

# CMA Report

Listings as of 09/04/06 at 3:04pm

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**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
241 S Avenue 57 #116	Highland Park	595, C3	2	2	927	1402sf	1962	06/22/06	349.46	74	334,000	323,950
5920 Marmion Way	Los Angeles	595, C2	2	1	588	2250sf	1920	07/31/06	595.24	35	397,000	350,000
5229 Newtonia Dr	Los Angeles	595, F4	2	1	768	2100sf	1947	06/07/06	466.15	88	375,000	358,000
6140 Monterey Rd #305	Los Angeles	595, D3	2	2	1003		1989	01/02/06	377.87	163	399,950	379,000
443 Quail Dr	Los Angeles	595, A4	1	1	0	4488sf	1925	05/16/06	0.00	111	485,000	439,999
4442 Guardia Ave	El Sereno	595, F4	3	2	1463	6936sf	1956	06/20/06	338.35	76	525,000	495,000
5052 Hermosa Ave	Eagle Rock	565, B6	2	1	936	3200sf	1925	08/01/06	533.12	34	539,000	499,000
4225 York Blvd	Los Angeles	595, E2	2	1	1126	5200sf	1940	07/26/06	444.05	32	550,000	500,000
2040 Las Colinas Ave	Los Angeles	565, A7	2	2	808	2670sf	1931	07/27/06	655.94	39	549,888	530,000
3906 Division St	Mount Washing	594, J2	3	2	1197	4796sf	1941	07/21/06	475.36	42	579,000	569,000
524 Coleman Ave	Los Angeles	595, D4	4	2	1625	5600sf	1923	08/17/06	384.31	17	650,000	624,500
220 S Avenue 52	Los Angeles	595, C3	5	2	1324	6621sf	1924	06/07/06	475.08	80	649,500	629,000
5217 Ellenwood Pl	Los Angeles	564, J5	2	1	1216	4750sf	1924	08/08/06	550.16	26	679,000	669,000(V)
3812 Brilliant Dr	Glassell Park	594, H2	3	2	1470	5720sf	1962	03/27/06	461.90	161	799,000	679,000
1981 Escarpa Dr	Eagle Rock	565, A7	4	4	2600	5663sf	2006	06/05/06	355.77	91	1,020,000	925,000
1230 Valrose Ct	Los Angeles	565, C6	4	4	2684	6600sf	2004	06/23/06	390.83	73	1,149,000	1,049,000
<b>Listing Count</b> 16		<b>Averages</b>			1316				456.91	71	605,021	563,716
		<b>High</b>			1,049,000	<b>Low</b>			323,950	<b>Median</b>		515,000

*Presented By: Cheryl Johnson / Bob Taylor Properties Inc.*

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Listings as of 09/04/06 at 3:04pm

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**RESIDENTIAL INCOME**

**ACTIVE Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
3429 Edloft Ave S	Los Angeles	595, D6	4 2	1566	5358sf	1965	07/15/06	318.65	51	579,000	499,000
119 N Avenue 52	Los Angeles	595, B3	5 3	2834	4878sf	1905	05/09/06	246.65	112	849,000	699,000
2714 W Avenue 32	Los Angeles	594, G2	6 9	2938	7492sf	1914	08/17/06	287.61	18	875,000	845,000
206 E Avenue 40	Los Angeles	595, A5	7 7	2864	7492sf	1921	06/19/06	303.77	76	900,000	870,000
<b>Listing Count</b> 4		<b>Averages</b>		2551				289.17	64	800,750	728,250
		<b>High</b>		870,000	<b>Low</b>	499,000	<b>Median</b>	772,000			

**Report Count** 20

**Report Averages** 1576 422 70 644,167 596,622

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