

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

Listings as of 03/22/10 at 3:34am

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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 |
|-------------------------|---------------|-----------------|----|-----------|---------------------|---------|------|----------|--------------------|-----|------------|------------|-----------------------|---------|
| 1163 Isabel St | Los Angeles | 594, J5 | 22 | (1 0 1 0) | 860 | 5600sf | 1926 | 03/16/10 | 334.30 | 9 | 285,000 | 289,000 | 287,500 | 99.48 |
| 4223 Yosemite Way | Los Angeles | 564, H7 | 22 | (0 0 0 0) | 1,040 | 4881sf | 1940 | 03/12/10 | 360.58 | 15 | 308,500 | 308,500 | 375,000 | 121.56 |
| 2105 Addison Way | Eagle Rock | 565, A6 | 31 | (1 0 0 0) | 1,384 | 5719sf | 1914 | 03/17/10 | 328.76 | 7 | 410,000 | 410,000 | 455,000 | 110.98 |
| 5228 Monte Bonito Dr | Eagle Rock | 565, C5 | 32 | (2 0 0 0) | 2,096 | 7928sf | 1930 | 03/18/10 | 331.58 | 13 | 689,000 | 689,000 | 695,000 | 100.87 |
| 4760 Templeton St #3329 | Los Angeles | 595, E6 | 32 | (2 0 0 0) | 1,396 | | 1995 | 03/19/10 | 143.62 | 90 | 304,900 | 209,900 | 200,500 | 95.52 |
| 4760 Templeton St #3213 | El Sereno | 595, E6 | 33 | (3 0 0 0) | 1,883 | 1000sf | 1995 | 03/12/10 | 127.40 | 13 | 234,900 | 234,900 | 239,900 | 102.13 |
| 3917 Lowell Ave | Los Angeles | 595, G5 | 31 | (0 0 0 0) | 934 | 7753sf | 1947 | 03/19/10 | 380.09 | 41 | 289,000 | 289,000 | 355,000 | 122.84 |
| 3700 Toland Way | Los Angeles | 594, H2 | 22 | (2 0 0 0) | 992 | 5040sf | 1948 | 03/16/10 | 360.89 | 49 | 331,650 | 331,650 | 358,000 | 107.95 |
| 4120 Ranons Ave | Glassell Park | 594, G1 | 22 | (1 1 0 0) | 1,110 | 4308sf | 1940 | 03/16/10 | 355.86 | 24 | 384,900 | 384,900 | 395,000 | 102.62 |
| 4129 Wawona St | Los Angeles | 564, H7 | 32 | (1 1 0 0) | 1,646 | 8490sf | 1952 | 03/18/10 | 367.56 | 7 | 589,000 | 589,000 | 605,000 | 102.72 |
| 711 Bridewell St #1 | Los Angeles | 595, F2 | 21 | (0 0 0 0) | 1,060 | | 2003 | 03/22/10 | 118.87 | 178 | 249,000 | 149,900 | 126,000 | 84.06 |
| 952 N Avenue 49 | Los Angeles | 595, A1 | 21 | (1 0 0 0) | 777 | 4487sf | 1923 | 03/18/10 | 249.68 | 15 | 189,900 | 189,900 | 194,000 | 102.16 |
| 5900 Fayette St | Los Angeles | 595, C1 | 21 | (1 0 0 0) | 660 | 2328sf | 1920 | 03/15/10 | 340.91 | 157 | 245,000 | 245,000 | 225,000 | 91.84 |
| 4937 Baltimore St | Los Angeles | 595, A1 | 32 | (2 0 0 0) | 1,154 | 5397sf | 1922 | 03/16/10 | 346.62 | 45 | 425,000 | 425,000 | 400,000 | 94.12 |
| 1026 Milwaukee Ave | Highland Park | 595, C1 | 32 | (2 0 0 0) | 1,562 | 7497sf | 1978 | 03/16/10 | 288.09 | 9 | 399,900 | 399,900 | 450,000 | 112.53 |
| 254 Wayland St | Los Angeles | 595, D2 | 32 | (1 1 0 0) | 1,560 | 4917sf | 1956 | 03/18/10 | 291.67 | 13 | 419,000 | 419,000 | 455,000 | 108.59 |
| 5906 Hellman Ave | Los Angeles | 595, E4 | 42 | (1 1 0 0) | 1,915 | 7500sf | 1980 | 03/16/10 | 245.43 | 129 | 629,000 | 550,000 | 470,000 | 85.45 |
| 5399 Navarro St | Los Angeles | 595, G6 | 32 | (2 0 0 0) | 1,961 | 6400sf | 1935 | 03/16/10 | 168.28 | 4 | 269,000 | 269,000 | 330,000 | 122.68 |
| 497 W Avenue 44 | Los Angeles | 595, A4 | 31 | (1 0 0 0) | 1,460 | 8790sf | 1924 | 03/18/10 | 188.36 | 6 | 240,000 | 232,800 | 275,000 | 118.13 |
| 3782 Latrobe St | Los Angeles | 595, C6 | 32 | (2 0 0 0) | 1,739 | 7623sf | 1966 | 03/15/10 | 274.30 | 119 | 529,000 | 475,000 | 477,000 | 100.42 |
| 3640 Roseview Ave | Los Angeles | 594, J4 | 33 | (3 0 0 0) | 2,676 | 13136sf | 2006 | 03/17/10 | 196.19 | 1 | 525,000 | 525,000 | 525,000 | 100.00 |
| 3579 Tacoma Ave | Los Angeles | 594, J4 | 32 | (1 1 0 0) | 1,850 | 8599sf | 1966 | 03/16/10 | 316.76 | 26 | 549,000 | 549,000 | 586,000 | 106.74 |
| 387 N Avenue 51 | Los Angeles | 595, B3 | 42 | (1 1 0 0) | 1,848 | 5749sf | 1910 | 03/17/10 | 137.99 | 327 | 374,000 | 259,000 | 255,000 | 98.46 |
| Listing Count 23 | | Averages | | | 1,459 | | | | 271.90 | 56 | 385,637 | 366,276 | 379,735 | 103.67 |
| | | | | | High 695,000 | | | | Low 126,000 | | | | Median 375,000 | |

