

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 11/09/09 at 3:37am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
2753 Ballard St	Los Angeles	595, E7	3	1,123	4704sf	1953	09/23/09	173.53	47/8	245,000	215,000
3026 Budau Ave #1	Los Angeles	595, E7	3	1,114	7143sf	1927	10/16/09	241.02	24/4	290,000	268,500
2244 Maricopa Dr	Glassell Park	595, J3	3	43,240	5998sf	1990	04/27/09	208.33	196/196	856,000	675,000
2244 Maricopa Dr	Los Angeles	594, J3	3	43,240	6336sf	1990	04/27/09	208.33	196/1	856,000	675,000
6712 Fortune Pl	Los Angeles	595, F1	3	31,928	30300sf	1966	10/07/09	77.80	33/4	199,000	150,000
711 Bridewell St #1	Los Angeles	595, F2	2	1,060		2003	07/22/09	174.43	110/6	249,000	184,900
225 Branch St	Los Angeles	595, D1	2	2,737	4750sf	1907	07/13/09	405.70	119/4	309,500	299,000
225 Branch St	Highland Park	595, D1	2	2,737	4783sf	1907	07/13/09	405.70	119/119	309,500	299,000
5245 Irvington Pl	Los Angeles	595, B2	5	31,544	5837sf	1921	04/22/09	242.88	201/2	478,000	375,000
3311 Amethyst St	Los Angeles	595, C6	3	2,100	6250sf	1908	02/16/09	450.00	266/2	510,000	450,000
2723 Ballard St	Los Angeles	595, E7	3	2,140	6264sf	1955	10/07/09	196.34	33/33	285,000	276,450
631 Museum Dr	Los Angeles	595, A3	3	32,226	4110sf	1995	10/23/09	309.97	17/3	715,000	690,000
477 Quail	Los Angeles	595, A4	1	1,488	3900sf	1946	10/06/09	530.74	34/6	309,000	259,000
546 Clifton St	Los Angeles	595, B7	2	1,560	9845sf	1923	08/06/09	241.07	95/7	249,000	135,000
4589 Via Marisol #367	Los Angeles	595, D4	2	2,103	5,105ac	1981	09/11/09	326.59	59/59	356,000	339,000
4209 Via Arbolada #236	Los Angeles	595, D4	2	2,120	2030sf	1981	09/26/09	333.04	44/44	381,000	373,000
4225 Via Arbolada #559	Highland Park	595, D4	2	3,169	9413sf	1983	10/06/09	249.35	34/3	442,900	421,900
4017 Marmion Way	Los Angeles	595, A5	5	32,400	5350sf	1922	10/13/09	187.08	27/6	479,000	449,000
462 Dustin Dr	Mount Washing	595, B4	2	1,000	6100sf	1924	08/18/09	0.00	83/1	532,000	468,500
1716 Burnell Dr	Los Angeles	594, H4	2	1,961	7417sf	1947	10/14/09	508.85	26/26	512,000	489,000
1716 Burnell Dr	Los Angeles	594, H4	2	1,961	7361sf	1947	10/07/09	508.85	33/4	512,000	489,000
4861 Glenalbyn Dr	Los Angeles	595, A3	3	2,165	3510sf	2009	09/03/09	300.00	66/4	575,000	495,000
449 Frontenac Ave	Mount Washing	595, A4	3	42,374	5336sf	2005	01/13/09	231.68	279/566	825,000	550,000
449 Frontenac Ave	Mount Washing	595, A4	3	42,374	5340sf	2005	01/11/09	231.68	302/6	825,000	550,000
387 N Avenue 51	Los Angeles	595, B3	4	2,184	5749sf	1910	04/25/09	151.52	198/3	374,000	280,000
225 Branch St	Los Angeles	595, D1	2	2,737	4750sf	1907	07/13/09	405.70	119/4	309,500	299,000
6180 St Albans St	Los Angeles	595, D1	4	32,267	5175sf	1949	08/24/09	147.77	77/3	399,900	335,000
Listing Count 27		Averages		1,536				286.46	105/42	458,641	388,528
				High 690,000				Low 135,000		Median 373,000	

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
2801 Barranca St	Los Angeles	595, A7	0	0	5,924		1921	06/29/09	0	38.83	133/133	265,000	230,000
5516 Media Dr	Los Angeles	595, C3	5	3	1,848	5968sf	1910	07/13/09	1	127.11	103/103	298,800	234,900
4930 Malta St	Los Angeles	594, H2	3	3	1,984	6251sf	1922	10/17/09	1	188.51	23/208	399,000	374,000
3101 Altura	Lincoln Heigh	595, B7	0	0	0		1916	02/02/09	6	0.00	280/1374	798,200	698,200
Listing Count 4		Averages			3,252					118.15	135/455	440,250	384,275
					High 698,200				Low 230,000			Median 304,450	
Report Count 31		Report Averages			1,714					269.05	109/95	456,268	387,979

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