

CMA Report

Listings as of 06/26/06 at 3:49am

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**RESIDENTIAL
ACTIVE Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
4041 Via Marisol #310	Los Angeles	595, D4	2 2	1096	2073sf	1982	05/19/06	386.86	33	435,000	424,000
443 Quail Dr	Los Angeles	595, A4	1 1	0	4488sf	1925	05/16/06	0.00	41	485,000	459,500
2245 Gates St	Los Angeles	635, B1	2 2	983	2750sf	1904	06/08/06	497.46	18	509,000	489,000
3711 York Blvd	Los Angeles	594, G1	2 1	1132	6000sf	1920	05/21/06	454.06	34	529,000	514,000
1076 Montecito Dr	Los Angeles	595, B6	2 1	1071	5200sf	1964	05/22/06	531.28	35	588,000	569,000
3614 Roseview Ave	Los Angeles	594, J4	3 2	1249	6447sf	1925	05/08/06	460.37	47	599,000	575,000
2419 Ridgeview Ave	Los Angeles	564, J7	2 1	0	6470sf	1922	03/24/06	0.00	82	647,000	577,000
4937 Echo St	Los Angeles	595, B3	3 2	1549	5100sf	1924	05/12/06	373.79	38	599,000	579,000
3653 Roseview Ave	Los Angeles	594, J4	2 1	972	7581sf	1921	06/11/06	612.65	15	615,000	595,500
1319 Las Flores Dr	Los Angeles	565, C5	2 1	925	7500sf	1920	06/07/06	647.57	18	625,000	599,000
4006 York Blvd	Los Angeles	594, H1	1 2	1498	5240sf	1931	05/05/06	426.90	42	679,500	639,500
833 N Avenue 67	Los Angeles	595, F1	3 2	1230	9148sf	1950	06/05/06	552.03	21	699,000	679,000
4646 Wawona St	Los Angeles	564, J6	4 2	1629	20660sf	1964	05/19/06	420.50	38	695,000	685,000
2328 Las Colinas Ave	Los Angeles	564, J7	2 3	1322	7830sf	1921	05/26/06	551.44	24	749,000	729,000
1332 Upton Pl	Los Angeles	565, C5	3 2	2040	8960sf	1950	04/25/06	367.16	62	849,000	749,000
3674 N Harriman	Los Angeles	595, D6	4 3	2200	7050sf	2006	05/09/06	340.91	48	789,000	749,999
3670 N Harriman	Los Angeles	595, D6	4 3	2200	7050sf	2006	05/09/06	340.91	48	789,000	749,999
4541 Round Top Dr	Los Angeles	564, H6	3 2	1954	6520sf	1930	06/12/06	409.37	14	829,000	799,900
5236 El Rio Ave	Eagle Rock	565, A5	3 2	2144	6335sf	1921	04/24/06	443.10	58	998,000	950,000
5328 Mount Royal Dr	Los Angeles	565, B5	5 4	2589	12610sf	1928	05/30/06	384.32	27	1,149,000	995,000
Listing Count 20	Averages			1544				455.59	37	692,825	655,370
	High			995,000				Low 424,000		Median 619,250	

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	\$/SqFt	DOM	Orig Price	List Price
229 Thorne St	Los Angeles	595, E2	2 2	0	6229sf	1922	05/12/06	0.00	42	499,900	480,000
119 N Avenue 52	Los Angeles	595, B3	5 3	2834	4878sf	1905	05/09/06	278.41	42	849,000	789,000
Listing Count 2	Averages			2834				278.41	42	674,450	634,500
	High			789,000				Low 480,000		Median 634,500	

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**LOTS AND LAND
ACTIVE Properties**

Address	City	Map	Acre	SqFt	Year	Date	\$/Acre	DOM	Orig Price	List Price
3621 N The Paseo	Los Angeles	594, H2				03/20/06	0.00	96	100,000	75,000
Listing Count 1	Averages			0.000			0.00	96	100,000	75,000
	High			75,000			Low 75,000		Median 75,000	
Report Count 23	Report Averages			1611			446.27	40	665,452	628,322

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