

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

Listings as of 11/09/09 at 3:39am

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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
4762 Academy St	Los Angeles	595, E6	2	1	792	4050sf	1908	10/22/09	189.39	67/0	150,000	150,000	150,000	100.00
1454 N Avenue 46	Los Angeles	595, A1	3	2	1,053	4640sf	1922	11/02/09	190.98	27/27	169,900	169,900	201,100	118.36
4529 W Avenue 42	Los Angeles	564, H6	3	2	1,337	5730sf	1937	02/02/04	299.18	27/0	0	399,888	400,000	100.03
1210 Glen Arbor Ave	Los Angeles	565, D6	3	2	1,516	5392sf	1940	10/30/09	385.88	7/7	575,000	575,000	585,000	101.74
4363 York Blvd	Los Angeles	594, J1	3	1	1,654	6751sf	1948	01/01/00	377.87	10/0	0	649,000	625,000	96.30
5017 Williams Pl	Los Angeles	635, E1	1	1	528	4838sf	1928	10/28/09	196.02	163/0	139,000	114,000	103,500	90.79
1950 Heidleman Rd	Los Angeles	635, E2	2	2	1,156	7200sf	1959	11/02/09	229.24	40/0	329,900	329,900	265,000	80.33
1950 Heidleman Rd	Los Angeles	635, E2	2	2	1,156	7200sf	1959	11/02/09	229.24	36/0	329,900	329,900	265,000	80.33
2722 Chadwick Cir	El Sereno	595, D6	3	3	1,800	5096sf	2009	10/30/09	188.33	268/0	499,999	399,999	339,000	84.75
3015 Division St #103	Los Angeles	594, H3	2	2	985	23533sf	1981	11/02/09	182.74	35/389	173,900	173,900	180,000	103.51
5318 Irvington Pl	Highland Park	595, B2	2	1	900	4795sf	1911	09/24/02	192.22	9/0	0	170,000	173,000	101.76
5209 Range View Ave	Los Angeles	595, B1	2	1	784	5166sf	1920	11/06/09	352.68	47/47	297,900	292,500	276,500	94.53
344 S Avenue 57	Los Angeles	595, C3	3	3	1,150	5520sf	1926	10/30/09	260.00	226/0	399,900	299,000	299,000	100.00
6164 Ruby Pl	Los Angeles	595, D1	2	1	1,112	5140sf	1924	11/03/09	292.27	6/0	183,200	183,200	325,000	177.40
5403 Stratford Rd	Los Angeles	595, C1	3	2	1,866	5220sf	1923	11/04/09	200.96	76/76	359,800	349,800	375,000	107.20
6317 Lomitas Dr	Los Angeles	595, E3	5	2	1,397	7840sf	1925	11/05/09	279.17	105/0	469,000	399,000	390,000	97.74
1025 N Avenue 64	Los Angeles	595, E1	2	1	1,160	7483sf	1904	10/09/09	350.00	7/7	399,900	399,900	406,000	101.53
1813 Workman St	Los Angeles	635, A2	3	1	1,200	7492sf	1890	02/02/05	299.17	110/0	0	359,000	359,000	100.00
125 N Avenue 52	Los Angeles	595, B3	3	2	2,303	4880sf	1903	10/29/09	99.87	208/0	259,900	229,900	230,000	100.04
4470 Lincoln Ave	Los Angeles	594, J1	3	2	1,124	4640sf	1937	11/05/09	308.72	204/0	450,000	347,000	347,000	100.00
4877 Ruth	Los Angeles	565, C6	3	2	1,161	5445sf	1923	11/04/09	314.38	33/0	364,500	364,500	365,000	100.14
5928 Meridian St	Los Angeles	595, D1	2	1	998	3397sf	1923	10/30/09	400.80	9/0	379,000	379,000	400,000	105.54
3338 Scarboro St	Los Angeles	594, H4	3	3	1,612	9566sf	1925	10/26/09	330.02	7/0	530,000	530,000	532,000	100.38
2107 N Hicks Ave	Los Angeles	635, D1	2	1	953	5500sf	1941	11/04/09	301.05	224/0	327,600	286,900	286,900	100.00
5473 Shelley St	Los Angeles	595, G5	2	1	901		1947	01/01/00	0.00	183/0	0	425,000		100.00
<b>Listing Count 25</b>					<b>Averages</b>	1,224			258.01	85/22	271,532	332,247	332,120	99.96
					<b>High</b>	625,000				<b>Low</b>	103,500		<b>Median</b>	325,000

*Presented By: Cheryl Johnson Lic: 00843761 / Bob Taylor Properties Inc.Lic:*

**Featured properties may not be listed by the office/agent presenting this brochure.**

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Information is provided as a courtesy by the i-Tech MLS, has not been verified, is not guaranteed, and is subject to change. The method and manner of calculating Days On Market (DOM) may not reflect the total number of days a property has been made available for sale.

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### CMA Report

Listings as of 11/09/09 at 3:39am

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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
3732 Locke Ave	Los Angeles	595, E5	0 0	0		1960	11/03/09	3	0.00	39/353	199,000	199,000	355,000	178.39	
6616-6616 1/2 N Figueroa St #2	Los Angeles	595, D1	4	2,894	5090sf	1926	10/23/09	1	123.55	95/192	287,900	234,900	234,000	99.62	
4350 Lowell Ave	Los Angeles	595, G5	0	1,065	7492sf	1927	11/02/09	2	192.49	25/142	261,000	229,900	205,000	89.17	
3031 W Avenue 34	Los Angeles	594, G2	0	1,654	7143sf	1926	11/02/09	2	172.61	81/0	299,900	270,410	285,500	105.58	
2762 Estara Ave	Los Angeles	594, G2	0	1,976	7492sf	1949	10/29/09	4	149.29	259/259	349,900	322,900	295,000	91.36	
<b>Listing Count 5</b>		<b>Averages</b>		1,647					159.49	100/189	279,540	251,422	274,900	109.34	
				<b>High</b> 355,000					<b>Low</b> 205,000			<b>Median</b> 285,500			
<b>Report Count 30</b>		<b>Report Averages</b>		1,282					244.42	88/50	272,867	318,777	322,583		

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