

# CMA Report

Listings as of 03/26/07 at 4:51am

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**RESIDENTIAL  
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
5840 Benner St #203	Los Angeles	595, D3	2	2	753	2269sf	1979	01/29/07	434.26	55/55	335,000	327,000
4260 Via Arbolada #310	Los Angeles	595, D4	2	2	1033	2670sf	1985	01/02/07	387.22	68/243	410,000	400,000
6228 Springvale Dr	Los Angeles	595, D1	2	2	925	5166sf	1922	03/10/07	491.89	16/16	460,000	455,000(V)
1427 Isabel St	Los Angeles	594, H4	3	2	1202	6600sf	1909	01/09/07	395.09	73/73	499,000	474,900
434 Montecito Dr	Los Angeles	595, B5	2	2	816	4182sf	1923	11/20/06	587.01	95/95	469,000	479,000
3926 Filion St	Los Angeles	594, H1	2	2	1049	6000sf	1935	02/09/07	457.58	32/228	525,000	480,000
1249 El Paso Dr	Los Angeles	594, J2	2	1	770	5184sf	1949	09/27/06	635.06	179/179	515,000	489,000
4937 Lincoln Ave	Los Angeles	595, A1	2	1	894	5200sf	1923	01/29/07	546.98	38/168	498,900	489,000
4235 Huntington Dr N	Los Angeles	595, C7	2	2	1290	4530sf	1952	01/05/07	387.60	77/77	550,000	500,000
2341 Warwick Ave	Los Angeles	635, F1	3	2	1641	7200sf	1939	02/22/07	335.16	29/29	559,000	549,999
3952 Cazador St	Los Angeles	594, J2	2	2	1090	5130sf	1954	12/09/06	512.84	68/68	579,000	559,000
1707 N Avenue 53	Los Angeles	595, B1	3	1	1323	6000sf	1914	01/19/07	427.06	56/56	599,900	565,000
4135 W Avenue 41	Los Angeles	564, H7	3	1	1104	5200sf	1937	01/23/07	516.20	62/62	589,000	569,889
460 W Avenue 45	Los Angeles	595, A4	2	2	1209	8370sf	1927	02/08/07	475.60	46/46	675,000	575,000
726 E Avenue 43	Los Angeles	595, B5	3	2	2340	5314sf	1985	01/26/07	251.71	59/59	599,999	589,000
1920 Boca Ave	Los Angeles	635, D2	3	2	1268	4800sf	1962	01/22/07	472.40	63/63	649,000	599,000
2527 Hyler Ave	Los Angeles	564, J7	3	3	2000	4620sf	1947	10/12/06	332.50	163/163	765,000	665,000
460 W Avenue 46	Los Angeles	595, A4	2	2	1529	5929sf	1923	10/17/06	474.17	89/260	750,000	725,000
1744 N Avenue 45	Los Angeles	564, J7	3	3	1666	7500sf	1925	03/12/07	459.18	14/14	780,000	765,000
490 Rustic Dr	Los Angeles	595, A3	3	3	2100	4488sf	1987	02/15/07	399.52	38/38	889,000	839,000
5350 Neal Dr	Eagle Rock	565, A5	3	4	3495	11520sf	1959	02/01/07	314.45	52/52	1,185,000	1,099,000
4200 Sea View Ln	Los Angeles	594, J3	2	2	0	6330sf	1964	10/27/06	0.00	150/150	1,180,000	1,145,000
<b>Listing Count 22</b>		<b>Averages</b>			1405				431.54	69/100	639,173	606,309
					<b>High</b> 1,145,000				<b>Low</b> 327,000		<b>Median</b> 562,000	

*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**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
5050 Irvington Pl	Los Angeles	595, B2	3	2	1032	2788sf	1928	02/02/07	469.96	35/35	499,000	485,000
<b>Listing Count</b> 1		<b>Averages</b>			1032				469.96	35/35	499,000	485,000
					<b>High</b> 485,000				<b>Low</b> 485,000		<b>Median</b> 485,000	
<b>Report Count</b> 23		<b>Report Averages</b>			1032				9,763.44	68/97	633,078	601,034

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