

CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 01/26/09 at 4:07pm

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RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
2315 Moss Ave	Los Angeles	594, H3	3	2	1,104	2457sf	1948	01/22/09	167.57	96/35	285,900	190,000	185,000	97.37	
6169 Figueroa St	Los Angeles	595, D1	3	1	1,640	6011sf	1908	01/20/09	125.00	0/219	409,900	234,900	205,000	87.27	
3260 Amethyst St	Los Angeles	595, C6	3	1	869	3615sf	1912	01/23/09	298.04	17/0	259,000	259,000	259,000	100.00	
5656 Aldama St	Los Angeles	,	2	1	1,164	4000sf	1912	01/21/09	231.96	0/102	299,900	260,000	270,000	103.85	
511 Avenue 28	Los Angeles	595, B7	3	2	1,725	6500sf	1905	01/22/09	206.38	151/151	399,900	374,900	356,000	94.96	
511 E Avenue 28	Los Angeles	595, B6	3	2	1,725	6488sf	1905	01/22/09	206.38	138/138	399,900	374,900	356,000	94.96	
3720 Roberta St	Los Angeles	595, C6	4	3	1,455	7622sf	1957	01/21/09	271.48	125/125	384,900	384,900	395,000	102.62	
3720 Roberta St	Los Angeles	595, C6	4	3	1,455	7622sf	1957	01/21/09	271.48	107/107	384,900	384,900	395,000	102.62	
5471 Eagle Rock View Dr	Los Angeles	565, D5	3	3	1,698	7864sf	1948	01/20/09	258.83	0/3	449,900	449,900	439,500	97.69	
860 Montecito Dr	Los Angeles	595, B5	3	3	1,718	2726sf	1999	01/23/09	262.51	63/63	479,000	479,000	451,000	94.15	
4629 San Andreas Ave	Los Angeles	595, A2	3	3	1,450	5926sf	1978	01/21/09	334.48	23/23	519,000	519,000	485,000	93.45	
4629 San Andreas Ave	Los Angeles	595, A3	3	3	1,450	6752sf	1978	01/21/09	334.48	36/29	519,000	519,000	485,000	93.45	
841 Moon Ave	Los Angeles	,	3	3	2,798	8555sf	2007	01/21/09	353.82	0/238	1,190,000	1,049,000	990,000	94.38	
841 Moon Ave	Los Angeles	595, A3	3	3	2,798	8556sf	2007	01/21/09	353.82	0/274	1,190,000	1,049,000	990,000	94.38	
841 Moon Ave	Los Angeles	595, A3	3	3	2,798	8555sf	2007	01/21/09	353.82	246/425	1,190,000	1,049,000	990,000	94.38	
Listing Count 15	Averages				1,723				268.67	67/129	557,413	505,160	483,433	95.70	
					High 990,000				Low 185,000			Median 395,000			
Report Count 15	Report Averages				1723				268.67	67/129	557,413	505,160	483,433		

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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

(RAP04 -0)

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