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CMA Report

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RESIDENTIAL INCOME

SOLD Properties

| Address | City | Map | Bd | Bth | SqFt | LotSz | Year | Date | #/Units | \$/SqFt | DOM | Orig Price | List Price | Sale Price | SP % | LP |
|------------------------|---------------|------------------------|----|-------------|---------|---------|------|----------|---------|------------|---------|------------|---------------|------------|--------|----|
| 5412 Huntington Dr | Los Angeles | 595, F5 | 00 | (0 0 0 0) | 0 | 4181sf | 1955 | 03/15/10 | 2 | 0.00 | 6 | 243,000 | 243,000 | 243,000 | 100.00 | |
| 3545-0 Linda Vista Ter | Los Angeles | 595, F6 | 00 | (0 0 0 0) | 988 | 9060sf | 1938 | 03/19/10 | 3 | 283.40 | 38 | 375,000 | 375,000 | 280,000 | 74.67 | |
| 4542-4544 Verdugo Rd | Los Angeles | 564, H4 | 32 | (2 0 0 0) | 1,465 | 6250sf | 1940 | 03/16/10 | 1 | 191.13 | 142 | 320,000 | 320,000 | 280,000 | 87.50 | |
| 4752 York Blvd | Los Angeles | 595, A1 | 22 | (2 0 0 0) | 1,536 | 5837sf | 1924 | 03/16/10 | 1 | 162.76 | 56 | 325,000 | 265,000 | 250,000 | 94.34 | |
| 126 N Avenue 57 | Los Angeles | 595, C3 | 47 | (7 0 0 0) | 4,243 | 10193sf | 1951 | 03/19/10 | 1 | 101.34 | 48 | 449,000 | 449,000 | 430,000 | 95.77 | |
| 214 W Avenue 33 | Los Angeles | 595, A6 | 00 | (0 0 0 0) | 0 | 3005sf | 1923 | 03/16/10 | 2 | 0.00 | 148 | 190,000 | 190,000 | 150,000 | 78.95 | |
| 3219 W Griffin Ave | Lincoln Heigh | 595, A6 | 00 | (0 0 0 0) | 0 | 8220sf | 1959 | 03/09/10 | 6 | 0.00 | 41 | 670,000 | 599,000 | 586,000 | 97.83 | |
| Listing Count 7 | | Averages | | | 2,058 | | | | | 184.66 | 68 | 367,429 | 348,714 | 317,000 | 90.91 | |
| | | | | High | 586,000 | | | | | Low | 150,000 | | Median | 280,000 | | |
| Report Count 30 | | Report Averages | | | 1,548 | | | | | 258.98 | 59 | 381,388 | 362,178 | 365,097 | | |

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