

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 06/08/09 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
4211 Mercury Ave	Los Angeles	595, C6	2	1	911	4660sf	1923	06/03/09	153.57	5/4	139,900	139,900
7251 N Figueroa St	Los Angeles	565, D6	2	1	624	3237sf	1946	06/01/09	360.58	7/7	225,000	225,000
3156 Pyrites St	Los Angeles	595, C6	2	1	804	2340sf	1922	06/03/09	310.95	5/3	250,000	250,000
3338 Thorpe Ave	Los Angeles	594, J5	2	1	1,064	5600sf	1905	06/01/09	259.40	8/3	276,000	276,000
2680 Thorpe Ave	Los Angeles	594, H5	3	2	1,064	3999sf	1923	05/15/09	267.86	24/24	285,000	285,000
516 N Avenue 67	Los Angeles	595, E1	3	3	1,024	4500sf	1922	06/04/09	292.87	3/3	299,900	299,900
6208 La Riba Way	Los Angeles	595, D2	5	2	1,684	4704sf	1925	06/04/09	178.15	4/4	300,000	300,000
201 S Avenue 63	Los Angeles	595, D2	4	2	2,500	4080sf	1928	06/03/09	180.00	5/4	475,000	450,000
201 S Avenue 63	Highland Park	595, D2	4	2	2,400	4080sf	1928	06/03/09	187.50	4/4	475,000	450,000
5123 Monte Bonito Dr	Los Angeles	565, D5	3	2	1,296	6300sf	1932	06/05/09	370.37	0/0	480,000	480,000
823 N Avenue 53	Los Angeles	595, D3	2	1	750	3863sf	1924	06/04/09	198.67	4/4	149,000	149,000
1316 El Paso Dr	Los Angeles	594, J1	3	3	1,564	7180sf	1991	06/04/09	207.74	4/1	324,900	324,900
2872 Delevan Dr	Los Angeles	564, H1	3	2	1,210	6359sf	1924	06/01/09	393.68	8/6	476,350	476,350
4701 Marwood Dr	Los Angeles	564, J7	3	2	1,755	7845sf	1960	06/06/09	321.94	2/2	565,000	565,000
4701 Marwood Dr	Los Angeles	564, J7	3	2	1,755	7187sf	1960	06/06/09	321.94	2/1	565,000	565,000
2845 Phelps Ave	Los Angeles	595, E7	2	1	1,034	4700sf	1944	06/03/09	144.10	5/3	149,000	149,000
5244 Almont St	Los Angeles	595, F5	2	1	688	5849sf	1923	06/02/09	220.16	6/6	151,470	151,470
3827 W Avenue 41 ## 5	Los Angeles	673, D2	3	2	1,319	39905sf	1981	05/29/09	208.49	7/7	275,000	275,000
4031 Somers Ave	Los Angeles	594, H1	2	1	0	6550sf	1923	06/01/09	0.00	7/1	389,000	389,000
241 S Avenue 57 #119	Los Angeles	595, C3	2	2	927	1962	06/03/09	158.86	5/3	147,263	147,263	
6213 Burwood Ave	Los Angeles	565, D7	2	1	894	5680sf	1923	06/04/09	223.60	4/4	199,900	199,900
5715 Fayette St	Los Angeles	595, C1	3	1	1,054	3575sf	1905	06/02/09	189.66	5/5	199,900	199,900
6065 Ruby Place	Los Angeles	595, D1	4	2	1,518	4940sf	1953	06/04/09	202.90	4/2	308,000	308,000
6000 Monte Vista St	Los Angeles	595, D2	2	2	1,462	6700sf	1905	06/04/09	341.31	4/4	499,000	499,000
4049 Via Marisol #124	Los Angeles	595, D5	1	1	917	1982	06/04/09	294.44	4/3	270,000	270,000	
4021 Guardia Ave	Los Angeles	595, F5	2	1	800	3876sf	1996	06/03/09	156.13	5/1	124,900	124,900
4080 Via Marisol #334	Los Angeles	595, D5	2	2	1,100	3841sf	1981	06/05/09	229.00	3/2	251,900	251,900
4280 Via Arbolada #338	Los Angeles	595, D4	2	2	1,192	1986	06/01/09	314.60	7/7	375,000	375,000	
982 Montecito Dr	Los Angeles	595, B5	2	2	1,389	7591sf	1962	05/31/09	395.93	8/192	499,950	549,950(V)
357 Canyon Vista Dr	Los Angeles	595, A3	2	1	849	4950sf	1950	06/01/09	469.96	7/7	399,000	399,000
4192 Palmero Dr	Los Angeles	594, J2	3	2	1,513	7074sf	1957	06/01/09	422.34	7/7	639,000	639,000
Listing Count 31		Averages			1,235				265.89	6/10	327,882	327,882
					High 639,000				Low 124,900			Median 299,900

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	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
1566 Glen Aylsa	Eagle Rock	565, B6	0 0	1,276	7013sf	1924	06/05/09	0	387.93	3/3	495,000	495,000
3929 Randolph Ave	Los Angeles	595, E5	2 2	800	4504sf	1926	06/03/09	1	199.88	4/4	159,900	159,900
3732 Locke Ave	Los Angeles	595, E5	0 0	0		1960	06/04/09	0	0.00	4/185	199,000	199,000
2233 Shoredale	Los Angeles	594, H6	0 0	2,368	5009sf	1926	06/02/09	0	194.21	6/6	459,900	459,900
132 Sycamore Park	Los Angeles	595, B4	0 0	2,320	17685sf	1939	06/01/09	0	114.22	7/7	265,000	265,000
454 N Avenue 56	Los Angeles	595, C3	4 4	2,890	10000sf	1903	06/03/09	0	164.19	4/4	474,500	474,500
Listing Count 6		Averages		1,931					212.09	5/35	342,217	342,217
				High 495,000				Low 159,900			Median 362,450	
Report Count 37		Report Averages		1,335					258.20	5/14	330,206	330,206

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