

CMA Report
Sorted by Area (asc), Price (asc)

Listings as of 02/08/10 at 5:43am

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RESIDENTIAL
SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP % LP
1944 Isabel St	Los Angeles	594, H4	3 2	(1 1 0 0)	1,020	3280sf	1922	01/17/10	196.08	8	229,000	229,000	200,000	87.34
3006 Cazador St	Los Angeles	594, G3	2 2	(2 0 0 0)	1,574	4722sf	1938	02/02/10	128.97	224	324,900	203,000	203,000	100.00
540 W Avenue 26	Los Angeles	594, J6	3 3	(1 0 0 2)	1,436	6707sf	1908	02/04/10	226.32	29	325,000	325,000	325,000	100.00
4654 Toland Way	Los Angeles	595, A1	3 1	(1 0 0 0)	0	8640sf	1921	02/04/10	0.00	45	468,000	439,000	438,000	99.77
4654 Toland Way	Los Angeles	595, A1	3 1	(1 0 0 0)	830	8640sf	1921	02/04/10	527.71	29	468,000	439,000	438,000	99.77
1956 Nolden St	Los Angeles	565, C7	3 1	(1 0 0 0)	1,458	6430sf	1913	01/29/10	332.65	5	475,000	475,000	485,000	102.11
4567 Mont Eagle Pl	Los Angeles	595, A1	3 2	(0 0 0 0)	1,385	6890sf	1941	01/29/10	370.40	7	459,500	459,500	513,000	111.64
5113 Bohlig Rd	Los Angeles	635, F1	3 2	(0 0 0 0)	1,114	5063sf	1952	08/23/04	300.72	40	0	349,950	335,000	95.73
2845 Phelps Ave	Los Angeles	595, E7	2 1	(1 0 0 0)	1,034	4700sf	1944	02/02/10	217.60	65	149,000	149,000	225,000	151.01
3921 Avenue 42	Los Angeles	594, J2	2 1	(0 0 0 0)	951	1742sf	1924	02/01/10	292.32	319	290,000	270,000	278,000	102.96
5723 Eaton St	Los Angeles	565, C7	3 1	(0 0 0 0)	962	6375sf	1924	06/30/09	337.84	6	269,900	269,900	325,000	120.41
1025 Adelante Ave	Highland Park	565, F7	4 3	(2 0 1 0)	2,430	6900sf	1963	02/01/10	234.57	20	599,000	599,000	570,000	95.16
4031 Van Horne Ave	Los Angeles	595, F5	4 2	(2 0 0 0)	1,517	6700sf	1938	02/01/10	197.10	27	305,000	299,000	299,000	100.00
4546 Homer St	Los Angeles	595, B5	4 2	(2 0 0 0)	1,986	20996sf	1947	02/05/10	188.82	175	375,000	375,000	375,000	100.00
1130 Pagoda Pl	Los Angeles	595, B6	3 2	(2 0 0 0)	1,215	5610sf	1950	02/03/10	271.60	146	320,000	320,000	330,000	103.13
233 S Avenue 50	Los Angeles	595, B3	3 1	(1 0 0 0)	1,516	9150sf	1946	01/28/10	197.89	80	375,000	324,900	300,000	92.34
300 W Avenue 45	Los Angeles	595, A4	2 1	(1 0 0 0)	808	5377sf	1917	02/02/10	470.30	35	440,000	399,000	380,000	95.24
4817 San Marcos Pl	Los Angeles	595, A3	3 2	(0 0 0 0)	1,292	4660sf	1924	02/02/10	347.52	105	449,000	439,000	449,000	102.28
3638 Roseview Ave	Los Angeles	594, J4	3 3	(3 0 0 0)	0	16280sf		02/05/10	0.00	127	449,000	449,000	438,000	97.55
5500 Dobbs St #4	Los Angeles	635, G1	2 2	(2 0 0 0)	813		1982	02/03/99	82.29	120	74,900	66,900	66,900	100.00
2020 N Ditman Ave	Los Angeles	635, D2	3 2	(2 0 0 0)	1,341	5300sf	1940	01/01/99	111.78	16	149,900	149,900	149,900	100.00
3666 Roderick Rd	Los Angeles	594, G1	4 2	(2 0 0 0)	2,140	4610sf	1946	06/10/98	84.11	33	190,000	190,000	180,000	94.74
Listing Count 22		Averages			1,341				255.83	76	326,595	328,184	331,945	101.15
					High 570,000				Low 66,900				Median 327,500	

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

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SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP %	LP
4833 College View Ave	Eagle Rock	564, J6	23	(3 0 0 0)	1,853	7669sf	1924	02/03/10	3	269.83	144	574,500	574,500	500,000	87.03	
2521 Eastlake Ave	Los Angeles	595, B7	00	(0 0 0 0)	2,455	7797sf	1925	02/01/10	0	73.73	48	249,900	219,900	181,000	82.31	
Listing Count 2		Averages			2,154					171.78	96	412,200	397,200	340,500	85.73	
					High 500,000				Low 181,000				Median 340,500			
Report Count 24		Report Averages			1,415					248.19	77	333,729	333,935	332,658		

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