

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

Listings as of 10/12/09 at 4:39am

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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
2027 Yosemite Dr	Los Angeles	565, A6	3	2	1,148	5000sf	1908	09/14/09	296.17	185/487	499,000	350,000	340,000	97.14
4610 Mont Eagle Pl	Los Angeles	594, J1	3	2	1,374	13653sf	1926	10/05/09	312.95	58/58	430,000	430,000	430,000	100.00
4944 Glen Iris Ave	Los Angeles	565, A6	2	1	1,222	5750sf	1930	10/01/09	384.62	42/0	479,000	479,000	470,000	98.12
911 La Loma Rd	Los Angeles	565, D6	4	2	2,235	6915sf	1947	10/01/09	219.24	34/387	489,900	489,900	490,000	100.02
5479 Dahlia Drive	Eagle Rock	565, B5	4	2	2,608	5000sf	1928	10/08/09	284.89	11/0	699,000	749,000	743,000	99.20
2019 Barnett Rd	Los Angeles	635, F1	2	1	734	5052sf	1955	10/06/09	220.71	10/0	149,900	149,900	162,000	108.07
4755 Templeton St #2226	Los Angeles	595, E6	2	3	1,207		1995	10/09/09	149.96	18/0	171,270	171,270	181,000	105.68
3619 Armour Ave	Los Angeles	595, D6	3	3	1,367	4879sf	1985	05/01/04	245.06	51/0	0	349,000	335,000	95.99
1031 N Avenue 67	Los Angeles	595, F1	3	3	2,654	3311sf	1990	10/09/09	200.52	6/6	498,000	498,000	532,180	106.86
3195 Verdugo Pl	Los Angeles	594, G3	3	3	1,492	4181sf	2003	10/01/09	251.34	26/0	395,200	395,200	375,000	94.89
4671 Nob Hill Dr	Los Angeles	595, A2	3	2	1,416	4878sf	1925	10/05/09	296.61	12/0	425,888	425,888	420,000	98.62
2806 Estara Ave	Los Angeles	594, G2	3	2	1,322	7500sf	1921	09/30/09	317.70	23/0	429,000	429,000	420,000	97.90
2601 W Avenue 34	Los Angeles	594, H2	2	1	1,138	5240sf	1924	08/21/06	465.73	21/0	0	530,000	530,000	100.00
351 Museum Dr	Los Angeles	595, B4	1	1	492	4670sf	1924	10/05/09	345.53	6/0	144,900	144,900	170,000	117.32
3171 Carlyle St	Los Angeles	594, H3	1	2	712	14780sf	1924	10/04/09	294.94	29/0	206,000	206,000	210,000	101.94
6516 Elgin St	Highland Park	595, E1	2	1	1,072	4860sf	1928	10/08/09	335.82	16/0	359,900	359,900	360,000	100.03
5145 San Rafael Ave	Los Angeles	595, B2	3	4	2,528	4786sf	2005	10/06/09	176.03	33/33	417,000	414,000	445,000	107.49
6000 Monte Vista St	Los Angeles	595, D2	2	2	1,462	6700sf	1905	10/01/09	312.59	105/0	499,000	470,000	457,000	97.23
536 E Avenue 28	Los Angeles	595, B6	2	1	1,264	6500sf	1905	10/09/09	170.09	14/0	209,900	209,900	215,000	102.43
360 W Avenue 26 #243	Los Angeles	594, J7	3	2	1,290		2006	10/09/09	194.50	183/0	299,000	269,000	250,900	93.27
1927 Johnston St	Los Angeles	635, A2	3	2	1,427	6960sf	1907	11/01/05	315.35	79/0	0	485,000	450,000	92.78
5931 Monte Vista St	Los Angeles	595, C2	3	1	1,672	7500sf	1922	10/05/09	250.60	49/0	419,000	419,000	419,000	100.00
3619 Armour Ave #1	Los Angeles	595, D6	3	3	1,367		1985	01/22/07	340.16	89/0	455,000	455,000	465,000	102.20
623 Holland Ave	Los Angeles	595, B2	2	1	1,101	3223sf	1921	09/25/09	161.22	34/0	175,500	175,500	177,500	101.14
5002 La Calandria Dr	Los Angeles	595, E7	2	1	1,113	5401sf	1940	10/08/09	197.66	47/205	198,000	198,000	220,000	111.11
2646 Thorpe Ave	Los Angeles	594, H5	1	1	854	4000sf	1921	10/02/09	108.31	30/0	109,900	109,900	92,500	84.17
3989 Evadale Dr	Los Angeles	595, C5	2	2	1,525	6839sf	1964	09/14/07	392.79	83/0	599,000	599,000	599,000	100.00
3989 Evadale Dr	Montecito Hei	595, C5	2	2	1,525	6839sf	1964	09/17/07	392.79	73/0	599,000	599,000	599,000	100.00
4418 S Huntington Dr	Los Angeles	595, D6	3	3	896	3789sf	1925	10/09/09	111.61	11/0	112,900	107,250	100,000	93.24
5304 Monterey Rd	Los Angeles	595, D4	2	1	916	7980sf		07/26/02	204.15	0/0	0	197,000	187,000	94.92
3619 Armour	Los Angeles	595, D6	3	3	1,367	4879sf	1985	05/01/04	245.06	52/0	0	339,000	335,000	98.82
4225 Via Arbolada #538	Los Angeles	595, D5	2	2	1,215	15.977ac	1983	10/07/09	288.07	105/105	388,000	388,000	350,000	90.21
3619 Armour Ave #1	Los Angeles	595, D6	3	3	1,367		1985	01/22/07	340.16	89/0	455,000	455,000	465,000	102.20
5716 Benner St	Los Angeles	595, C3	1	1	520	5490sf	1924	10/01/09	326.92	188/0	249,000	215,000	170,000	79.07
3726 Richardson Dr	Los Angeles	594, H3	2	1	954	4810sf	1950	10/07/09	204.40	19/0	203,000	193,000	195,000	101.04
4804 Glenalbyn Dr	Los Angeles	595, A4	2	1	959	3750sf	1933	10/06/09	391.03	36/0	399,500	379,000	375,000	98.94
4442 Verdemour Ave	Los Angeles	595, D7	3	1	780	3210sf	1952	10/05/09	115.38	471/0	234,900	89,900	90,000	100.11
346 Marie Ave	Los Angeles	595, E1	2	3	1,398	3150sf	1939	10/05/09	318.31	19/0	448,500	448,500	445,000	99.22
1251 Isabel Ave	Los Angeles	594, H4	2	2	734	5184sf	1923	01/21/00	140.33	0/0	101,200	101,200	103,000	101.78
6030 Hillandale Dr	Los Angeles	565, D7	2	1	0	6664sf	1953	09/25/02	0.00	19/0	0	215,000	220,000	102.33
<b>Listing Count 40</b>		<b>Averages</b>			<b>1,293</b>				<b>264.60</b>	<b>59/32</b>	<b>298,731</b>	<b>342,203</b>	<b>339,827</b>	<b>99.31</b>
					<b>High 743,000</b>				<b>Low 90,000</b>				<b>Median 355,000</b>	

