

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

Listings as of 12/28/09 at 3:55am

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RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP % LP
5244 Almont St	Los Angeles	595, F5	2 0	(0 0 0 0)	688	5849sf	1923	12/21/09	159.88	20	117,800	117,800	110,000	93.38
4325 ZACA Pl	Los Angeles	564, H7	2 1	(1 0 0 0)	960	5390sf	1925	12/23/09	151.04	8	149,950	149,950	145,000	96.70
2948 W Avenue 34	Los Angeles	594, G2	3 3	(3 0 0 0)	1,424	5208sf	1940	12/18/09	200.14	95	470,000	285,000	285,000	100.00
3722 Cazador St	Los Angeles	594, H3	2 1	(1 0 0 0)	720	6550sf	1951	12/22/09	597.22	8	399,000	399,000	430,000	107.77
3629 Kinney Pl	Los Angeles	594, H2	3 2	(2 0 0 0)	1,392	4944sf	1962	12/21/09	315.37	42	429,000	429,000	439,000	102.33
3737 Cazador St	Los Angeles	594, H3	3 2	(2 0 0 0)	2,200	5085sf	1949	12/15/09	209.09	67	444,000	444,000	460,000	103.60
1584 Waldran Ave	Los Angeles	565, B6	5 3	(0 0 0 0)	1,103	7013sf	1925	12/18/09	339.98	13	450,000	450,000	375,000	83.33
666 Burwood Terrace	Highland Park	565, D7	3 1	(0 0 0 0)	1,070	49000sf	1913	05/02/05	93.46	55	0	800,000	100,000	12.50
5839 Meridian St	Huntington Pa	595, C1	3 1	(0 0 0 0)	1,000			10/29/03	250.00	69	0	259,000	250,000	96.53
1506 N Avenue 55	Highland Park	595, C1	3 1	(1 0 0 0)	938	6300sf	1905	12/15/09	341.15	253	319,999	319,999	319,999	100.00
3339 Roseview Ave	Los Angeles	594, H5	3 2	(1 1 0 0)	1,582	5304sf	1913	12/23/09	202.28	32	284,800	284,800	320,000	112.36
3415 Isabel Dr	Los Angeles	594, H3	2 1	(1 0 0 0)	1,046	6996sf	1941	12/11/09	295.41	70	339,900	294,900	309,000	104.78
3400 Smith St	Los Angeles	595, A6	2 1	(0 1 0 0)	791	2962sf	1890	12/23/09	120.73	76	175,000	95,000	95,500	100.53
4715 Butterfly Ln	Los Angeles	595, E6	2 1	(1 0 0 0)	756	6098sf	1925	12/18/09	182.54	11	138,000	138,000	138,000	100.00
4201 Via Marisol #229	Los Angeles	595, D4	3 2	(1 1 0 0)	1,547	4.962ac	1987	12/22/09	248.87	90	419,000	399,900	385,000	96.27
813 Temple	Los Angeles	595, D4	3 3	(3 0 0 0)	1,411	2735sf	1980	12/21/09	287.03	119	378,000	378,000	405,000	107.14
476 Museum Dr	Los Angeles	595, A3	2 1	(1 0 0 0)	592	5395sf	1925	12/24/09	422.30	38	199,000	263,000	250,000	95.06
4301 Palmero Dr	Los Angeles	594, J2	2 2	(0 0 0 0)	1,311	7434sf	1955	05/29/03	312.74	9	0	419,500	410,000	97.74
630 W Avenue 46	Los Angeles	595, A4	1 1	(0 1 0 0)	938	7723sf	1924	12/23/09	481.34	57	459,000	459,000	451,500	98.37
6300 Strickland Ave	Los Angeles	565, D7	3 1	(0 0 0 0)	1,280	13068sf	1910	12/21/09	429.69	19	575,000	575,000	550,000	95.65
Listing Count 20		Averages			1,137				282.01	58	287,372	348,042	311,400	89.47
					High 550,000				Low 95,500			Median 319,999.50		

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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SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP %	LP
130 N Avenue 51	Los Angeles	595, B3	5 2	(2 0 0 0)	1,936	5375sf	1924	12/11/09	1	157.54	63	399,000	299,000	305,000	102.01	
4943 Granada St	Los Angeles	595, B3	0 0	(0 0 0 0)	1,723	4660sf	1922	12/20/09	0	188.62	13	299,000	299,000	325,000	108.70	
Listing Count 2		Averages			1,830					173.08	38	349,000	299,000	315,000	105.35	
				High	325,000				Low	305,000			Median	315,000		
Report Count 22		Report Averages			1,200					272.11	56	292,975	343,584	311,727		

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