 0)	1,278	10200sf	1923	11/10/09	199.92	111	280,000	255,500
2531 Arthur St	Los Angeles	594, G2	2	1	(1 0 0 0)	655	2078sf	1922	02/03/10	471.76	21	329,000	309,000
2531 Arthur St	Los Angeles	594, H2	2	1	(0 0 0 0)	655	2080sf	1922	02/03/10	471.76	26	329,000	309,000
234 Newland St	Highland Park	595, D1	4	2	(1 1 0 0)	0	6229sf	1899	12/07/09	0.00	83	299,500	219,000
268 S Avenue 55	Los Angeles	595, C3	2	2	(0 2 0 0)	940	6157sf	1923	01/19/10	271.28	39	269,500	255,000
5022 E Granada St	Highland Park	595, B3	3	2	(2 0 0 0)	1,152	4447sf	1920	11/21/09	259.55	100	325,000	299,000
400 San Pascual Ave	Los Angeles	595, E2	2	1	(1 0 0 0)	918	5009sf	1927	12/28/09	430.28	63	409,000	395,000
245 Lamont Dr	Los Angeles	595, D2	7	4	(4 0 0 0)	3,456	5490sf	1990	02/03/10	162.04	26	560,000	560,000
4049 Via Marisol #118	Los Angeles	595, D3	2	1	(1 0 0 0)	920		1982	02/11/10	270.65	18	259,000	249,000
241 S Avenue 57 #132	Los Angeles	595, C3	2	2	(2 0 0 0)	927	1402sf	1962	01/11/10	167.21	49	175,000	155,000
3029 Johnston St	Los Angeles	595, A7	2	1	(0 0 0 0)	668	5706sf	1921	09/22/09	59.73	96	119,900	39,900
2512 Sichel St	Los Angeles	595, A7	2	2	(1 0 0 1)	1,440	4260sf	1904	09/28/09	228.47	152	349,000	329,000(V)
3600 Tacoma Ave	Mount Washing	594, J4	2	1	(1 0 0 0)	1,000	4270sf	1956	12/23/09	529.50	68	550,000	529,500
638 Museum Dr	Los Angeles	595, A3	2	2	(0 0 0 0)	1,393	4480sf	1923	07/30/09	402.01	184	605,000	560,000
638 Museum Dr	Los Angeles	595, A3	2	2	(1 0 1 0)	1,393	4581sf	1923	08/05/09	402.01	160	605,000	560,000
948 Elyria Dr	Los Angeles	594, J4	3	2	(2 0 0 0)	2,362	10669sf	1909	01/04/10	295.94	54	739,000	699,000
3467 Amethyst St	Los Angeles	595, C6	2	1	(1 0 0 0)	791	2831sf	1927	02/25/10	276.86	4	239,000	219,000
323 Leslie Way	Los Angeles	595, C3	3	2	(2 0 0 0)	1,396	5640sf	1923	02/09/10	156.88	20	249,000	219,000
1902 N Avenue 51	Los Angeles	565, B7	2	1	(1 0 0 0)	731	5080sf	1925	02/02/10	430.92	27	349,000	315,000
4020 W Avenue 42	Los Angeles	594, H1	3	3	(1 1 1 0)	2,505	4530sf	2004	11/23/09	249.10	96	649,000	624,000
3711 Baldwin St #101	Los Angeles	635, B1	3	3	(3 0 0 0)	1,766	1446sf	1996	11/24/09	134.54	97	299,630	237,600
Listing Count 24		Averages				1,398			292.24	71	397,564	363,938	
						High 790,000			Low 39,900		Median 309,000		

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

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ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
4804 Ellenwood	Los Angeles	564, J7	00	(0 0 0 0)	2,226		1936	02/09/10	0	278.08	20	649,000	619,000
2409 Elmgrove St	Los Angeles	594, H6	00	(0 0 0 0)	1,227	5140sf	1923	02/05/10	2	251.83	24	339,000	309,000
Listing Count 2		Averages			1,727					264.96	22	494,000	464,000
				High	619,000			Low	309,000			Median	464,000
Report Count 26		Report Averages			1,424					290.06	67	404,982	371,635

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