

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/07/09 at 3:46am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1859 Yosemite Dr	Los Angeles	565, A6	2	1	838	6050sf	1924	07/16/09	428.40	53/53	479,000	359,000
4750 York Blvd	Los Angeles	595, A1	3	2	1,720	7144sf	1921	06/23/09	279.07	76/2	550,000	480,000
1200 Saginaw St	Los Angeles	535, C6	3	4	2,200	6830sf	New	07/08/09	295.00	61/61	670,000	649,000
3029 Eva Ter	Los Angeles	595, B7	2	1	720	6800sf	1921	06/19/09	138.75	80/7	139,900	99,900
5241 Newtonia	Los Angeles	595, F4	2	1	960	2100sf	1959	03/12/09	229.06	179/4	229,900	219,900
2433 Altman St	Los Angeles	594, G5	3	2	1,149	4600sf	1926	01/12/09	300.26	236/236	399,000	345,000
2603 Crestmoore Pl	Los Angeles	594, H2	5	4	3,400	8079sf	1976	06/16/09	139.71	83/2	575,000	475,000
348 S Avenue 57	Los Angeles	595, C3	4	2	1,700	5851sf	1922	06/30/09	221.76	69/69	469,000	377,000
4323 Yosemite Way	Los Angeles	564, H7	3	1	1,284	5880sf	1925	11/20/08	232.87	291/7	399,000	299,000
5013 Range View Ave	Los Angeles	595, B1	3	2	1,500	5200sf	1921	08/05/09	289.67	33/6	439,900	434,500
4215 Berenice Ave	Los Angeles	595, B5	3	2	1,618	4796sf	1913	07/25/09	231.77	44/44	379,000	375,000
4201 Via Marisol #229	Los Angeles	595, D4	3	2	1,547	4.962ac	1987	08/11/09	261.80	27/27	419,000	405,000
638 Museum Dr	Los Angeles	595, A3	2	2	1,013	4581sf	1923	08/05/09	582.43	33/33	605,000	590,000
638 Museum Dr	Los Angeles	595, A3	2	2	1,013	4480sf	1923	07/30/09	582.43	39/0	605,000	590,000
6712 Fortune Pl	Los Angeles	595, F1	3	3	1,928	30300sf	1966	01/14/09	103.22	236/4	239,900	199,000
6712 Fortune Pl	Los Angeles	595, F1	3	3	1,928	30300sf	1966	01/14/09	103.22	236/4	239,900	199,000
4325 Alpha St	Los Angeles	595, G4	2	1	960	5500sf	1926	07/30/09	311.46	39/4	399,000	299,000
5327 Ellenwood Dr	Los Angeles	564, J5	4	3	2,117	15331sf	1977	09/02/09	247.99	5/2	625,000	525,000
Listing Count 18		Averages			1,533				276.60	101/31	436,806	384,461
					High 649,000				Low 99,900		Median 376,000	

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

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

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RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
2735 Lincoln Park Ave	Los Angeles	595, B7	0	0	0	9017sf	1924	07/27/09	1	0.00	42/42	1,215,000	1,210,000
5375 Raphael St	Highland Park	595, C2	0	0	1,784	4800sf	1906	05/29/09	2	91.65	101/101	242,550	163,500
2665 Pasadena Ave	Los Angeles	595, A7	0	0	7,992	17380sf	1929	06/03/09	3	110.74	96/96	950,000	885,000
3124 Pasadena Ave	Los Angeles	595, A6	5	3	3,607	6982sf	1889	06/29/09	3	80.37	70/70	424,900	289,900
4929 San Rafael Ave	Los Angeles	595, A2	0	0	1,026	7248sf	1950	05/11/09	1	262.18	119/1291	295,000	269,000
4350 Lowell Ave	Los Angeles	595, G5	0	0	1,065	7492sf	1927	08/12/09	2	225.26	3/2914	261,000	239,900
3031 W Avenue 34	Los Angeles	594, G2	0	0	1,654	7143sf	1926	06/15/09	2	172.40	50/50	299,900	285,155
Listing Count 7		Averages			2,855					157.10	69/652	526,907	477,494
					High 1,210,000				Low 163,500			Median 285,155	
Report Count 25		Report Averages			1,863					246.73	92/205	462,034	410,510

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