

**CMA Report**  
Sorted by Price (asc), Area (asc)

Listings as of 02/08/09 at 5:24am

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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
5120 Chester St	Los Angeles	595, F7	2	2	727	5001sf	1952	01/30/09	213.07	7/97	289,900	154,900	154,900	100.00
2312 Moss Ave	Los Angeles	594, H3	2	2	768	5535sf	1921	01/29/09	233.07	205/299	375,000	179,000	179,000	100.00
4505 Richard Dr	Los Angeles	595, F4	2	1	657	7045sf	1944	01/30/09	273.97	24/0	224,000	199,000	180,000	90.45
3710 Locke Ave	Los Angeles	595, E5	3	1	1,164	7501sf	1924	01/27/09	180.41	36/36	224,800	224,800	210,000	93.42
4131 Corona Dr	Los Angeles	595, F5	2	2	1,177	6808sf	1952	01/29/09	181.82	24/0	224,900	213,655	214,000	100.16
6140 Monterey Rd #331	Los Angeles	595, D3	2	2	1,177		1989	01/29/09	216.57	50/0	264,900	249,900	254,900	102.00
1009 N Avenue 50	Los Angeles	595, B1	3	1	1,024	6288sf	1922	01/30/09	254.88	149/149	299,900	259,900	261,000	100.42
4499 Via Marisol #213a	Los Angeles	595, D4	2	2	1,038		1981	01/27/09	269.75	45/14	280,000	280,000	280,000	100.00
2106 Alta St	Los Angeles	635, B1	3	2	1,258	6000sf	1954	01/29/09	246.42	1/0	310,000	310,000	310,000	100.00
4200 Via Arbolada #311	Los Angeles	595, D4	2	2	1,148		1987	01/30/09	270.03	52/30	329,000	329,000	310,000	94.22
3122 Dorchester Ave	Los Angeles	595, G6	2	1	1,130	4796sf	1927	01/28/09	296.46	39/0	339,500	339,500	335,000	98.67
4229 York Blvd	Los Angeles	594, H1	3	2	1,272	5200sf	1928	01/28/09	306.60	10/0	295,900	295,900	390,000	131.80
1931 Yosemite Dr	Los Angeles	,	2	1	832	4061sf	1925	01/30/09	474.76	230/217	550,000	405,999	395,000	97.29
4420 Palmero Dr	Los Angeles	594, J2	2	1	1,121	5227sf	1950	01/29/09	454.95	73/0	539,000	507,500	510,000	100.49
716 Ganymede Dr	Los Angeles	,	4	3	2,759	4840sf	1991	01/30/09	193.91	233/0	750,000	520,000	535,000	102.88
320 W Avenue 45	Mount Washing	595, A4	3	2	1,395	9030sf	1926	01/28/09	383.51	175/154	590,000	590,000	535,000	90.68
3832 Harriman Ave	Los Angeles	,	4	5	2,924	7497sf	2005	01/26/09	194.94	89/45	610,000	610,000	570,000	93.44
3832 Harriman Ave	Los Angeles	595, E4	4	5	2,924	7568sf	2005	01/29/09	194.94	89/227	610,000	610,000	570,000	93.44
<b>Listing Count</b> 18		<b>Averages</b>			1,361				268.89	85/70	394,822	348,836	344,100	98.64
					<b>High</b> 570,000				<b>Low</b> 154,900				<b>Median</b> 310,000	

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

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

(RAP04 -0)

Information is provided as a courtesy by the i-Tech MLS, has not been verified, is not guaranteed, and is subject to change. The method and manner of calculating Days On Market (DOM) may not reflect the total number of days a property has been made available for sale.

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### CMA Report

Listings as of 02/08/09 at 5:24am

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**RESIDENTIAL INCOME**

**SOLD Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
858 Avenue 50	Los Angeles	595, B2	0 0	1,403	4792sf	1950	01/30/09	0	188.88	63/55	260,000	260,000	265,000	101.92	
2645 Alice	Los Angeles	594, H5	0 0	1,986	5793sf	1920	01/26/09	0	140.99	131/127	275,000	275,000	280,000	101.82	
3710 Baldwin	Lincoln Heigh	635, B1	0 0	2,346	4996sf	1940	01/31/09	0	157.29	46/96	369,000	369,000	369,000	100.00	
5723 Huntington	Los Angeles	595, H4	0 0	9,243		1929	01/29/09	0	179.60	305/277	1,890,000	1,778,000	1,660,000	93.36	
<b>Listing Count 4</b>		<b>Averages</b>		3,745					166.69	136/139	698,500	670,500	643,500	95.97	
				<b>High</b>	1,660,000				<b>Low</b>	265,000		<b>Median</b>	324,500		
<b>Report Count 22</b>		<b>Report Averages</b>		1794					250.31	94/83	450,036	407,321	398,536		

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