

CMA Report

Listings as of 01/16/07 at 4:18am

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**RESIDENTIAL
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
2814 Phelps Ave	Los Angeles	595, E7	3	2	1200	5271sf	1962	01/08/07	332.50	7/7	399,000	399,000
1427 Isabel St	Los Angeles	594, H4	3	2	1202	6600sf	1909	01/09/07	415.14	4/4	499,000	499,000
1609 N Avenue 56	Los Angeles	565, C7	2	1	1020	6210sf	1925	01/09/07	499.02	6/6	509,000	509,000
1021 N Avenue 50	Los Angeles	595, B2	3	2	1140	5980sf	1962	01/08/07	463.16	7/7	525,000	528,000
764 Fremont Villas	Los Angeles	595, D4	3	3	1787	6695sf	1981	01/09/07	307.11	7/7	548,800	548,800
5528 Echo St	Los Angeles	595, C3	4	2	1644	5217sf	1902	01/09/07	364.36	7/180	599,000	599,000
5349 Monterey Rd	Los Angeles	595, D4	2	2	1050	6403sf	New	01/12/07	571.42	4/4	599,995	599,995
5115 El Rio Ave	Los Angeles	565, A5	3	1	1264	6042sf	1927	01/10/07	486.55	6/6	615,000	615,000
4830 Algoma Ave	Los Angeles	565, B6	2	2	1076	5136sf	1923	01/08/07	593.87	1/1	639,000	639,000
2328 Las Colinas Ave	Los Angeles	564, J7	3	3	1290	7830sf	1921	01/08/07	518.60	8/188	669,000	669,000
972 Rutland Ave	Los Angeles	595, F1	3	2	1542	6000sf	1960	01/08/07	453.31	8/8	699,000	699,000
3630 Tacoma Ave	Los Angeles	594, J4	2	2	2219	7449sf	1924	01/09/07	418.66	7/7	929,000	929,000
4918 Lockhaven Ave	Los Angeles	564, J6	5	4	3648	16440sf	1921	01/10/07	328.67	6/6	1,199,000	1,199,000
Listing Count 13		Averages			1545				442.49	6/33	648,446	648,677
			High	1,199,000	Low	399,000	Median	599,995				

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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**RESIDENTIAL INCOME
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
206 E Avenue 40	Los Angeles	595, A5	7	7	0		1921	01/10/07	0.00	6/6	750,000	750,000
Listing Count	1	Averages			0				0.00	6/6	750,000	750,000
		High		750,000	Low	750,000	Median	750,000				
Report Count	14	Report Averages			1545				442	6/31	655,700	655,914

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