

CMA Report

Listings as of 09/18/06 at 4:10am

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**RESIDENTIAL
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
4210 Via Arbolada #223	Monterey Hill	595, D4	1	1	775	0.044ac	1984	09/11/06	435.74	6	337,999	337,700
6022 Piedmont Ave	Los Angeles	595, D2	1	1	702	1400sf	1923	09/01/06	534.19	17	395,000	375,000
4589 Via Marisol #258	Los Angeles	595, D4	2	1	1025		1981	07/11/06	387.32	61	405,000	397,000
1015 N Avenue 51	Los Angeles	595, B2	2	1	676	4020sf	1923	08/08/06	590.98	41	429,000	399,500
720 N Avenue 51	Los Angeles	595, B2	2	1	936	4095sf	1924	01/06/06	436.97	252	485,000	409,000
4080 Via Marisol #138	Los Angeles	595, D4	2	2	1100	5036sf	1981	07/17/06	372.64	62	429,000	409,900
4750 Templeton St #1215	Los Angeles	595, E6	2	3	1533	1259sf	1995	06/28/06	273.32	82	430,000	419,000
4049 via marisol #119	Los Angeles	595, D5	2	2	1096		1982	08/03/06	382.30	46	439,000	419,000
5135 Granada St	Los Angeles	595, B3	2	1	616	5619sf	1907	08/27/06	688.31	22	439,000	424,000
5678 Aldama St	Los Angeles	595, C2	2	1	877	3441sf	1906	07/14/06	501.60	66	484,900	439,900
1224 N Avenue 45	Los Angeles	594, J1	2	1	784	4740sf	1927	06/13/06	599.49	97	524,000	470,000
4133 SOMERS Ave	Glassell Park	564, H7	1	1	748	2720sf	1948	08/28/06	640.37	21	549,000	479,000
3747 Latrobe St	Los Angeles	595, C5	2	1	768	3485sf	1962	05/30/06	636.72	110	539,000	489,000
1510 N Avenue 55	Los Angeles	595, C1	3	2	1477	6300sf	1924	08/29/06	337.85	20	635,000	499,000
3349 Isabel Dr	Los Angeles	594, H3	2	1	1039	6350sf	1930	06/23/06	480.27	87	539,000	499,000
3653 Roseview Ave	Los Angeles	594, J4	2	1	972	7581sf	1921	06/11/06	544.24	99	615,000	529,000
5000 GLEN IRIS Ave	Eagle Rock	565, A6	3	2	1076	5040sf	1948	05/11/06	510.22	84	649,000	549,000
1045 N Avenue 51	Los Angeles	595, B2	2	1	1371	4090sf	1930	06/07/06	400.44	101	599,000	549,000
3600 Tacoma Ave	Los Angeles	594, J4	2	1	871	4270sf	1956	07/21/06	630.88	59	565,000	549,500
3415 Isabel Dr	Los Angeles	594, H3	2	1	1046	7000sf	1941	09/01/06	530.59	17	569,000	555,000
1503 Linda Rosa Ave	Los Angeles	565, C6	2	1	1330	5600sf	1928	08/08/06	484.96	39	690,000	645,000
4020 Division St	Mount Washing	594, J2	3	2	1720	7405sf	1976	07/24/06	377.33	56	699,500	649,000
1700 N Avenue 46	Eagle Rock	565, A7	3	2	1444	4320sf	1925	08/17/06	484.07	27	749,000	699,000
4540 Palmero Dr	Los Angeles	594, J2	4	3	2785	6926sf	1956	08/26/06	251.17	19	749,500	699,500
1323 Montecito Cir	Los Angeles	595, C5	3	2	1800	8973sf	1937	08/15/06	405.00	34	739,000	729,000
3450 Loosmore St	Los Angeles	594, J5	3	3	2004	8232sf	1907	07/26/06	373.75	45	799,000	749,000
3946 San Rafael Ave	Mount Washing	595, A3	2	2	1515	7660sf	1951	07/18/06	495.05	61	869,000	750,000
4915 El Canto Dr	Los Angeles	564, J6	3	3	2266	13590sf	1923	09/07/06	361.43	11	899,000	819,000
1426 Hill Dr	Eagle Rock	565, C5	4	3	2440	7470sf	1982	06/13/06	372.95	95	999,590	910,000
3751 Latrobe St	Los Angeles	595, C5	3	2	0	7000sf	1962	05/05/06	0.00	67	945,000	920,000
657 S Avenue 61	Los Angeles	595, D3	3	3	2899	9500sf	New	04/18/06	341.15	105	963,000	989,000
855 Oneonta Dr	Mount Washing	594, J2	3	2	2050	15516sf	1941	06/19/06	541.95	90	1,197,000	1,111,000
Listing Count 32		Averages			1346				464.62	62	636,109	589,594
		High			1,111,000	Low		337,700	Median		539,000	

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	\$/SqFt	DOM	Orig Price	List Price
116 Ellita Pl	Los Angeles	595, C3	4 2	1386	3006sf	1907	07/06/06	360.75	70	550,000	500,000
1735 N Ave 46	Eagle Rock	565, A7	2 2	1380	7492sf	1926	06/18/06	438.41	79	627,000	605,000
2102-2104 Chickasaw Ave	Los Angeles	565, A6	4 3	1814	5397sf	1920	02/24/06	418.41	206	799,000	759,000
2714 W Avenue 32	Los Angeles	594, G2	6 9	2938	7492sf	1914	08/17/06	267.19	32	875,000	785,000
5817-21 Piedmont Ave	Highland Park	565, C2	16 16	6990	14200sf	1986	05/19/06	242.49	122	1,925,000	1,695,000
Listing Count 5	Averages			2902				345.45	102	955,200	868,800
			High	1,695,000	Low	500,000	Median	759,000			

Report Count 37

Report Averages 1562 448 68 679,229 627,324

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