

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

Listings as of 10/26/09 at 4:44am

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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
1353 N Avenue 46	Los Angeles	595, A1	2	1	789	19840sf	1922	10/20/09	399.24	3/74	299,900	299,900	315,000	105.04
4444 Yosemite Way	Los Angeles	564, H7	3	2	1,179	8368sf	1955	10/21/09	353.27	53/53	399,000	399,000	416,500	104.39
1357 Upton Pl	Los Angeles	565, C5	2	2	1,216	5526sf	1950	09/09/09	378.29	29/29	425,000	425,000	460,000	108.24
4713 Townsend Ave	Los Angeles	565, B7	3	2	0	6750sf	1924	10/21/09	0.00	14/0	499,000	499,000	580,000	116.23
4241 Huntington Dr	Los Angeles	595, C7	3	1	971	4878sf	1926	10/19/09	169.93	41/0	136,620	136,620	165,000	120.77
3116 Chadwick Dr	Los Angeles	595, F6	3	2	1,238	7492sf	1940	09/30/04	296.45	58/0	0	360,000	367,000	101.94
5009 Lathrop St	Los Angeles	595, F4	4	3	1,820	7500sf	2006	09/08/06	357.14	28/0	0	649,999	650,000	100.00
3565 Shurtleff Ct	Los Angeles	595, A5	2	1	1,062	3060sf	1937	02/25/05	329.57	14/0	0	350,000	350,000	100.00
2624 Delevan Dr	Los Angeles	564, H7	3	2	1,617	7237sf	1959	10/22/09	325.91	90/90	539,000	539,000	527,000	97.77
2608 Hines Dr	Los Angeles	594, H2	3	3	2,112	5070sf	2005	10/22/09	267.52	221/0	885,000	599,500	565,000	94.25
3876 York Blvd	Glassell Park	594, G1	3	3	2,500	6286sf	2008	10/23/09	264.00	56/56	650,000	675,000	660,000	97.78
241 S Avenue 57 #119	Los Angeles	595, C3	2	2	927		1962	10/19/09	145.63	79/0	147,263	132,905	135,000	101.58
5708 Benner St	Highland Park	594, J5	2	1	830	5413sf	1948	10/19/09	180.72	45/0	199,000	199,000	150,000	75.38
5511 Ebey Ave	Los Angeles	595, D4	2	1	911	4200sf	1927	10/20/09	241.49	14/0	217,550	217,550	220,000	101.13
237 S Avenue 56	Los Angeles	595, C2	3	2	1,104	6210sf	1923	10/16/09	217.39	210/0	300,000	250,000	240,000	96.00
1800 N Avenue 55	Los Angeles	595, C1	2	1	736	3100sf	1914	10/21/09	441.58	23/0	321,000	321,000	325,000	101.25
5142 Almaden Dr	Los Angeles	595, B1	3	2	1,303	5200sf	1953	10/21/09	314.66	74/379	395,000	395,000	410,000	103.80
5120 Martin St	Los Angeles	595, F7	3	0	1,383	7610sf	1924	08/03/09	197.04	110/110	289,900	289,900	272,500	94.00
360 W Avenue 26 #125	Los Angeles	594, J7	2	2	990		2006	10/15/09	242.42	277/0	419,990	299,900	240,000	80.03
3670 Harriman Ave	Los Angeles	595, E6	4	3	2,200		2006	09/23/06	317.73	65/0	699,000	699,000	699,000	100.00
5020 Cavanagh Rd	Los Angeles	635, E1	2	2	1,436	5227sf	1916	10/21/09	158.08	76/0	299,700	227,000	227,000	100.00
5909 Lomitas Dr	Los Angeles	595, E3	2	1	737	2874sf	1921	10/01/09	264.59	275/398	285,000	195,000	195,000	100.00
4499 Via Marisol ## 230	Los Angeles	595, D4	1	1	795	5.105ac	1981	10/16/09	312.58	28/54	239,900	239,900	248,500	103.58
4499 Via Marisol #111A	Los Angeles	595, D4	2	2	1,038	5.105ac	1981	10/23/09	264.93	87/87	279,000	279,000	275,000	98.57
5804 Burwood Ave	Lennox	565, C7	2	2	816	4647sf	1947	06/19/01	238.97	0/0	210,000	210,000	195,000	92.86
549 Terrill Ave	Los Angeles	595, D4	2	2	1,168	4000sf	1950	06/08/09	273.97	3/0	264,500	264,500	320,000	120.98
3206 Future St	Los Angeles	594, H4	2	2	984	9340sf	1948	10/20/09	557.93	35/0	549,000	549,000	549,000	100.00
4338 Beagle St	Los Angeles	595, C7	4	2	1,549	3200sf	1910	10/19/09	80.70	38/0	162,900	147,900	125,000	84.52
1066 Pagoda Pl	Los Angeles	595, B6	3	1	1,065	5227sf	1948	07/03/08	450.70	62/0	539,000	539,000(V)	480,000	89.05
316 N Avenue 54	Los Angeles	595, C2	3	3	1,737	5074sf	1913	10/15/09	135.29	75/0	318,000	230,000	235,000	102.17
Listing Count 30		Averages			1,249				281.99	73/44	332,307	353,952	353,217	99.79
					High 699,000				Low 125,000				Median 317,500	

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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
6300 Arroyo Glen St	Los Angeles	595, D2	0	0	0	4800sf	1990	10/22/09	2	0.00	35/35	298,000	298,000	280,000	93.96	
3828 Midland St	Los Angeles	595, A5	0	0	1,296	3397sf	1923	10/21/09	2	123.46	21/21	144,900	144,900	160,000	110.42	
Listing Count 2		Averages			1,296					123.46	28/28	221,450	221,450	220,000	99.35	
					High 280,000					Low 160,000				Median 220,000		
Report Count 32		Report Averages			1,250					276.71	70/43	325,379	345,671	344,891		

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