

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

Listings as of 08/24/09 at 3:35am

Page 1

RESIDENTIAL
SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
4021 Guardia Ave	Los Angeles	595, F5	2	1	800	3876sf	1996	08/19/09	156.25	48/0	124,900	124,900	125,000	100.08
3245 Phelps Ave. Ave	Los Angeles	595, E6	1	1	728	4200sf	1924	08/19/09	178.57	124/0	139,900	124,900	130,000	104.08
5159 Ithaca Ave	Los Angeles	595, F7	2	1	1,130	4800sf	1929	08/21/09	132.74	13/13	156,600	156,600	150,000	95.79
401 San Pascual Ave	Los Angeles	595, E2	4	2	1,390	4382sf	1922	08/20/09	170.86	12/0	225,000	225,000	237,500	105.56
6148 Tipton Way	Los Angeles	565, D7	2	2	1,178	7143sf	1907	08/19/09	269.95	9/0	280,000	280,000	318,000	113.57
6022 Springvale Dr	Los Angeles	595, D1	2	1	904	5721sf	1922	08/18/09	379.42	104/104	369,999	369,999	343,000	92.70
1601 N Avenue 55	Los Angeles	590, C1	2	1	1,021	6879sf	1912	08/18/09	352.60	139/227	389,000	389,000	360,000	92.54
4777 Academy St	El Sereno	595, E6	4	3	1,838	6011sf	2006	08/20/09	204.03	328/328	530,000	399,000	375,000	93.98
489 Clifton St	Los Angeles	595, B7	3	3	2,109	6011sf	2006	08/18/09	184.87	127/0	439,900	389,900	389,900	100.00
1228 Eagle Vista Dr	Eagle Rock	565, C5	3	2	1,700	8384sf	1984	08/21/09	302.94	36/36	449,000	475,000	515,000	108.42
4826 Glenalbyn Dr	Los Angeles	595, A3	3	3	2,580	2790sf	1991	08/20/09	243.80	24/0	628,750	628,750	629,000	100.04
4459 Palmero Dr	Los Angeles	594, J2	4	3	2,148	5320sf	1966	08/17/09	302.61	42/42	649,000	649,000	650,000	100.15
Listing Count 12		Averages			1,461				239.89	84/63	365,171	351,004	351,867	100.25
		High			650,000				Low	125,000			Median	351,500

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

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Page 2

RESIDENTIAL INCOME

SOLD Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
4305 Moonstone Dr	Los Angeles	595, C7	0 0	1,400	3920sf	1926	08/17/09	0	96.43	152/326	249,900	134,900	135,000	100.07	
236 N Avenue 52	Los Angeles	595, B3	0 0	0	4356sf	1905	08/17/09	0	0.00	105/105	299,900	255,000	255,000	100.00	
5016 Templeton St	Los Angeles	595, F6	0 0	2,290	11499sf	1921	08/18/09	4	121.83	95/95	374,900	321,800	279,000	86.70	
454 N Avenue 56	Los Angeles	595, C3	5 5	2,890	10000sf	1903	08/20/09	0	152.25	47/47	474,500	474,500	440,000	92.73	
Listing Count 4	Averages			2,193					123.50	100/143	349,800	296,550	277,250	93.49	
				High 440,000					Low 135,000			Median 267,000			
Report Count 16	Report Averages			1,607					216.61	88/83	361,328	337,391	333,213		

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