

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 11/16/09 at 3:54am

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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
2646 Thorpe Ave	Los Angeles	594, H5	1	1	854	4000sf	1921	11/12/09	175.64	32/0	195,000	195,000	150,000	76.92
4360 York Blvd	Los Angeles	594, J1	2	1	624	5227sf	1940	11/13/09	616.99	11/11	395,000	395,000	385,000	97.47
1964 Norwalk Ave	Los Angeles	565, A6	2	1	1,060	9220sf	1924	12/15/08	372.64	94/0	380,000	380,000	395,000	103.95
4670 Toland Way	Eagle Rock	595, A1	2	1	984	7480sf	1928	11/13/09	431.91	111/0	417,000	417,000	425,000	101.92
2275 Hill Dr	Los Angeles	565, A5	4	3	2,610	29185sf	1980	03/21/02	177.59	99/0	0	479,500	463,500	96.66
2721 Commodore St	Los Angeles	595, C7	4	2	1,668	4675sf	1922	05/01/02	92.57	106/0	0	154,900	154,400	99.68
2624 Commodore St	Los Angeles	595, C7	3	1	900	4250sf	1938	11/04/09	214.44	13/13	199,900	199,900	193,000	96.55
3424 Pueblo Ave #6	Los Angeles	595, E6	2	1	807		1981	04/17/06	380.42	34/0	0	300,000	307,000	102.33
3852 Randolph Ave	Los Angeles	595, E5	2	2	1,416	7500sf	1960	11/09/09	240.11	40/0	325,000	325,000	340,000	104.62
1924 W Avenue 30	Los Angeles	594, H4	3	2	1,320	4725sf	1959	11/09/09	225.00	123/0	344,750	289,900	297,000	102.45
3518 Maceo St	Los Angeles	594, J5	2	1	1,089	4800sf	1947	11/13/09	280.07	24/0	299,900	299,900	305,000	101.70
2912 Rodin Pl	Los Angeles	564, H6	4	2	1,942	5610sf	1963	11/13/09	310.50	23/0	525,000	525,000	603,000	114.86
5036 Echo St #405	Los Angeles	595, B3	1	1	673		1984	11/13/09	148.59	119/119	129,900	99,900	100,000	100.10
6331 Arroyo Glen St	Los Angeles	595, D2	2	1	942	4680sf	1891	11/13/09	212.31	21/0	189,900	189,900	200,000	105.32
5003 Irvington Pl	Los Angeles	595, B2	4	1	1,408	5525sf	1947	11/12/09	176.85	50/50	264,900	256,900	249,000	96.92
6190 Roy St	Los Angeles	595, D1	2	1	832	5181sf	1922	11/06/09	359.98	0/0	299,500	299,500	299,500	100.00
368 Leslie Way	Los Angeles	595, C3	5	4	1,756	5616sf	1958	11/03/09	182.23	11/11	306,800	306,800	320,000	104.30
6325 Church St	Los Angeles	595, E1	2	1	958	14335sf	1953	11/11/04	464.51	53/0	0	480,000	445,000	92.71
1211 Cliff Dr	Los Angeles	594, J4	2	1	702	7200sf	1921	11/12/09	213.68	232/0	150,000	150,000	150,000	100.00
3276 Kenneth Dr	Los Angeles	595, D6	4	3	1,544	5082sf	1990	11/06/09	134.72	68/0	230,000	207,900	208,000	100.05
416 James St	Los Angeles	595, A5	3	2	1,334	5357sf	1927	11/13/09	188.91	249/0	379,000	250,000	252,000	100.80
4051 Jennings	Los Angeles	595, F5	3	3	1,408	8102sf	2004	11/12/09	220.17	233/0	400,000	315,000	310,000	98.41
2901 Rodin Place	Los Angeles	564, H6	3	3	1,979	20460sf	1963	09/12/08	270.34	142/142	627,900	627,900(V)	535,000	85.20
3410 E Manitou Ave	Los Angeles	635, B1	4	4	2,017	6600sf	2009	11/06/09	312.35	98/0	750,000	750,000	630,000	84.00
3670 Harriman Ave	Los Angeles	595, E6	4	2	2,192	7501sf	2005	11/13/09	194.80	527/0	558,900	419,900	427,000	101.69
4209 Via Arbolada #233	Los Angeles	595, D4	2	2	1,147		1981	04/19/02	158.67	45/0	0	180,000	182,000	101.11
4280 Via Arbolada #207	Los Angeles	595, D4	1	1	990		1986	11/12/09	242.42	91/0	164,900	242,900	240,000	98.81
4499 Via Marisol #130B	Los Angeles	595, E4	1	1	795	5.105ac	1981	11/06/09	326.42	6/6	259,500	259,500	259,500	100.00
4536 Bend Dr	Los Angeles	594, J2	3	3	1,091	5950sf	1924	11/10/09	293.31	46/0	314,900	329,900	320,000	97.00
4061 Marchena Dr	Los Angeles	594, J3	5	3	2,260	7080sf	1965	10/30/09	276.55	6/0	609,000	609,000	625,000	102.63
4201 Corona Dr	Los Angeles	595, F5	2	1	956	6068sf	1920	11/13/09	173.12	7/0	161,900	161,900	165,500	102.22
2915 Pyrites St	Los Angeles	595, C7	2	2	1,212	3615sf	1904	10/29/09	222.77	39/0	275,000	275,000	270,000	98.18
2218 Oros St	Los Angeles	594, H6	3	2	1,240	3920sf	1927	11/13/09	305.65	8/0	379,000	379,000	379,000	100.00
Listing Count 33	Averages				1,294				260.49	84/11	288,865	325,818	320,739	98.44
					High 630,000				Low 100,000				Median 305,000	

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

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Listings as of 11/16/09 at 3:54am

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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
3723 Locke Ave	Los Angeles	595, E5	0	0	0	7492sf	1922	11/06/09	2	0.00	15/15	259,900	259,900	260,000	100.04	
5756 Aldama St	Los Angeles	595, C2	0	0	3,588	6011sf	1955	11/09/09	4	69.96	71/71	379,900	374,900	251,000	66.95	
2129 Hancock St	Los Angeles	635, B1	0	0	0	4399sf	1923	10/30/09	2	0.00	10/10	329,000	329,000	350,000	106.38	
2685 Sichel St	Los Angeles	595, A7	0	0	0	9016sf	1959	11/06/09	6	0.00	524/524	750,000	590,000	500,000	84.75	
232 E Avenue 40	Los Angeles	595, A5	0	0	1,008	7492sf	1905	11/06/09	1	205.36	32/31	186,000	186,000	207,000	111.29	
3244 Drew St	Los Angeles	594, F1	0	0	2,900	9234sf	1949	11/12/09	3	137.93	65/0	419,900	419,900	400,000	95.26	
Listing Count 6	Averages				2,499					137.75	120/109	387,450	359,950	328,000	91.12	
					High	500,000				Low	207,000		Median	305,000		
Report Count 39	Report Averages				1,395					250.26	89/26	304,032	331,069	321,856		

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