

CMA Report

Listings as of 07/17/06 at 3:56am

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**RESIDENTIAL
ACTIVE Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
5830 Benner St #301	Los Angeles	595, D3	2 2	753	2269sf	1979	07/11/06	431.61	6	325,000	325,000
4532 Amber Pl	Los Angeles	595, D6	1 1	780	3200sf	1923	07/11/06	473.08	6	369,000	369,000
898 Temple Ter #121	Los Angeles	595, E4	2 2	945	2736sf	1980	07/11/06	422.75	5	399,500	399,500
4041 Via Marisol #305	Los Angeles	595, D5	2 2	1096	2073sf	1982	07/12/06	373.18	4	409,000	409,000
2721 Commodore St	Los Angeles	595, C7	3 2	1668	4675sf	1922	07/11/06	254.20	6	424,000	424,000
4620 Zane St	Los Angeles	595, D6	3 1	1085	4940sf	1957	07/10/06	404.61	3	439,000	439,000
801 N Avenue 51	Los Angeles	595, B2	2 1	971	2880sf	1955	07/11/06	472.71	6	459,000	459,000
5323 Atlas St	Los Angeles	595, G4	2 1	1007	5750sf	1927	07/16/06	464.75	0	468,000	468,000
4859 Genevieve Ave	Los Angeles	565, D6	2 1	864	2392sf	1925	07/11/06	555.56	4	480,000	480,000
5245 Coney	Los Angeles	635, F1	3 1	1060	5568sf	1940	07/14/06	452.83	3	480,000	480,000
5678 Aldama St	Los Angeles	595, C2	2 1	877	3441sf	1906	07/14/06	552.91	3	484,900	484,900
4200 Via Arbolada #120	Los Angeles	595, D4	2 2	1548	1712sf	1987	07/13/06	321.71	3	498,000	498,000
3415 Stockbridge Ave	Los Angeles	595, G6	3 2	1430	5000sf	1926	07/10/06	348.95	6	499,000	499,000
4075 Glenalbyn Dr	Mount Washing	595, A5	2 1	812	5100sf	1923	07/12/06	615.15	5	499,500	499,500
5017 Range View Ave	Los Angeles	595, B1	3 2	1020	5200sf	1921	07/11/06	504.90	6	515,000	515,000
1729 N Avenue 46	Los Angeles	565, A7	3 4	1072	7410sf	1922	07/10/06	493.47	5	529,000	529,000
6024 Pine Crest Dr	Los Angeles	595, D3	3 2	955	2337sf	1965	07/16/06	574.87	1	549,000	549,000
1312 N Avenue 57	Los Angeles	595, C1	4 1	1646	9506sf	1911	07/12/06	333.54	5	549,000	549,000
4225 Via Arbolada #525	Los Angeles	595, D4	2 3	1469	9413sf	1983	07/14/06	380.53	3	559,000	559,000
4262 Division St	Los Angeles	594, J2	3 3	2156	5050sf	1978	07/11/06	263.91	6	569,000	569,000
2515 Niagara Way	Los Angeles	564, J5	2 2	1301	7013sf	1937	07/13/06	460.42	4	599,000	599,000
4828 San Rafael Ave	Los Angeles	595, A2	3 2	1369	7866sf	1947	07/11/06	456.54	6	625,000	625,000
5916 Tipton Way	Los Angeles	565, C7	3 2	1295	7497sf	1946	07/10/06	493.44	5	639,000	639,000
3653 Verdugo Vista Ter	Glassell Park	594, J1	2 2	1581	5053sf	1950	07/13/06	409.87	4	648,000	648,000
2427 Langdale Ave	Los Angeles	564, J7	3 2	1600	7400sf	1932	07/11/06	405.94	6	649,500	649,500
1004 N Avenue 66	Los Angeles	4015, G7	3 2	1540	6220sf	1960	07/10/06	447.40	7	689,000	689,000
5211 Coringa Dr	Los Angeles	565, B7	2 2	1014	6600sf	1922	07/10/06	680.47	6	690,000	690,000
Listing Count 27	Averages							446.27	5	520,126	520,126
	High 690,000				Low 325,000				Median 499,500		

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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

(RAP04 -0)

Information has not been verified, is not guaranteed, and is subject to change.

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3429 Edloft Ave S	Los Angeles	595, D6	4 2	1566	5358sf	1965	07/15/06	369.73	2	579,000	579,000
449 N Avenue 51	Los Angeles	595, B2	5 3	0	6360sf	1922	07/13/06	0.00	3	630,000	630,000
375 Leslie Way	Los Angeles	595, C3	12 10	5364	8973sf	1965	07/10/06	167.60	5	899,000	899,000
Listing Count 3	Averages							268.67	3	702,667	702,667
	High 899,000				Low 579,000				Median 630,000		
Report Count 30	Report Averages			1374	434	4	538,380	538,380			

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