

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

Listings as of 08/31/09 at 4:22am

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**RESIDENTIAL
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
2624 Commodore St	Los Angeles	595, C7	2	1	780	4312sf	1938	08/25/09	108.97	161/0	184,900	119,900	85,000	70.89	
516 N Avenue 67	Los Angeles	595, E1	3	2	1,024	4500sf	1922	08/21/09	299.80	77/0	299,900	299,900	307,000	102.37	
4475 Mont Eagle Pl	Los Angeles	594, J1	2	1	881	4051sf	1924	07/23/03	351.87	7/0	0	299,900	310,000	103.37	
4938 Range View Ave	Los Angeles	595, B1	3	2	1,320	5200sf	1922	08/21/09	242.42	43/0	339,900	314,900	320,000	101.62	
5117 Townsend Ave	Los Angeles	565, B5	6	4	2,520	7560sf	1924	08/25/09	164.68	371/0	599,000	399,900	415,000	103.78	
5126 Dahlia Dr	Eagle Rock	565, B5	3	2	1,776	10193sf	1923	07/03/02	247.18	63/0	0	449,000	439,000	97.77	
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	
1587 Wildwood Dr	Los Angeles	565, B7	2	2	1,399	5210sf	1961	08/25/09	429.95	50/50	559,000	559,000	601,500	107.60	
2850 Lawndale Dr	Los Angeles	564, H6	3	3	1,979	21148sf	1963	08/18/09	323.40	77/77	739,000	699,000	640,000	91.56	
1411 Cedaredge Ave	Eagle Rock	565, C5	3	2	1,534	7500sf	1926	10/31/06	482.40	51/0	0	750,000	740,000	98.67	
12330 Osborne St #29	Pacoima	502, F3	3	2	1,240		1981	11/28/04	235.48	839/0	289,000	289,000	292,000	101.04	
3432 Amethyst St	Los Angeles	595, C6	2	1	1,006	6026sf	1912	08/25/09	129.22	94/0	185,000	137,000	130,000	94.89	
4750 Templeton St #1111	Los Angeles	595, E6	2	2	1,052	1258sf	1995	08/19/09	170.15	129/0	189,000	175,000	179,000	102.29	
4755 Templeton St #2215	Los Angeles	595, E6	2	3	1,597	29258sf	1995	08/25/09	153.41	141/141	259,000	249,000	245,000	98.39	
5245 Coney Rd	Los Angeles	635, F1	3	1	1,060	5488sf	1940	08/24/09	235.85	127/0	261,900	250,000	250,000	100.00	
1842 Del Paso Ave	Los Angeles	635, E2	6	3	2,534	6000sf	1942	08/28/09	120.36	214/0	375,000	309,900	305,000	98.42	
3209 Winchester Ave	Los Angeles	595, G6	2	1	696	4795sf	1925	10/14/05	502.87	30/0	0	338,883	350,000	103.28	
5321 Almont	Los Angeles	595, G5	4	3	1,606	10716sf	2007	08/24/09	249.07	189/0	500,000	500,000	400,000	80.00	
3209 Winchester Ave	Los Angeles	595, G6	3	2	1,104	4800sf	1925	02/28/07	466.39	126/0	0	514,900	514,900	100.00	
6064 Roy St	Los Angeles	595, D1	2	1	0	4920sf	1922	08/30/04	0.00	77/0	0	359,900	350,000	97.25	
241 S Avenue 57 #0129	Los Angeles	595, C3	2	2	927	66033sf	1962	08/28/09	200.65	74/74	192,900	185,900	186,000	100.05	
5335 Aldama St	Los Angeles	595, D1	3	1	1,112	6499sf	1911	08/25/09	242.81	16/16	251,900	251,900	270,000	107.19	
5238 Lincoln Ave	Los Angeles	595, B1	3	1	1,042	5398sf	1920	08/28/09	316.70	14/14	299,500	299,500	330,000	110.18	
4103 Somers Ave	Los Angeles	594, H1	2	1	720	4297sf	1925	08/20/09	465.28	7/7	289,000	289,000	335,000	115.92	
5150 Almaden Dr	Los Angeles	595, B1	3	2	816	5200sf	1921	08/28/09	427.70	149/0	349,000	349,000	349,000	100.00	
211 S Avenue 66	Los Angeles	595, E2	4	2	1,543	4960sf	1901	08/28/09	246.27	528/0	550,000	380,000	380,000	100.00	
5025 Range View Ave	Los Angeles	595, B1	3	2	1,324	5218sf	1912	08/21/09	339.88	8/8	435,000	435,000	450,000	103.45	
6024 Annan Way	Los Angeles	565, D7	3	2	1,098	4900sf	1952	10/27/05	455.37	34/0	0	499,900	500,000	100.02	
4530 San Andreas Ave	Los Angeles	595, A3	3	2	1,100	10659sf	1949	05/18/05	550.00	33/0	0	605,000	605,000	100.00	
2266 Vandalia Ave	Los Angeles	635, G1	3	2	1,824	5175sf	1939	06/26/03	180.92	19/0	0	329,900	330,000	100.03	
3615 Collis Ave	Los Angeles	595, D6	2	1	1,082	6390sf	1937	08/12/09	231.05	73/0	259,000	250,000	250,000	100.00	
2334 Loy Ln	Los Angeles	564, J6	3	3	1,455	9226sf	1908	02/27/06	446.74	474/0	669,000	669,000	650,000	97.16	
3557 Lavell Dr	Los Angeles	594, H3	3	3	2,040	5336sf	1990	12/11/05	326.96	495/0	680,000	680,000	667,000	98.09	
3420 Emma Ave	County - Los Angeles	595, B7	3	1	1,505	5000sf	1924	08/11/09	46.51	4/0	54,900	54,900	70,000	127.50	
1349 N Avenue 46	Los Angeles	595, A1	2	1	1,258	11151sf	1941	08/13/09	238.47	21/0	329,000	329,000	300,000	91.19	
624 Oleander Dr	Los Angeles	565, D7	3	2	1,200	8710sf	1957	08/28/09	141.67	0/0	169,000	169,000	170,000	100.59	
4832 Via Colina	Los Angeles	595, D4	2	2	1,052	6398ac	1978	08/28/09	330.80	29/145	348,000	348,000	348,000	100.00	
733 Vallejo Villas	Los Angeles	595, D4	2	2	1,330	13678ac	1981	08/27/09	277.44	8/8	378,000	378,000	369,000	97.62	
4499 Via Marisol #133B	Monterey Hill	595, E4	2	2	1,039	2736sf	1981	08/17/07	380.17	54/0	410,000	410,000	395,000	96.34	
343 Stowe Ter	Los Angeles	595, D2	2	1	952	4720sf	1926	04/09/09	278.36	119/0	384,900	299,000	265,000	88.63	
3761 Primavera Ave	Los Angeles	594, J3	5	3	2,260	18570sf	1965	08/14/09	258.85	64/0	598,000	598,000	585,000	97.83	
3761 Primavera Ave	Los Angeles	594, J3	5	3	2,260	18281sf	1965	08/14/09	258.85	34/34	598,000	598,000	585,000	97.83	
4875 La Roda Ave	Los Angeles	565, B6	2	1	840	3340sf	1906	08/26/09	321.43	74/74	275,500	275,500	270,000	98.00	
2829 Hollister Ave	Los Angeles	595, F7	7	4	3,458	4800sf	2006	08/12/09	80.97	4/0	276,000	276,000	280,000	101.45	
4559 Mendocino Ct	Los Angeles	564, H7	2	1	1,004	5120sf	1938	08/21/09	290.84	108/0	459,000	324,000	292,000	90.12	
3737 Aguilar St	Los Angeles	564, G7	2	2	696	12689sf	1976	08/26/09	443.97	20/0	299,000	349,000	309,000	88.54	
1893 Seigneur Ave	Los Angeles	635, E2	3	2	1,380	4356sf	2004	08/20/09	227.54	63/0	339,900	314,000	314,000	100.00	
3826 Harriman Ave	Los Angeles	595, E5	4	5	2,924	7500sf	2005	08/27/09	167.58	21/0	484,110	484,110	490,000	101.22	
1163 Isabel St	Los Angeles	594, J4	2	1	860	5600sf	1926	08/26/09	186.05	0/0	185,500	185,500	160,000	86.25	
4210 Via Arbolada #317	Los Angeles	595, D4	1	1	626	3841sf	1984	06/29/05	503.19	22/0	0	309,900	315,000	101.65	
Listing Count 50	Averages				1,378				287.34	109/14	295,874	368,322	364,148	98.87	
					High 740,000				Low 70,000				Median 330,000		

