

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 07/06/09 at 4:39am

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**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
6176 St Albans St	Los Angeles	595, D1	2	1	980	5175sf	1921	06/30/09	255.61	109/0	319,900	250,500
4952 Genevieve Ave	Los Angeles	565, D6	3	2	1,137	5430sf	1930	04/24/09	348.29	88/0	396,000	396,000
1705 Yosemite Dr	Los Angeles	565, B6	2	3	1,468	2680sf	1948	06/29/09	289.51	4/0	425,000	425,000
1815 Linda Rosa Ave	Los Angeles	565, B6	5	3	2,449	5200sf	1924	06/22/09	204.17	25/0	500,000	500,000
1347 Hill Dr	Los Angeles	565, C5	3	2	1,522	5908sf	1926	06/29/09	426.41	68/68	649,000	649,000
4886 Hartwick St	Los Angeles	565, C6	3	3	0	5630sf	1955	07/02/09	0.00	147/0	849,000	785,000
5006 Williams Pl	Los Angeles	635, E1	2	1	760	5749sf	1948	06/08/09	328.82	53/0	249,900	249,900
3719 Cazador St	Los Angeles	594, J2	2	1	910	4900sf	1937	07/02/09	515.38	8/0	469,000	469,000
3761 Aguilar St	Los Angeles	564, G7	4	2	2,005	7830sf	1947	02/15/09	248.88	161/0	499,000	499,000
112 N N Avenue 66 #8	Highland Park	595, E2	2	2	832	971sf	1982	07/01/09	215.14	34/0	179,000	179,000
241 S Avenue 57 #0129	Los Angeles	595, C3	2	2	927	66033sf	1962	06/30/09	200.54	74/74	192,900	185,900
6227 Echo St	Los Angeles	595, D2	3	2	1,409	5820sf	1912	06/23/09	146.13	104/304	309,900	205,900
5214 San Rafael Ave	Los Angeles	595, B2	2	1	648	3600sf	1922	07/02/09	331.79	49/0	215,000	215,000
120 S Avenue 56	Los Angeles	595, C3	4	2	2,300	10150sf	1916	06/22/09	115.17	52/60	287,900	264,900
5723 Eaton St	Los Angeles	565, C7	3	1	962	6375sf	1924	06/29/09	280.56	6/0	269,900	269,900
5717 Eaton St	Los Angeles	565, C7	2	1	1,157	6375sf	1950	06/29/09	301.64	3/3	349,000	349,000
5119 Aldama St	Los Angeles	595, B2	3	2	1,452	4573sf	1925	07/01/09	240.36	3/0	349,000	349,000
622 N Avenue 54	Lennox	595, C2	4	2	1,494	5600sf	1907	06/22/09	254.02	33/0	379,500	379,500
2309 Hancock St	Los Angeles	635, B1	3	2	1,578	5501sf	1885	06/17/09	256.65	153/336	469,000	405,000
126 E AVE 37	Los Angeles	595, B6	2	1	1,502	4965sf	1922	07/01/09	145.14	289/289	440,000	218,000
360 E Avenue 26 #120	Los Angeles	594, J7	0	1	1,292		2007	06/17/09	216.71	614/0	418,990	279,990
7251 N Figueroa St	Los Angeles	565, D6	2	1	624	3237sf	1946	06/30/09	360.58	29/0	225,000	225,000
5723 Eaton St	Los Angeles	595, C1	3	1	962	6375sf	1924	06/29/09	280.56	5/5	269,900	269,900
5013 Range View Ave	Los Angeles	595, B1	3	1	1,163	5200sf	1921	07/02/09	152.11	1/0	176,900	176,900
5818 Buchanan St	Los Angeles	595, C1	4	5	1,544	5619sf	1923	05/30/09	193.65	32/32	299,000	299,000
4534 Homer St	Los Angeles	595, B5	2	1	930	7428sf	1912	06/29/09	268.71	169/169	322,999	249,900
489 Clifton St	Los Angeles	595, B7	3	3	2,109	6011sf	2006	07/01/09	184.87	127/0	439,900	389,900
4260 Via Arbolada #106	Monterey Hill	595, D4	1	1	621		1985	03/24/09	322.06	19/0	200,000	200,000
3961 Via Marisol #211	Los Angeles	595, D4	2	2	1,236		1982	05/27/09	274.27	34/0	339,000	339,000
3815 Division St	Mount Washing	594, J3	3	2	1,255	8319sf	1960	06/30/09	298.73	2/0	374,900	374,900
3605 Loosmore St	Los Angeles	594, J5	2	1	720	4730sf	1965	06/29/09	277.78	6/6	200,000	200,000
4534 Homer St	Los Angeles	595, B5	2	1	930	7405sf	1912	06/29/09	268.71	125/0	332,999	249,900
4241 Raynol St	Los Angeles	595, C6	2	2	774	3833sf	1926	07/02/09	134.30	9/0	103,950	103,950
5140 Stratford Rd	Los Angeles	595, B1	2	1	884	5200sf	1912	06/23/09	180.88	5/12	159,900	159,900
<b>Listing Count 34</b>		<b>Averages</b>			1,228				258.13	78/40	342,981	316,551
					<b>High 785,000</b>				<b>Low 103,950</b>		<b>Median 269,900</b>	

Presented By: Cheryl Johnson Lic: 00843761 / Bob Taylor Properties Inc.Lic: 00843761

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## CMA Report

Listings as of 07/06/09 at 4:39am

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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
3929 Randolph Ave	Los Angeles	595, E5	2	2	800	4504sf	1926	06/29/09	1	199.88	25/25	159,900	159,900
162 San Fernando	Los Angeles	634, J1	0	0	2,178	7797sf	1922	06/29/09	0	183.20	68/68	399,000	399,000
457 Clifton	Los Angeles	595, B7	0	0	1,797	6011sf	1914	07/02/09	0	166.89	76/166	299,900	299,900
<b>Listing Count</b> 3		<b>Averages</b>			1,592					183.32	56/86	286,267	286,267
					<b>High</b> 399,000				<b>Low</b> 159,900			<b>Median</b> 299,900	
<b>Report Count</b> 37		<b>Report Averages</b>			1,259					251.89	76/44	338,382	314,096

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