

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 11/02/09 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
2872 Delevan Dr	Los Angeles	564, H1	3	2	1,210	6359sf	1924	06/01/09	371.07	154/4	476,350	449,000
3230 Amethyst St	Los Angeles	595, C6	4	0	1,476	8145sf	1906	08/07/09	116.11	87/87	189,905	171,371
2753 Ballard St	Los Angeles	595, E7	3	1	1,239	4704sf	1953	09/23/09	173.53	40/1	245,000	215,000
3026 Budau Ave #1	Los Angeles	595, E7	3	1	1,114	7143sf	1927	10/16/09	250.00	17/3	290,000	278,500
4452 Van Horne Ave	Los Angeles	595, F5	2	1	1,584	6452sf	1957	08/27/09	201.96	67/67	349,000	319,900
5030 Budau Pl	Los Angeles	595, E7	3	2	964	4800sf	1925	10/15/09	351.66	18/18	359,000	339,000
2371 Bullard Ave	Los Angeles	635, F1	4	3	1,503	6042sf	1960	10/16/09	232.20	17/17	375,000	349,000
3857 Filion St	Los Angeles	594, H1	1	1	550	8220sf	1924	08/29/09	300.00	65/65	350,000	165,000
3711 Ackerman Dr	Los Angeles	594, H2	3	4	1,612	5260sf	1949	08/10/09	248.14	84/4	470,000	400,000
2244 Maricopa Dr	Glassell Park	595, J3	3	4	3,240	5998sf	1990	04/27/09	228.40	189/189	856,000	740,000
2244 Maricopa Dr	Los Angeles	594, J3	3	4	3,240	6336sf	1990	04/27/09	228.40	189/7	856,000	740,000
6712 Fortune Pl	Los Angeles	595, F1	3	3	1,928	30300sf	1966	10/07/09	94.66	26/4	199,000	182,500
2712 Johnston St	Los Angeles	.	3	1	986	4356sf	1910	06/29/09	329.61	126/4	389,000	325,000
546 Clifton St	Los Angeles	595, B7	2	1	560	9845sf	1923	08/06/09	241.07	88/0	249,000	135,000
233 S Avenue 50	Los Angeles	595, B3	3	1	1,516	9150sf	1946	09/12/09	214.31	51/1	375,000	324,900
4426 San Andreas Ave	Los Angeles	594, J3	3	3	2,436	4662sf	1991	03/31/09	223.73	216/547	605,000	545,000
1818 Kemper St	Los Angeles	594, G4	3	3	2,150	4840sf	2007	05/14/09	302.33	172/3	899,000	650,000
971 Terrace 49	Los Angeles	595, A2	4	3	2,381	17119sf	1910	08/31/09	387.65	63/4	963,000	923,000
4388 Radium Dr	Los Angeles	595, C7	3	1	1,096	3746sf	1927	08/05/09	141.33	89/3	199,900	154,900
4275 Via Arbolada #309	Los Angeles	595, D4	3	2	1,475	1983	06/30/08	237.29	477/4	475,000	350,000	
<b>Listing Count</b> 20		<b>Averages</b>			1,613				243.67	112/52	458,508	387,854
					<b>High</b> 923,000				<b>Low</b> 135,000			<b>Median</b> 332,000

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
3424 Farnsworth Ave	Monterey Hill	595, F6	0	0	0	8015sf	1920	07/18/09	4	0.00	107/107	529,900	519,900
5117 Baltimore St	Los Angeles	595, B1	4	3	1,212	4801sf	1926	09/28/09	2	350.58	33/33	449,900	424,900
1329 Armadale Ave	Highland Park	599, A1	0	0	0	14941sf	1951	05/25/09	2	0.00	160/160	790,000	529,000
2715 Augustine Ct	Los Angeles	595, A7	0	0	440	4138sf	1924	06/06/09	2	413.64	147/147	249,500	182,000
<b>Listing Count 4</b>	<b>Averages</b>				826					382.11	112/112	504,825	413,950
					<b>High</b> 529,000					<b>Low</b> 182,000		<b>Median</b> 472,400	
<b>Report Count 24</b>	<b>Report Averages</b>				1,541					256.26	112/62	466,227	392,203

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