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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
3727 Hellman Ave #2	Los Angeles	595, D5	0	0	1,288	7500sf	1978	08/14/09	0	221.27	87/87	315,000	315,000	285,000	90.48
1801 Yosemite Dr	Los Angeles	565, B6	4	2	1,572	3554sf	1933	08/26/09	0	248.09	272/327	489,000	389,000	390,000	100.26
3167 Carlyle St	Los Angeles	594, G3	0	0	2,188	7500sf	1922	08/21/09	2	117.92	14/140	260,750	260,750	258,000	98.95
3121 Arvia St	Los Angeles	594, H4	4	2	2,062	5246sf	1913	08/26/09	1	127.23	9/9	262,350	262,350	262,350	100.00
3410 Alice St	Los Angeles	594, H5	0	0	1,851	5183sf	1954	08/03/09	2	170.18	155/155	499,000	299,002	315,000	105.35
6042-44 Springvale Dr	Los Angeles	595, D1	4	2	1,464	6011sf	1924	08/26/09	2	228.83	79/79	339,900	339,900	335,000	98.56
3501 N Figueroa St	Los Angeles	595, A6	0	0	1,369		1914	08/22/09	0	189.92	17/200	275,000	275,000	260,000	94.55
2126 Keith St	Los Angeles	635, B1	0	0	0	5706sf	1898	08/24/09	2	0.00	145/360	182,400	173,500	225,000	129.68
Listing Count 8	Averages				1,685					186.21	97/170	327,925	289,313	291,294	100.68
					High 390,000					Low 225,000			Median 273,675		
Report Count 58	Report Averages				1,417					274.69	108/35	300,295	357,424	354,099	

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