

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 07/06/09 at 4:37am

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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
2027 Yosemite Dr	Los Angeles	565, A6	3	2	1,148	5000sf	1908	01/26/09	331.01	161/463	499,000	380,000
1337 Neola St	Los Angeles	565, C6	2	1	1,315	2790sf	1911	04/29/09	292.78	68/4	389,000	385,000
4407 Toland Pl	Los Angeles	594, J1	2	1	804	8800sf	1924	06/23/09	497.51	13/2	420,000	400,000
5123 Monte Bonito Dr	Los Angeles	565, C5	3	2	0	6300sf	1932	06/05/09	0.00	31/4	480,000	470,000
5123 Monte Bonito Dr	Los Angeles	565, D5	3	2	1,296	6300sf	1932	06/05/09	362.65	28/28	480,000	470,000
4750 York Blvd	Los Angeles	595, A1	3	2	1,720	7144sf	1921	06/23/09	302.33	13/2	550,000	520,000
4228 Toland Way	Los Angeles	594, J1	4	3	2,064	5575sf	2005	05/14/09	302.81	53/3	699,900	625,000
4755 Templeton St #2215	Los Angeles	595, E6	2	3	1,597	29258sf	1995	04/01/09	155.92	95/95	259,000	249,000
4200 N Barrett	Los Angeles	595, F5	4	4	2,326	15420sf	2009	04/27/09	279.45	70/3	765,888	650,000
2045 Rome Dr	Glassell Park	594, H3	3	3	1,288	4795sf	2007	04/23/09	349.38	74/3	499,000	450,000
3845 Lavell Dr	Los Angeles	594, H2	4	4	3,923	21478sf	1928	07/11/08	252.36	354/354	1,500,000	990,000
3845 Lavell Dr	Los Angeles	594, H2	5	4	3,923	21478sf	1928	07/21/08	252.36	350/4	1,500,000	990,000
6424 Crescent St	Los Angeles	595, E2	4	2	1,626	5597sf	1905	11/28/08	202.95	93/93	375,000	330,000
1030 Dexter St	Los Angeles	595, B2	5	2	2,148	6000sf	1925	05/11/09	186.17	56/4	450,000	399,900
3420 Emma Ave	Los Angeles	595, B7	3	1	1,505	5000sf	1924	06/08/09	109.57	28/4	179,900	164,900
109 E Avenue 32	Los Angeles	595, A6	2	1	1,080	2242sf	1907	02/03/09	161.94	152/152	229,900	174,900
3668 Rolle St	Los Angeles	595, B6	2	1	930	4800sf	1912	03/31/09	192.47	97/97	220,000	179,000
470 Vista Gloriosa Dr	Los Angeles	594, J5	3	3	3,146	5240sf	1983	05/06/09	190.69	61/4	625,000	599,900
3640 Primavera Ave	Los Angeles	594, J3	5	3	2,260	8930sf	1965	04/19/09	289.38	75/75	679,000	654,000
1814 Eastern	Los Angeles	635, E2	0	0	0	0	0	0.00	7/7	0	0	0
2615 Maceo St	Los Angeles	594, H5	2	1	625	2448sf	1922	05/20/09	280.00	47/4	215,000	175,000
4338 Beagle St	Los Angeles	595, C7	4	2	1,549	3200sf	1922	12/18/08	125.82	200/200	304,500	194,900
Listing Count 22		Averages			1,814				255.88	97/73	514,549	429,614
					High 990,000				Low 175,000		Median 399,950	

Presented By: Cheryl Johnson Lic: 00843761 / Bob Taylor Properties Inc. Lic: 00843761

Featured properties may not be listed by the office/agent presenting this brochure.

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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
4960 Gambier St	Los Angeles	595, E7	0	0 3,828	7850sf	1994	01/16/09	0	138.19	171/171	630,000	529,000
2327-2329 W Avenue 33	Los Angeles	594, H3	20	16 9,268	16248sf	1958	04/15/09	12	213.10	82/82	2,125,000	1,975,000
401-403 Kendall Ave	Los Angeles	595, D4	2	2 1,100	4197sf	1927	04/30/09	1	199.91	67/67	260,000	219,900
132 Sycamore Park	Los Angeles	595, B4	0	02,320	17685sf	1939	06/01/09	0	112.07	35/35	265,000	260,000
Listing Count 4		Averages		4,129					165.82	89/89	820,000	745,975
				High 1,975,000					Low 219,900		Median 394,500	
Report Count 26		Report Averages		2,200					240.87	95/75	561,542	478,285

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