

CMA Report

Listings as of 07/10/06 at 4:36am

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**RESIDENTIAL
PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
6140 Monterey Rd #415	Los Angeles	595, D3	2	2	985	802sf	1989	07/05/06	384.77	65	399,000	379,000	
4041 Via Marisol #310	Los Angeles	595, D4	2	2	1096	2073sf	1982	07/06/06	386.86	43	435,000	424,000	
2274 Lillyvale Ave	Los Angeles	635, G1	3	2	1522	4796sf	1947	07/04/06	295.01	39	449,000	449,000	
2937 Warwick Ave	Los Angeles	595, F7	2	2	920	4800sf	1947	07/07/06	489.02	105	449,900	449,900	
1654 Glen Aylsa Ave	Los Angeles	565, B6	2	2	1041	6676sf	1923	07/03/06	479.35	14	499,000	499,000	
1712 N Avenue 55	Los Angeles	595, C1	2	1	0	6210sf	1910	07/07/06	0.00	8	499,900	499,900	
2039 Norwalk Ave	Los Angeles	565, A6	2	1	852	5360sf	1924	07/04/06	645.25	50	599,000	549,750	
2701 Prismo Dr	Los Angeles	564, H7	3	3	1526	6330sf	1976	07/03/06	366.32	55	589,000	559,000(V)	
736 Portola Ter	Los Angeles	595, D4	3	3	1649	4735sf	1979	07/03/06	363.25	17	599,000	599,000	
4670 Carnegie St	Los Angeles	595, D5	3	2	1410	5000sf	2006	07/07/06	460.28	17	649,000	649,000	
3515 Lavell Dr	Los Angeles	594, H3	4	3	2310	3410sf	1993	07/07/06	290.00	100	699,000	669,900	
833 N Avenue 67	Los Angeles	595, F1	3	2	1230	9148sf	1950	07/09/06	552.03	34	699,000	679,000	
348 W Avenue 42	Los Angeles	595, A5	4	2	1816	6790sf	1926	07/07/06	438.33	176	796,000	796,000	
5328 Mount Royal Dr	Los Angeles	565, B5	5	4	2589	12610sf	1928	07/07/06	384.32	38	1,149,000	995,000	
Listing Count 14									Averages	425.75	54	607,914	585,532
									High	995,000			Median 554,375
									Low	379,000			

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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**RESIDENTIAL INCOME
PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
1735 N Ave 46	Eagle Rock	565, A7	2	2	1380	7492sf	1926	07/03/06	454.35	15	627,000	627,000	
1435 Yosemite Drive*	Eagle Rock	565, C6	5	3	2243	9017sf	1950	07/03/06	333.93	238	950,000	749,000	
Listing Count 2									Averages	394.14	127	788,500	688,000
									High	749,000			Median 688,000
									Low	627,000			
Report Count 16	Report Averages				1505				422	63	630,488	598,341	

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