

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/28/09 at 4:03am

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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
4885 La Roda Ave	Eagle Rock	565, B6	2	1	840	4060sf	1925	09/23/09	464.29	193/0	400,000	420,000	390,000	92.86	
4711 College View Ave	Eagle Rock	564, J7	3	3	1,500	5280sf	1936	09/21/09	303.33	46/0	453,900	453,900	455,000	100.24	
4426 Yosemite Way	Eagle Rock	564, H7	3	2	1,350	8224sf	1955	09/22/09	346.67	16/0	519,900	519,900	468,000	90.02	
4133 N Mission Rd	Los Angeles	595, C7	3	2	1,630	4617sf	2002	06/20/02	121.47	76/0	0	199,000	198,000	99.50	
4343 Stillwell Ave	Los Angeles	595, G5	2	1	1,000	9583sf	1940	08/05/03	200.00	61/0	0	199,999	200,000	100.00	
4893 Axtell St	Los Angeles	595, E6	4	2	1,217	4920sf	1922	06/03/04	184.88	50/0	0	225,000	225,000	100.00	
2500 Onyx Dr	Los Angeles	595, C7	4	2	1,249	4330sf		07/22/03	184.15	22/0	0	235,000	230,000	97.87	
4813 Templeton St	Los Angeles	595, E6	2	2	1,381	6650sf	1925	09/22/09	181.03	185/0	279,900	264,900	250,000	94.38	
2705 Ballard St	Los Angeles	595, E7	3	2	1,440	5797sf	2004	09/23/09	210.17	266/266	369,000	355,000	302,646	85.25	
3743 Oak Hill Ave	El Sereno	595, D5	3	3	1,680	9500sf	1963	09/24/09	198.21	7/0	279,900	279,900	333,000	118.97	
4343 Stillwell #AVE	Los Angeles	595, G5	2	1	1,000	9583sf	1940	05/12/05	450.00	21/0	0	399,999	450,000	112.50	
3030 Valle Vista Dr #20	Glassell Park	594, H1	1	1	593	593sf	1979	09/19/09	222.60	104/104	175,000	139,000	132,000	94.96	
3006 Tillie St	Los Angeles	594, H4	2	1	815	4950sf	1924	09/17/09	363.19	44/0	285,000	285,000	296,000	103.86	
2902 Idell St	Los Angeles	594, J6	2	2	1,428	5640sf	1914	09/21/09	236.69	3/0	284,900	284,900	338,000	118.64	
3170 Carlyle St	Los Angeles	594, H3	3	1	1,099	4180sf	1930	09/22/09	401.73	34/34	450,000	450,000	441,500	98.11	
2605 W Avenue 34	Los Angeles	594, H2	3	1	1,028	5240sf	1921	09/14/09	439.69	116/116	439,000	439,000	452,000	102.96	
3991 College Crest Dr	Los Angeles	594, J1	3	3	1,958	5183sf	2002	07/31/03	247.19	122/0	0	488,000	484,000	99.18	
2730 Medlow Ave	Los Angeles	564, J7	3	3	2,300	6900sf	2005	09/29/05	317.39	119/0	0	759,500	730,000	96.12	
6167 Strickland Ave	Los Angeles	565, D7	2	1	1,016	5104sf	1910	09/22/09	196.85	39/39	199,900	199,900	200,000	100.05	
536 Meridian Ter	Los Angeles	595, D1	3	1	1,116	4600sf	1911	09/22/09	232.97	42/0	239,900	239,900	260,000	108.38	
5748 Aldama	Highland Park	595, C2	2	1	0		1928	07/28/05	0.00	11/0	0	245,000	263,000	107.35	
5763 Monte Vista St	Highland Park	595, C2	2	3	1,184	1111sf	1981	10/24/04	261.82	0/0	325,000	325,000	310,000	95.38	
6078 Ruby Pl	Highland Park	595, D1	2	1	672		1923	11/12/04	498.51	0/0	349,995	349,995	335,000	95.72	
434 N Avenue 51	Highland Park	595, B2	4	1	1,026	3659sf	1923	06/15/05	387.43	19/0	0	395,000	397,500	100.63	
1082 Milwaukee Ave	Highland Park	595, C1	3	2	988	8000sf	1920	01/03/05	403.85	0/0	399,000	399,000	399,000	100.00	
706 Burwood Ter	Highland Park	565, D7	3	2	1,344	3220sf	1931	08/16/06	398.07	0/0	524,999	524,999	535,000	101.90	
364 S Avenue 52	Highland Park	595, C4	3	2	1,560	9017sf	1947	08/28/05	381.41	0/0	595,000	595,000	595,000	100.00	
434 N Avenue 51	Highland Park	595, B1	4	1	1,237	3659sf	1923	06/09/06	485.04	0/0	600,000	600,000	600,000	100.00	
4530 San Andreas Ave	Highland Park	595, A3	3	2	1,100	10659sf	1949	05/18/05	550.00	0/0	549,000	590,000	605,000	102.54	
1912 Phillips Way	Los Angeles	565, B7	4	2	1,667	5160sf	1977	07/27/05	383.92	14/0	0	630,000	640,000	101.59	
1122 Le Gray Ave	Highland Park	595, C1	4	3	1,886	7039sf	2002	10/10/06	344.64	0/0	759,000	659,000	650,000	98.63	
3733 Rolle St	Los Angeles	595, B6	3	2	0	5440sf		05/30/07	0.00	101/0	619,000	619,000	619,000	100.00	
3219 Kenneth Dr	Los Angeles	595, D6	2	1	1,022	12588sf	1951	09/22/09	303.33	167/0	425,000	320,000	310,000	96.88	
1183 Oneonta Dr	Los Angeles	594, J2	5	2	2,261	6080sf	1960	10/07/08	221.10	71/0	529,900	499,900	499,900	100.00	
2302 Addison Way	Los Angeles	564, J6	3	2	1,050	3855sf	1921	09/24/09	380.95	5/5	336,600	336,600	400,000	118.84	
1150 Montecito Dr	Montecito Hei	595, B6	2	1	1,176	5532sf	1961	09/18/09	199.83	7/0	174,636	174,636	235,000	134.57	
488 Wren Dr	Los Angeles	595, A3	3	2	1,200	3700sf	1963	09/18/09	416.67	61/0	539,000	499,900	500,000	100.02	
4053 Marchena Dr	Mount Washing	594, J3	5	3	1,973	7575sf	1965	09/23/09	281.30	90/0	580,000	570,000	555,000	97.37	
4636 Glenalbyn Dr	Los Angeles	595, B4	3	4	0	2390sf	1990	09/21/09	0.00	30/0	730,000	730,000	720,000	98.63	
5172 Wadena	Los Angeles	595, F5	2	2	830	4520sf	1923	09/18/09	180.72	51/0	229,900	149,900	150,000	100.07	
5748 Aldama St	Los Angeles	595, C2	2	2	762	4359sf	1928	05/04/09	254.59	107/0	219,900	189,800	194,000	102.21	
1416 El Paso Dr	Los Angeles	594, J1	1	1	615	5900sf	1952	09/23/09	463.41	17/0	199,000	199,000	285,000	143.22	
2705 Ballard St	Los Angeles	595, E6	3	2	1,440	6141sf	2004	09/23/09	210.17	229/0	345,000	355,000	302,646	85.25	
5649 Berkshire Dr	Los Angeles	595, G4	2	3	1,012	6580sf	1935	09/09/09	391.30	13/0	399,000	399,000	396,000	99.25	
2800 Manitou	Los Angeles	635, A1	4	2	2,214	4532sf		08/08/02	98.46	136/0	0	218,000	218,000	100.00	
Listing Count 45	Averages				1,282				309.50	60/13	306,783	386,923	389,982	100.79	
					High 730,000					Low 132,000				Median 390,000	

