

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 03/15/10 at 4:44am

Page 1

**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
4309 W Avenue 41 Ave	Los Angeles	564, H7	3	2	(2 0 0 0)	2,348	7200sf	1930	02/14/10	191.65	29	500,000	450,000
4432 Corliss St	Los Angeles	564, J7	3	1	(1 0 0 0)	1,207	3746sf	1931	01/22/10	314.00	52	425,000	379,000
6216 Crestwood Way	Los Angeles	565, D7	2	1	(0 0 0 0)	914	4370sf	1910	02/22/10	458.42	21	439,000	419,000
2327 Hill Dr	Eagle Rock	564, J5	4	2	(2 0 0 0)	2,187	20389sf	1923	02/05/10	582.76	34	0	1,274,500
4467 S Huntington Dr. Dr	Los Angeles	595, D6	2	1	(1 0 0 0)	708	3833sf	1914	02/27/10	337.57	16	269,000	239,000
4760 Templeton St #3202	Los Angeles	595, E6	2	3	(2 0 1 0)	1,193	1258sf	1995	02/26/10	141.66	17	199,000	169,000
5114 La Calandria Dr	El Sereno	595, E7	2	2	(2 0 0 0)	980	4800sf	1947	02/08/10	309.18	35	310,000	303,000
1159 Isabel St	Los Angeles	594, J4	3	1	(1 0 0 0)	720	5600sf	1921	02/24/10	318.06	19	249,000	229,000
3260 Shasta Cir	Los Angeles	564, G7	2	2	(0 0 0 0)	1,486	6600sf	1938	02/12/10	282.57	31	442,900	419,900
1712 Kemper St	Los Angeles	594, H4	3	3	(2 0 0 1)	1,818	5009sf	1992	12/13/09	288.78	92	595,000	525,000
268 S Avenue 55	Los Angeles	595, C3	2	2	(0 2 0 0)	940	6157sf	1923	01/19/10	265.43	53	269,500	249,500
6201 Springvale Dr	Los Angeles	565, D1	3	1	(1 0 0 0)	1,086	3880sf	1923	01/21/10	415.29	18	475,000	451,000
6227 Poppy Peak Dr	Los Angeles	565, D7	2	1	(1 0 0 0)	1,052	4657sf	1924	01/14/10	398.76	58	450,000	419,500
4049 Via Marisol #118	Los Angeles	595, D3	2	1	(1 0 0 0)	920		1982	02/11/10	244.57	32	259,000	225,000
3029 Johnston St	Los Angeles	595, A7	2	1	(0 0 0 0)	668	5706sf	1921	09/22/09	52.40	110	119,900	35,000
3702 Division St	Mount Washing	594, J3	3	3	(3 0 0 0)	2,015	6800sf	1981	02/11/10	246.10	32	548,900	495,900
4752 Frieda Dr	Mount Washing	595, A2	3	2	(2 0 0 0)	1,128	5314sf	1957	01/04/10	442.38	70	550,000	499,000
216 Mount Washington Dr	Los Angeles	595, A5	4	2	(1 0 1 0)	1,756	6830sf	1910	12/16/09	284.74	89	549,000	500,000
4606 Jessica Dr	Los Angeles	594, J2	3	2	(0 0 0 0)	2,238	7056sf	1987	02/18/10	281.50	25	630,000	630,000
2625 N Main St	Los Angeles	635, A2	1	1	(1 0 0 0)	480	2090sf	1911	11/10/09	206.25	125	129,000	99,000
2625-1/2 N Main St	Los Angeles	635, A2	1	1	(1 0 0 0)	480	1960sf	1911	11/10/09	206.25	125	129,000	99,000
3062 Weldon Ave	Los Angeles	594, G1	3	1	(1 0 0 0)	852	4750sf	1924	10/26/09	275.56	140	269,777	234,777
4275 Via Arbolada #309	Los Angeles	595, D4	3	2	(0 0 0 0)	1,475		1983	06/30/08	230.51	593	475,000	340,000
4885 Ruth Ave	Los Angeles	565, C6	3	2	(1 1 0 0)	1,836	7710sf	1952	02/24/10	253.27	19	475,000	465,000
4452 College View Ave	Los Angeles	564, J7	4	3	(2 0 1 0)	2,370	6250sf	1991	12/07/09	219.37	98	559,900	519,900
<b>Listing Count 25</b>		<b>Averages</b>				1,314			289.88	77	372,715	386,799	
						<b>High</b> 1,274,500			<b>Low</b> 35,000			<b>Median</b> 419,000	

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

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Page 2

**RESIDENTIAL INCOME**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
4369 O Neill St	Los Angeles	595, D7	00	(0 0 0 0)	1,212	2701sf	1907	12/03/09	0	268.15	97	325,000	325,000
1449 Hepner Ave	Los Angeles	565, C7	00	(0 0 0 0)	888	7013sf	1948	01/26/10	2	427.70	48	399,800	379,800
5902 Monte Vista St	Highland Park	595, C2	00	(0 0 0 0)	0	4279sf	1905	01/27/10	4	0.00	47	75,000	699,000
550 E Avenue 28	Los Angeles	595, B6	00	(0 0 0 0)	1,560	6490sf	1951	08/19/09	1	169.87	208	270,000	265,000
375 Leslie Way	Los Angeles	595, C3	00	(0 0 0 0)	5,364	8973sf	1965	11/09/09	6	130.31	123	725,000	699,000
<b>Listing Count</b> 5		<b>Averages</b>			2,256					249.01	105	358,960	473,560
				<b>High</b> 699,000				<b>Low</b> 265,000				<b>Median</b> 379,800	
<b>Report Count</b> 30		<b>Report Averages</b>			1,444					284.24	82	370,423	401,259

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