

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 11/16/09 at 3:50am

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**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4407 Toland Pl	Los Angeles	594, J1	2	1	804	8800sf	1924	06/23/09	429.10	146/4	420,000	345,000
4437 Lynnfield St	Los Angeles	595, D7	2	1	780	5401sf	1948	09/23/09	234.62	54/4	201,000	183,000
3026 Budau Ave #1	Los Angeles	595, E7	3	1	1,114	7143sf	1927	10/16/09	232.05	31/2	290,000	258,500
2371 Bullard Ave	Los Angeles	635, F1	4	3	1,503	6042sf	1960	10/16/09	212.24	31/31	375,000	319,000
3321 Granada St #2	Los Angeles	594, H4	3	1	1,150	3920sf	1924	07/23/09	230.43	116/3	280,999	265,000
4220 Panamint St	Los Angeles	594, J1	4	3	2,277	7797sf	1991	10/17/09	215.15	30/4	499,900	489,900
5013 Range View Ave	Los Angeles	595, B1	3	2	1,500	5200sf	1921	08/05/09	226.60	103/2	439,900	339,900
3029 Johnston St	Los Angeles	595, A7	2	1	668	5706sf	1921	09/22/09	119.61	55/5	119,900	79,900
546 Clifton St	Los Angeles	595, B7	2	1	560	9845sf	1923	08/06/09	230.36	102/2	249,000	129,000
909 Montecito Dr	Montecito Hei	595, B5	3	3	2,126	4500sf	2009	02/04/09	263.41	285/1	650,000	560,000
913 Montecito Dr	Montecito Hei	595, B5	3	3	2,126	4500sf	2009	02/04/09	263.41	285/1	650,000	560,000
5304 Monterey Rd	Los Angeles	595, D4	2	1	916	7980sf	1960	10/05/09	315.50	42/6	350,000	289,000
3961 Via Marisol #321	Los Angeles	595, D5	2	2	1,011	4.247ac	1982	09/16/09	331.36	40/40	349,000	335,000
4017 Marmion Way	Los Angeles	595, A5	5	3	2,400	5350sf	1922	10/13/09	174.58	34/3	479,000	419,000
4530 San Andreas Ave	Los Angeles	595, A3	3	2	1,100	5277sf	1949	10/11/09	408.18	35/66	489,000	449,000
735 Sunnyhill Dr	Los Angeles	595, A3	3	2	1,411	7004sf	1930	08/28/09	439.40	25/25	695,000	620,000
360 W Avenue 26 #211	Los Angeles	594, J7	0	1	640	53601sf	2006	10/15/09	277.27	32/3	194,500	177,450
4275 Via Arbolada #309	Los Angeles	595, D4	3	2	1,475		1983	06/30/08	216.95	491/7	475,000	320,000
3363 Holyoke Dr	Los Angeles	594, H3	2	1	1,408	8383sf	1937	08/20/09	241.41	88/6	399,900	339,900
<b>Listing Count</b> 19		<b>Averages</b>			1,314				266.40	107/11	400,374	340,976
					<b>High</b> 620,000				<b>Low</b> 79,900		<b>Median</b> 335,000	

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

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# CMA Report

Listings as of 11/16/09 at 3:50am

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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
4120 Supreme Ct	Los Angeles	595, C7	0	0	0	3876sf	1924	09/03/09	2	0.00	74/74	103,950	93,750
132 Sycamore Park Dr	Los Angeles	595, B4	0	0	0	17685sf	1939	06/01/09	4	0.00	97/97	265,000	249,999
410 Chestnut Ave	Los Angeles	595, E2	0	0	0	7496sf	1998	09/26/09	2	0.00	51/51	600,000	560,000
366 N Avenue 51	Los Angeles	595, B3	16	10	6,268	9123sf	1962	03/01/09	0	151.40	35/415	1,149,000	949,000
118 E Avenue 38	Los Angeles	595, A5	0	0	6,000	12009sf	1991	10/07/09	1	183.33	40/40	1,150,000	1,100,000
3304 Sierra St	Montecito Hei	595, B7	0	0	0	5619sf	1956	09/13/09	2	0.00	64/64	299,000	250,000
<b>Listing Count 6</b>	<b>Averages</b>				6,134					167.37	60/124	594,492	533,792
					<b>High</b> 1,100,000				<b>Low</b> 93,750			<b>Median</b> 405,000	
<b>Report Count 25</b>	<b>Report Averages</b>				1,773					256.97	95/38	446,962	387,252

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