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Listings as of 09/28/09 at 4:03am

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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
2807 Alta St	Los Angeles	595, B7	0	0	1,642	10018sf	1914	09/11/09	0	149.82	26/310	189,800	187,900	246,000	130.92	
1726-1728 COLLEGE VIEW	Los Angeles	595, A1	4	2	1,943	6229sf	1924	09/18/09	2	211.01	32/32	449,000	449,000	410,000	91.31	
4526 Ellenwood Dr	Los Angeles	564, J7	0	0	3,031	5600sf	1925	09/24/09	2	135.27	6/2907	374,244	374,244	410,000	109.55	
5375 Raphael St	Highland Park	595, C2	0	0	1,784	4800sf	1906	09/25/09	2	81.84	111/111	242,550	163,500	146,000	89.30	
6100 Ruby Pl	Los Angeles	595, D1	2	2	952	4413sf	1925	09/25/09	2	265.23	40/83	249,000	249,000	252,500	101.41	
5002 Navarro St	Los Angeles	595, F6	0	0	924	7710sf	1933	09/23/09	2	167.75	109/260	259,900	169,900	155,000	91.23	
214 N Avenue 61	Los Angeles	595, D2	0	0	1,720	1829sf	1923	09/22/09	0	90.12	180/3306	209,900	159,900	155,000	96.94	
6130 Tipton Way	Los Angeles	565, D7	0	0	1,592	6838sf	1918	09/25/09	2	205.09	15/15	299,900	299,900	326,499	108.87	
Listing Count 8		Averages			1,699					163.27	65/878	284,287	256,668	262,625	102.32	
					High	410,000				Low	146,000		Median	249,250		
Report Count 53		Report Averages			1,349					286.10	61/143	303,387	367,262	370,758		

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