

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/06/10 at 4:12am

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**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
3921 Yosemite Way	Los Angeles	594, H1	4 3	(3 0 0 0)	2,496	10628sf	1928	08/27/10	171.88	10	439,000	429,000
5003 La Roda Ave	Eagle Rock	565, B6	2 2	(1 1 0 0)	948	8544sf	1920	06/14/10	448.31	54	475,000	425,000
4625 Toland Way	Los Angeles	595, A1	3 2	(1 0 1 0)	1,124	3920sf	1923	08/15/10	398.58	22	459,000	448,000
2628 Medlow Ave	Los Angeles	564, J7	2 1	(1 0 0 0)	0	6185sf	1931	10/08/09	0.00	333	499,000	463,000
1922 Campus Rd	Los Angeles	535, A7	2 2	(1 1 0 0)	1,381	0.250ac	1955	07/20/10	361.69	47	549,000	499,500
329 Newland St #331	Los Angeles	595, D1	2 2	(2 0 0 0)	1,604	6403sf	1911	05/11/10	155.86	118	325,000	250,000
4973 O Sullivan Dr	Los Angeles	635, E1	1 1	(1 0 0 0)	980	5733sf	1939	08/30/10	202.04	7	250,000	198,000
5119 Chester St	Los Angeles	595, F7	3 1	(1 0 0 0)	988	5141sf	1954	07/29/10	278.24	39	289,900	274,900
3726 Ackerman Dr	Glassell Park	594, H2	2 1	(1 0 0 0)	624	5380sf	1952	06/03/10	448.72	95	290,000	280,000
2836 Silver St	Los Angeles	594, H4	3 1	(1 0 0 0)	1,140	5500sf	1921	08/21/10	250.00	16	295,000	285,000
4312 Palmero Dr	Glassell Park	594, J2	3 2	(2 0 0 0)	1,450	13329sf	1955	07/29/10	251.66	39	399,900	364,900
5036 Echo St #308	Los Angeles	595, B3	1 1	(1 0 0 0)	672	0.030ac	1984	06/24/10	148.81	74	150,000	100,000
6429 Roble Ave	Los Angeles	595, E2	2 1	(1 0 0 0)	873	3940sf	1905	06/08/10	366.55	90	350,000	320,000
3512 Sierra St	Los Angeles	595, B6	2 2	(2 0 0 0)	1,065	5096sf	1923	05/11/10	150.23	109	216,900	160,000
3114 Sierra St	Los Angeles	595, B6	2 1	(1 0 0 0)	720	6800sf	1921	06/21/10	347.08	77	259,900	249,900
5114 Abbott Pl	Los Angeles	595, B2	3 2	(2 0 0 0)	1,572	0.080ac	1924	08/16/10	238.55	21	390,000	375,000
4049 Via Marisol #118	Los Angeles	595, D3	2 1	(1 0 0 0)	920		1982	02/11/10	270.65	195	259,000	249,000
4881 Farquhar St	Los Angeles	635, E2	3 3	(1 0 1 1)	1,685	4864sf	1958	08/18/10	178.04	19	400,000	300,000
2860 Budau Ave	Los Angeles	595, F7	3 2	(2 0 0 0)	1,172	0.150ac	1965	02/26/10	187.63	10	229,900	219,900
3740 Rolle St	Los Angeles	595, B6	3 2	(1 1 0 0)	1,105	6229sf	1910	07/13/10	230.77	55	275,000	255,000
2723 Ballard St	Los Angeles	595, E7	3 3	(2 0 0 1)	1,408	6264sf	1953	06/29/10	205.26	64	399,000	289,000
2001 Eastlake Ave	Los Angeles	635, B1	3 1	(1 0 0 0)	1,331	3080sf	1895	05/20/10	157.78	109	280,000	210,000
127 E Avenue 42	Los Angeles	595, B5	4 4	(3 1 0 0)	2,626	7492sf	1909	06/16/10	182.41	54	498,000	479,000
4209 Via Arbolada #235	Los Angeles	595, D4	2 2	(0 0 0 0)	1,147		1981	04/06/10	217.96	153	310,000	250,000
4275 Via Arbolada #211	Los Angeles	595, D5	1 1	(1 0 0 0)	918	0.140ac	1983	07/29/10	298.26	38	288,800	273,800
4210 Via Arbolada #311	Monterey Hill	595, D4	2 2	(2 0 0 0)	1,075	0.060ac	1984	06/09/10	269.67	89	339,900	289,900
4041 Via Marisol #203	Los Angeles	595, D5	2 2	(1 1 0 0)	1,102	0.050ac	1982	08/06/10	279.49	31	318,000	308,000
4670 Carnegie St	Los Angeles	595, D5	3 2	(1 1 0 0)	1,532	5000sf	1928	08/09/10	351.83	28	559,000	539,000
3107 Future St	Los Angeles	594, H4	2 1	(0 0 0 0)	867	1340sf	1930	04/16/10	259.52	21	244,000	225,000
4645 San Andreas Ave	Los Angeles	595, A2	2 1	(0 0 0 0)	1,280	5900sf	1926	07/20/10	342.97	48	515,000	439,000
4730 Frieda Dr	Mount Washing	595, A2	3 2	(2 0 0 0)	1,275	6795sf	1957	08/10/10	382.67	27	499,900	487,900
1510 Yosemite Dr	Los Angeles	565, B6	3 2	(2 0 0 0)	1,392	6300sf	1923	06/18/10	272.92	80	399,900	379,900
3916 Harriman Ave	Los Angeles	595, E5	4 3	(3 0 0 0)	2,520	7500sf	2006	06/30/10	218.25	68	625,000	550,000
2347 Fair Park Ave	Los Angeles	564, J6	4 2	(2 0 0 0)	1,650	6210sf	1986	05/28/10	348.48	101	649,000	575,000
4760 Templeton St #3222	Los Angeles	595, E6	3 3	(2 0 1 0)	1,194		1995	07/19/10	138.19	49	200,000	165,000
<b>Listing Count 35</b>		<b>Averages</b>			1,289				265.03	68	369,343	331,617
					<b>High 575,000</b>				<b>Low 100,000</b>		<b>Median 289,900</b>	

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

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(RAP04-0)

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U.S. Patent 6,910,045

### CMA Report

Listings as of 09/06/10 at 4:12am

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**RESIDENTIAL INCOME**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price
4930 Malta St	Los Angeles	594, H2	33	(3 0 0 0)	1,984	6251sf	1922	10/17/09	1	141.63	288	399,000	281,000
4801 York	Los Angeles	595, E2	00	(0 0 0 0)	2,284	4399sf	1966	05/24/10	3	275.83	105	650,000	630,000
2617 Vallejo St	Los Angeles	635, A1	00	(0 0 0 0)	1,288	2439sf	1906	07/06/10	1	174.69	62	290,000	225,000
2212 Parkside Ave	Los Angeles	635, C1	00	(0 0 0 0)	1,946	7492sf	1910	05/15/10	0	228.67	114	480,000	445,000
3304 Sierra St	Montecito Hei	595, B7	00	(0 0 0 0)	0	5619sf	1956	05/23/10	2	0.00	106	250,000	230,000
4804 Ellenwood	Los Angeles	564, J7	00	(0 0 0 0)	2,226		1936	02/09/10	0	246.63	202	649,000	549,000
<b>Listing Count 6</b>		<b>Averages</b>			1,946					213.49	146	453,000	393,333
					<b>High 630,000</b>			<b>Low 225,000</b>				<b>Median 363,000</b>	
<b>Report Count 41</b>		<b>Report Averages</b>			1,373					258.42	80	381,585	340,649

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