

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 06/01/09 at 4:29am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
337 S Avenue 63	Los Angeles		3	3	1,293	6600sf	1910	04/29/09	232.02	33/3	300,000	300,000
3154 Carlyle St	Los Angeles	594, G3	2	1	832	6500sf	1925	10/05/08	396.63	239/239	425,000	330,000
2027 Yosemite Dr	Los Angeles	565, A6	3	2	1,148	5000sf	1908	01/26/09	347.56	126/428	499,000	399,000
4228 Toland Way	Los Angeles	594, J1	4	3	2,064	5575sf	2005	05/14/09	314.87	18/18	699,900	649,900
1143 Arbor Dell Rd	Eagle Rock	565, C5	3	2	1,840	9292sf	1953	04/22/09	377.72	28/28	745,000	695,000
4725-1/2 College View Ave	Los Angeles	564, J6	4	3	1,926	9789sf	2004	04/13/09	412.77	49/49	923,000	795,000
4668 Verdugo Rd	Glassell Park	564, G6	4	2	1,828	2178sf	1927	03/25/09	164.06	36/63	329,900	299,900
6227 Echo St	Los Angeles	595, D2	3	2	1,409	5820sf	1912	02/18/09	146.13	103/303	309,900	205,900
233 S Avenue 50	Los Angeles	595, B3	4	3	1,516	9150sf	1946	04/26/09	230.87	36/7	400,000	350,000
5415 Aldama	Lennox	595, C2	3	3	1,579	7040sf	1924	05/06/09	300.82	26/4	485,000	475,000
3711 Baldwin St #601	Los Angeles	635, B1	3	3	1,668	New	05/15/09	254.20	8/8	424,000	424,000	
3711 Baldwin St #702	Los Angeles	635, B1	2	3	1,108	2007	04/22/09	234.65	29/29	320,000	259,990(V)	
2309 Hancock St	Los Angeles	635, B1	3	2	1,578	5501sf	1885	01/15/09	256.65	137/320	469,000	405,000
489 Clifton St	Los Angeles	595, B7	3	3	2,109	6011sf	2006	02/24/09	184.87	97/97	439,900	389,900
3616 Arroyo Seco Ave	Los Angeles	595, A5	3	1	828	2380sf	1912	04/17/09	277.66	45/6	260,000	229,900
4210 Via Arbolada #311	Los Angeles	595, D4	2	2	1,075	1984	05/18/09	278.14	14/6	339,000	299,000	
918 Nordica Dr	Los Angeles	594, J2	3	2	1,451	6090sf	1979	05/16/09	344.59	16/16	499,999	499,998
4915 Glenalbyn Dr	Los Angeles	595, A3	2	2	1,628	8372sf	1924	11/10/08	368.55	203/203	669,000	599,999
541 W Avenue 46 Ave	Mount Washing	595, A4	2	2	1,185	4965sf	1924	04/15/09	589.87	48/60	775,000	699,000
1818 Kemper St	Los Angeles	594, G4	3	3	2,150	4840sf	2007	05/14/09	397.67	18/18	899,000	855,000
Listing Count 20		Averages			1,511				305.52	65/95	510,580	458,074
					High 855,000				Low 205,900		Median 402,000	

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price
5068 Ithaca	Los Angeles	635, E1	0	0	1,920	4879sf	1953	04/01/09	0	192.19	61/118	399,000	369,000
1056 Avenue 51	Los Angeles	595, B1	0	0	6,947	19819sf	1936	02/14/09	0	107.96	107/107	850,000	750,000
2605 Barranca St	Los Angeles	595, A7	3	3	1,893	3940sf	1928	04/24/09	1	150.50	38/38	299,900	284,900
2685 Sichel	Los Angeles	595, A7	0	0	3,795	9016sf	1959	04/29/08	0	155.47	398/398	750,000	590,000
2011 W Avenue 33	Los Angeles	594, H3	5	5	3,242	6836sf	1927	05/04/09	3	151.61	28/211	349,900	339,900
Listing Count 5		Averages			3,359					151.55	126/174	529,760	466,760
					High 750,000					Low 284,900		Median 369,000	
Report Count 25		Report Averages			1,880					274.72	78/111	514,416	459,811

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