

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 06/08/09 at 4:20am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4408 Portola Ave	Los Angeles	595, F4	2		21,071	5200sf	1930	05/12/09	139.12	27/212	199,000	149,000
5018 Shipley Glen Dr	Los Angeles	595, B3	2	1	792	5532sf	1906	01/19/09	271.46	140/602	255,000	214,999
2820 Frederick St	Los Angeles	594, H4	3		21,084	5200sf	1923	02/18/08	239.85	312/313	525,000	260,000
3006 Cazador St	Los Angeles	594, G3	2		21,574	4722sf	1938	02/25/09	168.30	101/101	324,900	264,900
3727 Hellman Ave	Los Angeles	595, D5	3		31,288	7500sf	1978	04/17/09	229.04	52/155	315,000	295,000
1893 Seigneur Ave	Los Angeles	635, E2	3		21,380	4356sf	2004	05/05/09	227.54	33/3	339,900	314,000
4470 Lincoln Ave	Los Angeles	594, J1	3		21,124	4640sf	1937	02/22/09	308.72	106/106	450,000	347,000
201 S Avenue 63	Los Angeles	595, D2	4		22,500	4080sf	1928	06/03/09	180.00	5/4	475,000	450,000
201 S Avenue 63	Highland Park	595, D2	4		22,400	4080sf	1928	06/03/09	187.50	4/4	475,000	450,000
1330 El Paso Dr	Los Angeles	594, J1	2	1	901	6202sf	1926	04/03/09	209.76	62/62	219,900	188,990
5117 Townsend Ave	Los Angeles	565, B5	6		42,520	7560sf	1924	06/30/08	158.69	343/343	599,000	399,900
2430 Las Colinas Ave	Los Angeles	564, J7	2	1	853	6726sf	1955	04/27/09	479.48	31/31	439,000	409,000
2507 Kerwin Pl	Los Angeles	564, J6	3		21,694	6123sf	1964	03/19/09	347.70	81/446	699,000	589,000
5117 Ellenwood Dr	Los Angeles	564, J5	5		52,457	11234sf	1922	04/16/09	325.19	53/53	829,000	799,000
6711 Fortune Pl	Los Angeles	595, F1	4		22,083	23565sf	1967	12/04/08	88.81	181/451	239,000	185,000
241 S Avenue 57 #0129	Los Angeles	595, C3	2		927	66033sf	1962	04/17/09	200.54	52/52	192,900	185,900
241 S Avenue 57 Ave #112	Los Angeles	595, C3	2	2	898	1403sf	1962	07/29/08	217.15	279/279	310,000	195,000
5338 Buchanan St	Los Angeles	595, B1	2	1	1,039	3510sf	1930	05/13/09	287.78	26/26	315,000	299,000
727 N Avenue 50	Los Angeles	595, B2	4		32,966	7187sf	2004	10/09/08	133.18	242/339	485,000	395,000
5065 Lynnfield St	Los Angeles	595, F7	3		21,475	4875sf	1955	11/18/08	196.54	201/201	354,900	289,900
4360 Latona Ave	Los Angeles	595, C5	2		21,300	4398sf	1951	08/21/08	192.15	224/224	324,900	249,800
3371 Scarboro St	Los Angeles	594, H4	3		31,778	7483sf	1989	11/22/08	280.65	196/196	589,000	499,000
918 Nordica Dr	Los Angeles	594, J2	3		21,451	6090sf	1979	05/16/09	344.58	23/23	499,999	499,990
488 Wren Dr	Los Angeles	595, A3	3		21,200	3700sf	1963	05/13/09	437.42	26/26	539,000	524,900
4542 Jessica Dr	Los Angeles	594, J2	3		32,112	6250sf	1990	03/03/09	278.88	97/97	639,000	589,000
924 Oneonta Dr	Los Angeles	594, B3	3		32,500	4748sf	2009	03/10/09	270.00	90/124	599,900	675,000
924 Oneonta	Los Angeles	595, A2	3		32,500	4799sf	2009	03/10/09	270.36	90/90	599,900	675,900
Listing Count 27		Averages			1,625				247.05	114/169	438,267	384,970
					High 799,000				Low 149,000		Median 347,000	

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
401-403 Kendall Ave	Los Angeles	595, D4	2	2	1,100	4197sf	1927	04/30/09	1	218.09	39/39	260,000	239,900
312 N Avenue 50	Los Angeles	595, B3	5	4	2,548	6521sf	1906	01/14/09	1	156.20	145/403	550,000	398,000
Listing Count 2	Averages				1,824					187.15	92/221	405,000	318,950
					High 398,000				Low 239,900			Median 318,950	
Report Count 29	Report Averages				1,638					242.92	112/173	435,972	380,417

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