

CMA Report

Listings as of 09/25/06 at 4:48am

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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	417.94	13	337,999	323,900
5920 Marmion Way	Los Angeles	595, C2	2	1	588	2250sf	1920	07/31/06	556.12	56	397,000	327,000
149 S Avenue 54 #20	Highland Park	595, C3	2	3	1091	1228sf	1984	08/09/06	311.55	35	349,000	339,900
5678 Aldama St	Los Angeles	595, C2	2	1	877	3441sf	1906	07/14/06	455.99	73	484,900	399,900
4353 E Radium Dr	Los Angeles	595, C6	3	2	0		New	06/07/06	0.00	110	455,000	447,700
1224 N Avenue 45	Los Angeles	594, J1	2	1	784	4740sf	1927	06/13/06	572.70	104	524,000	449,000
4966 Coringa Dr	Los Angeles	565, B7	3	1	875	6780sf	1954	06/19/06	554.29	98	525,000	485,000
835 Temple Ter	Los Angeles	595, E4	2	3	1416	2736sf	1980	07/22/06	349.58	65	539,000	495,000
3614 Roseview Ave	Los Angeles	594, J4	3	2	1249	6447sf	1925	09/08/06	420.34	17	535,000	525,000
535 E Avenue 39	Los Angeles	595, B6	2	1	1232	5000sf	1910	08/03/06	474.84	53	599,000	585,000
1817 N Avenue 51	Los Angeles	565, B7	3	2	1324	7500sf	1925	06/22/06	452.42	17	629,000	599,000
5217 Ellenwood Pl	Los Angeles	564, J5	2	1	1216	4750sf	1924	08/08/06	532.07	47	679,000	647,000(V)
5257 Lockhaven Ave	Los Angeles	564, J5	3	2	1708	6650sf	1925	07/24/06	379.98	61	669,000	649,000
833 N Avenue 67	Los Angeles	595, F1	3	2	1230	9148sf	1950	06/05/06	532.52	40	699,000	655,000
1720 Tenshaw Pl	Los Angeles	565, B6	2	1	1132	7980sf	1928	08/04/06	597.17	38	688,000	676,000
3720 Roberta St	Los Angeles	595, C6	3	3	1455	899.993sf	1957	08/03/06	466.67	53	699,000	679,000
5146 Townsend Ave	Los Angeles	565, B5	3	2	1759	7200sf	1935	07/31/06	397.38	56	769,000	699,000
4524 Sunnycrest Dr	Los Angeles	564, G7	3	3	2235	6860sf	1961	06/05/06	312.75	102	789,000	699,000
3959 Paige St	Los Angeles	595, C5	3	3	2080	5710sf	2006	09/06/06	355.29	19	779,000	739,000
5616 Ash St	Highland Park	595, C2	5	3	2292	10498sf	1903	06/28/06	348.60	89	839,500	799,000
4051 York Hill Pl	Los Angeles	564, J7	3	3	0	6403sf	1924	07/28/06	0.00	59	995,000	890,000
Listing Count 21		Averages			1333				446.75	57	618,114	576,590
		High			890,000	Low			323,900	Median		599,000

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
4404 Homer St #3	Los Angeles	595, B5	6 4	2396	7971sf	1963	08/10/06	312.60	46	788,000	749,000
Listing Count	1	Averages		2396				312.60	46	788,000	749,000
		High	749,000	Low	749,000	Median	749,000				
Report Count	22	Report Averages		2396				8801	57	625,836	584,427

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