

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 06/01/09 at 4:30am

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RESIDENTIAL**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
6222 Strickland Ave	Los Angeles	565, D7	2	1	758	4920sf	1911	05/22/09	310.03	59/63	235,000	235,000
4454 Mosher Ave	Los Angeles	595, B5	5	2	1,568	4356sf	1910	05/28/09	153.00	85/92	294,900	239,900
4534 Homer St	Los Angeles	595, B5	2	1	930	7405sf	1912	05/30/09	279.46	95/95	332,999	259,900
2815 Elm	Los Angeles	594, H4	3	2	963	5000sf	1923	05/26/09	301.14	106/105	290,000	290,000
1353 N Avenue 46	Los Angeles	595, A1	2	2	789	17380sf	1922	05/28/09	378.96	55/55	299,000	299,000
622 N Avenue 54	Los Angeles	595, C2	4	2	1,494	5600sf	1907	05/30/09	254.02	0/0	379,500	379,500
5817 Eaton St	Los Angeles	565, C7	6	4	2,870	12760sf	1957	04/27/09	152.25	52/56	459,900	436,950
1547 Yosemite Dr	Los Angeles	565, B6	2	1	844	5248sf	1925	05/28/09	284.36	34/34	259,900	240,000
4848 Ray Ct	Los Angeles	565, C6	3	2	1,231	14360sf	1949	05/27/09	405.36	11/11	499,000	499,000
4455 Kewanee St	Los Angeles	595, D7	2	2	1,433	3276sf	1924	05/27/09	159.80	36/36	229,000	229,000
2900 Minto Ct	El Sereno	595, E7	3	2	1,209	5837sf	1963	05/26/09	206.78	55/55	250,000	250,000
2475 N Ditman Ave	Los Angeles	595, D7	3	2	1,320	7179sf	1957	05/26/09	227.20	40/150	299,900	299,900
2705 Ballard St	Los Angeles	595, E7	3	2	1,440	5797sf	2004	05/22/09	246.53	197/197	369,000	355,000
3516 Roseview Ave	Los Angeles	594, J5	3	1	815	7274sf	1922	05/29/09	223.07	16/16	181,800	181,800
5100 Baltimore St	Los Angeles	595, B1	2	1	916	5500sf	1924	05/29/09	295.20	56/56	270,400	270,400
1512 Munson Ave	Lennox	595, A1	2	1	700	8500sf	1922	05/29/09	399.86	94/94	279,900	279,900
1512 Munson Ave	Los Angeles	595, A1	2	1	700	8500sf	1922	05/29/09	399.86	94/143	279,900	279,900
4103 Somers Ave	Los Angeles	594, H1	2	1	720	4297sf	1925	05/29/09	401.39	7/7	289,000	289,000
6015 Delphi St	Los Angeles	595, D1	3	3	1,337	2727sf	1991	05/29/09	235.60	36/36	345,000	315,000
5048 Stratford Rd	Los Angeles	595, B1	3	2	1,180	5199sf	1909	05/26/09	330.51	14/14	344,000	390,000
5300 Aldama St	Los Angeles	595, B2	2	1	1,229	4700sf	1922	05/27/09	146.38	65/65	208,900	179,900
364 Museum Dr	Los Angeles	595, B4	2	1	918	3733sf	1963	05/27/09	410.68	26/26	377,000	377,000
3942 Rome Ct	Los Angeles	595, A4	4	3	2,147	5430sf	1984	04/16/09	370.28	71/71	869,000	795,000
Listing Count 23		Averages			1,196				285.73	57/64	332,304	320,480
					High 795,000				Low 179,900		Median 289,000	

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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

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Information is provided as a courtesy by the i-Tech MLS, has not been verified, is not guaranteed, and is subject to change. The method and manner of calculating Days On Market (DOM) may not reflect the total number of days a property has been made available for sale.

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RESIDENTIAL INCOME

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
5237 Stratford Rd	Los Angeles	595, B1	3	2	1,492	6251sf	1966	05/27/09	2	221.11	56/56	349,900	329,900
5746 Aldama	Los Angeles	595, C2	0	0	2,838	7927sf	1909	05/27/09	0	133.54	141/141	439,000	379,000
1908 Darwin	Los Angeles	634, J1	0	0	1,928	9104sf	1939	05/25/09	0	212.66	42/130	469,000	410,000
Listing Count 3	Averages				2,086					189.10	80/109	419,300	372,967
					High 410,000				Low 329,900			Median 379,000	
Report Count 26	Report Averages				1,299					274.58	59/69	342,342	326,537

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