

CMA Report

Listings as of 08/07/06 at 4:35am

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**RESIDENTIAL
ACTIVE Properties**

Address	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
423 Clifton St	Los Angeles	595, A7	2	1	574	2100sf	1906	07/31/06	521.78	7	299,500	299,500
4499 Via Marisol #332	Los Angeles	595, D4	1	1	773	2736sf	1981	08/01/06	433.38	3	335,000	335,000
5920 Marmion Way	Los Angeles	595, C2	2	0	588	2250sf	1920	07/31/06	675.17	7	397,000	397,000
6401 La Riba Way	Los Angeles	595, D2	3	2	1059	4770sf	1947	08/04/06	377.62	3	399,900	399,900
420 James St	Los Angeles	595, A5	3	2	920	3400sf	1927	08/05/06	456.52	2	420,000	420,000
4049 via marisol #119	Los Angeles	595, D5	2	2	1096		1982	08/03/06	400.55	4	439,000	439,000
2452 Shoredale Ave	Los Angeles	594, H5	2	1	768	5625sf	1924	08/04/06	598.83	3	459,900	459,900
1724 Winmar Dr	Los Angeles	594, J4	3	2	978	7850sf	1926	08/04/06	506.14	3	495,000	495,000
537 Terrill Ave	Los Angeles	595, D4	2	1	1020	3760sf	1922	07/31/06	488.24	7	498,000	498,000
271 Thorne St	Los Angeles	595, E2	2	1	1104	5590sf	1910	08/01/06	451.99	6	499,000	499,000
3140 Dorchester Ave	Los Angeles	595, G6	2	1	1059	4800sf	1932	08/03/06	472.14	3	500,000	500,000
1409 W Avenue 43	Los Angeles	594, J1	2	1	878	5401sf	1950	08/06/06	597.95	1	525,000	525,000
5052 Hermosa Ave	Los Angeles	565, B6	2	1	936	3200sf	1925	08/01/06	575.85	6	539,000	539,000
1211 Montecito Dr	Los Angeles	595, B6	2	1	849	9453sf	1953	08/03/06	634.86	4	539,000	539,000
2024 Norwalk Ave	Los Angeles	565, A6	3	0	1060	5580sf	1908	07/31/06	527.36	7	559,000	559,000
5150 Almaden Dr	Los Angeles	595, B1	2	1	816	5200sf	1921	08/02/06	686.27	5	545,000	560,000
535 E Avenue 39	Los Angeles	595, B6	2	1	1232	5000sf	1910	08/03/06	486.20	4	599,000	599,000
3720 Roberta St	Los Angeles	595, C6	3	3	1455	899.993sf	1957	08/03/06	480.41	4	699,000	699,000
1535 N Avenue 46	Los Angeles	595, A1	3	2	1352	7492sf	2006	08/03/06	553.99	3	749,000	749,000
4711 Westdale Ave	Los Angeles	565, A7	2	2	1282	7350sf	1935	08/05/06	584.24	1	749,000	749,000
5046 Monte Bonito Dr	Los Angeles	565, D5	3	2	1700	5355sf	1948	08/02/06	440.59	5	749,000	749,000
5146 Townsend Ave	Los Angeles	565, B5	3	2	1759	7200sf	1935	07/31/06	437.18	7	769,000	769,000
5352 Kincheloe Dr	Eagle Rock	,	3	2	1700	4487sf	1945	08/02/06	493.53	5	839,000	839,000
2236 W Avenue 33	Los Angeles	594, H3	2	2	1432	18830sf	1921	08/03/06	662.36	4	948,500	948,500
Listing Count 24	Averages			1100				522.63	4	564,617	565,242	
	High			948,500				Low	299,500		Median 532,000	

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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ACTIVE Properties**

Address	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
538 E Avenue 39	Los Angeles	595, B6	3	2	1651	5663sf	1923	07/31/06	311.93	7	515,000	515,000
501 Isabel St	Los Angeles	594, J5	5	4	2128	7144sf	1920	08/03/06	281.91	4	599,900	599,900
914 N Avenue 49	Los Angeles	595, A2	4	2	1616	5881sf	1960	08/01/06	377.48	5	610,000	610,000
6420 York Blvd	Los Angeles	595, E2	8	7	3824	6970sf	1956	08/01/06	208.94	6	799,000	799,000
Listing Count 4	Averages			2305				295.07	6	630,975	630,975	
	High			799,000				Low	515,000		Median 604,950	
Report Count 28	Report Averages			1272				490	5	574,096	574,632	

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