

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

Listings as of 08/30/10 at 4:37am

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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
4228 York	Los Angeles	594, J1	3 2	(0 0 0 0)	1,968	6400sf	1983	08/25/10	162.60	142	399,900	332,500	320,000	96.24
2703 Range Rd	Los Angeles	564, H7	4 3	(0 0 0 0)	2,201	11617sf	2004	08/20/10	259.88	21	549,900	549,900	572,000	104.02
4624 El Reposo Dr	Los Angeles	564, H6	5 3	(1 2 0 0)	2,434	10960sf	1963	08/20/10	264.24	11	585,000	585,000	643,150	109.94
3107 Farnsworth Ave	El Sereno	595, F7	2 2	(2 0 0 0)	1,312	4268sf	1938	08/24/10	214.94	60	289,000	289,000	282,000	97.58
1263 El Paso Dr	Los Angeles	594, J1	3 3	(3 0 0 0)	2,063	4678sf	2006	08/20/10	178.14	298	575,000	450,890	367,500	81.51
4700 Marwood Dr	Glassell Park	565, J7	3 2	(2 0 0 0)	1,340	6838sf	1960	08/26/10	343.28	19	450,000	420,000	460,000	109.52
128 Ellita Pl	Los Angeles	595, C3	5 3	(0 0 0 0)	2,150	3000sf	1906	08/25/10	109.26	8	239,900	239,900	234,900	97.92
648 Milo Ter	Highland Park	595, B2	2 1	(1 0 0 0)	945	4051sf	1931	08/25/10	344.97	2	309,900	309,900	326,000	105.20
5803 Burwood Ave	Los Angeles	565, C7	2 1	(0 0 0 0)	861	4070sf	1925	08/25/10	528.46	14	419,000	419,000	455,000	108.59
5101 Montezuma St	Los Angeles	595, B2	3 2	(1 0 1 0)	2,280	0.180ac	1907	08/25/10	208.33	37	530,000	510,000	475,000	93.14
6253 E Tipton Way	Los Angeles	565, D7	3 1	(1 0 0 0)	967	8712sf	1911	08/24/10	258.53	337	250,000	250,000	250,000	100.00
1506 N Avenue 55	Los Angeles	595, C1	3 1	(1 0 0 0)	938	6300sf	1905	08/23/10	303.84	14	290,000	285,000	285,000	100.00
3046 W Avenue 35	Los Angeles	594, G2	2 1	(1 0 0 0)	997	7410sf	1949	08/20/10	255.77	30	237,000	237,000	255,000	107.59
4876 Farquhar St	Los Angeles	635, E2	3 2	(1 1 0 0)	940	4879sf	1945	08/08/10	308.51	62	299,000	299,000	290,000	96.99
5620 Media Dr	Los Angeles	595, C3	2 1	(1 0 0 0)	809	0.060ac	1917	08/26/10	305.32	9	250,000	250,000	247,000	98.80
4643 Druid St	Los Angeles	635, D1	3 1	(1 0 0 0)	1,692	5575sf	1947	08/19/10	177.31	25	300,000	300,000	300,000	100.00
984 Montecito Dr	Los Angeles	595, B5	3 2	(2 0 0 0)	1,360	6915sf	1966	08/27/10	250.00	60	299,900	299,900	340,000	113.37
4080 Via Marisol #137	Monterey Hill	595, D4	2 2	(1 1 0 0)	1,178	3842sf	1981	08/20/10	275.89	45	318,000	318,000	325,000	102.20
951 Terrace 49	Los Angeles	595, A2	2 1	(1 0 0 0)	1,150	9296sf	1900	08/20/10	239.13	11	275,000	275,000	275,000	100.00
3500 Lavell Dr	Mount Washing	594, H2	2 1	(1 0 0 0)	975	0.140ac	1947	08/23/10	466.67	9	449,500	449,500	455,000	101.22
3806 San Rafael Ave	Mount Washing	593, J2	2 3	(2 0 1 0)	0	20579sf	1951	08/27/10	0.00	11	699,000	699,000	704,000	100.72
327 W Avenue 37	Los Angeles	595, A5	2 1	(1 0 0 0)	1,004	5550sf	1906	08/19/10	239.04	126	273,000	233,000	240,000	103.00
1040 W Avenue 37	Los Angeles	594, J4	4 4	(3 0 1 0)	2,464	8229sf	1969	08/23/10	239.45	158	650,000	599,000	590,000	98.50
2355 Elmgrove St	Los Angeles	594, H6	1 1	(1 0 0 0)	672	0.120ac	1925	08/25/10	305.06	13	199,900	199,900	205,000	102.55
Listing Count 24		Averages			1,422				271.24	63	380,746	366,683	370,690	101.09
					High 704,000				Low 205,000				Median 322,500	

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
3105 Farnsworth Ave	El Sereno	595, F7	00	(0 0 0 0)	1,312	4268sf	1938	08/24/10	0	214.94	214	289,000	289,000	282,000	97.58	
3624 Locke Ave	Los Angeles	595, E6	00	(0 0 0 0)	2,034	8059sf	1914	08/27/10	1	136.18	73	299,450	289,900	277,000	95.55	
2458 Workman St	Los Angeles	595, A7	00	(0 0 0 0)	2,538	5793sf	1909	08/27/10	4	104.41	78	190,000	190,000	265,000	139.47	
Listing Count 3		Averages			1,961					151.84	122	259,483	256,300	274,667	107.17	
					High 282,000					Low 265,000				Median 277,000		
Report Count 27		Report Averages			1,484					257.47	70	367,272	354,418	360,020		

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