

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 08/30/10 at 4:32am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
3834 Homer St	Los Angeles	595, A6	2 1	(0 0 0 0)	1,114	4440sf	1940	07/20/10	233.30	41	299,900	259,900
3022 Valle Vista Dr #4	Eagle Rock	594, H1	2 2	(1 1 0 0)	961	1738sf	1979	04/06/10	176.80	146	179,000	169,900
5262 Ellenwood Dr	Los Angeles	564, J5	3 2	(0 0 0 0)	1,616	12330sf	1915	08/10/10	370.67	20	619,000	599,000
4760 Templeton St #3111	Los Angeles	595, E6	3 3	(0 0 0 0)	1,243		1995	05/15/10	132.74	107	199,000	165,000
2319 Carlyle Pl	Los Angeles	594, G3	3 1	(1 0 0 0)	1,210	5380sf	1928	05/17/10	233.80	105	302,900	282,900
3072 Knob Dr	Los Angeles	594, H4	3 2	(2 0 0 0)	1,281	10550sf	1928	04/24/10	300.55	128	420,000	385,000
3164 Carlyle St	Glassell Park	594, H3	2 1	(0 0 0 0)	1,774	6250sf	1925	04/05/10	281.29	147	569,000	499,000
5024 Granada St	Los Angeles	595, B3	1 1	(1 0 0 0)	768	2550sf	1923	05/11/10	214.84	36	199,999	165,000
316 N Avenue 54	Los Angeles	595, C3	5 4	(4 0 0 0)	1,737	5074sf	1913	03/09/10	126.66	99	295,800	220,000
768 N Avenue 50	Highland Park	595, B2	0 1	(1 0 0 0)	731	4008sf	1947	04/19/10	328.25	133	279,950	239,950
226 S Avenue 52	Los Angeles	595, C3	2 2	(2 0 0 0)	1,522	6640sf	1938	05/26/10	203.61	53	334,900	309,900
6026 Oak Hill Ave	Highland Park	595, E3	5 5	(4 0 1 0)	3,556	6490sf	2009	06/25/10	133.58	53	535,000	475,000
5656 Raber St	Los Angeles	565, C7	4 4	(4 0 0 0)	3,033	15000sf	1910	08/18/10	196.18	12	625,000	595,000
5252 Buchanan St	Los Angeles	595, B1	2 1	(1 0 0 0)	710	0.110ac	1926	08/03/10	351.97	27	280,000	249,900
4049 Via Marisol #118	Los Angeles	595, D3	2 1	(1 0 0 0)	920		1982	02/11/10	276.63	188	259,000	254,500
4881 Farquhar St	Los Angeles	635, E2	3 3	(1 0 1 1)	1,685	4864sf	1958	08/18/10	207.72	12	400,000	350,000
4887 Hillsdale Dr	Los Angeles	595, E6	3 1	(1 0 0 0)	810	1756sf	1925	04/03/10	210.49	149	225,000	170,500
4260 Via Arbolada #118	Los Angeles	595, D4	2 2	(0 0 0 0)	1,033		1985	07/22/10	237.08	38	254,900	244,900
3961 Via Marisol #108	Los Angeles	595, D5	2 2	(1 1 0 0)	1,113	0.050ac	1982	07/06/10	282.93	54	359,900	314,900
4499 Via Marisol #146c	Lake Los Ange	595, E4	2 2	(2 0 0 0)	1,047		1981	07/27/10	305.64	34	320,000	320,000
4041 Via Marisol #111	Los Angeles	595, D4	2 2	(2 0 0 0)	1,096	0.050ac	1982	08/02/10	296.03	28	339,000	324,450
725 Vallejo Villas	Los Angeles	595, D5	2 2	(1 1 0 0)	1,330	0.240ac	1981	07/07/10	256.99	54	358,000	341,800
6221 Monterey Rd #303	Los Angeles	595, D3	2 2	(2 0 0 0)	1,540		2009	08/12/10	256.49	18	415,000	395,000
3961 Via Marisol #331	Los Angeles	595, D5	2 2	(0 0 0 0)	1,350		1982	04/07/10	203.63	144	361,000	274,900
1839 Kilbourn St	Los Angeles	594, H4	2 1	(0 1 0 0)	864	0.180ac	1924	06/10/10	403.94	81	399,000	349,000
5189 Almont St	Los Angeles	595, F5	3 3	(1 2 0 0)	1,100	5152sf	1924	03/11/10	171.82	172	220,000	189,000
4719 Grey Dr	Los Angeles	595, D6	3 2	(1 1 0 0)	1,174	4878sf	1925	04/23/10	164.40	73	242,900	193,000
2229 Ridgeview Ave	Los Angeles	565, A7	3 1	(1 0 0 0)	1,015	7500sf	1922	08/05/10	408.87	25	425,000	415,000
6110 Oak Hill Ave	Los Angeles	595, E3	3 4	(4 0 0 0)	3,292	8213sf	2005	03/10/10	227.83	168	850,000	750,000
2342 Birkdale St	Los Angeles	594, G5	1 1	(1 0 0 0)	622	4830sf	1925	06/19/10	353.70	72	224,720	220,000
Listing Count 30		Averages			1,375				251.61	81	359,762	324,080
					High 750,000				Low 165,000			Median 296,400

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

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Listings as of 08/30/10 at 4:32am

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RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
1368 Hepner Ave	Eagle Rock	565, C7	0 0	(0 0 0 0)	0	6490sf	1956	08/26/10	2	0.00	4	3,999,000	399,900
2637 Huron St	Los Angeles	594, J6	0 0	(0 0 0 0)	2,430	7492sf	1907	06/28/10	1	127.53	63	340,260	309,900
3619 Carlota Blvd	Los Angeles	595, A5	8 4	(4 0 0 0)	2,473	3790sf	1959	05/15/10	2	115.24	103	375,000	285,000
5156 Almont St	Los Angeles	595, F5	0 0	(0 0 0 0)	2,045	4094sf	1929	07/14/10	0	109.00	47	234,600	222,900
Listing Count 4		Averages			2,316					117.26	54	1,237,215	304,425
					High 399,900			Low 222,900				Median 297,450	
Report Count 34		Report Averages			1,460					239.40	77	462,992	321,768

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