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Listings as of 10/12/09 at 4:39am

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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
916 Aragon Ave	Los Angeles	594, J5	0	0	1,044	6141sf	1910	10/07/09	2	134.10	99/99	199,950	147,500	140,000	94.92
401-403 Kendall Ave	Los Angeles	595, D4	2	2	1,100	4197sf	1927	10/02/09	1	199.91	98/98	260,000	219,900	219,900	100.00
5111 Stratford Rd	Los Angeles	595, B1	0	0	1,839	5183sf	1912	10/08/09	2	135.94	77/77	299,900	254,900	250,000	98.08
6009 Annan Way	Los Angeles	565, D7	3	2	1,368	4507sf	1910	10/11/09	1	258.04	95/95	389,000	349,000	353,000	101.15
6433 Repton St	Los Angeles	595, E1	0	0	1,652	7187sf	1906	10/02/09	2	167.92	14/24	279,000	279,000	277,400	99.43
<b>Listing Count 5</b>	<b>Averages</b>				1,401					179.18	77/79	285,570	250,060	248,060	99.20
					<b>High 353,000</b>					<b>Low 140,000</b>			<b>Median 250,000</b>		
<b>Report Count 45</b>	<b>Report Averages</b>				1,305					254.89	61/37	297,269	331,965	329,631	

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