

CMA Report

Listings as of 03/26/07 at 4:47am

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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
414 N Avenue 61	Los Angeles	595, C2	2	1	816	4000sf	1904	03/22/07	398.28	11/11	299,000	299,000	325,000	108.70
6140 Monterey Rd #305	Los Angeles	595, D3	2	2	1003		1989	03/22/07	348.95	305/305	399,950	369,000	350,000	94.90
4147 Via Marisol #303	Los Angeles	595, D4	2	2	1147	2030sf	1981	03/21/07	331.30	127/127	409,000	386,900	380,000	98.20
5755 Monte Vista St	Los Angeles	595, C2	2	3	1184	1111sf	1981	03/20/07	353.46	112/112	424,800	424,800	418,500	98.50
4295 Via Arbolada #205	Los Angeles	595, D4	2	2	1219	3001sf	1982	03/22/07	371.62	178/178	469,000	458,000	453,000	98.90
4918 Baltimore St	Los Angeles	595, A1	3	1	1131	3784sf	1924	03/21/07	414.68	95/95	486,000	469,000	469,000	100.00
2368 Norwalk Ave	Los Angeles	564, J6	2	1	1112	7800sf	1922	03/23/07	428.96	16/16	475,000	475,000	477,000	100.40
499 Quail Dr	Los Angeles	595, A4	1	1	574	2950sf	1923	03/22/07	836.24	19/19	477,000	477,000	480,000	100.60
1623 Silverwood Dr	Los Angeles	565, B7	2	2	1065	4850sf	1963	03/21/07	478.87	22/22	517,000	517,000	510,000	98.60
465 Avenue 44 W	Los Angeles	595, A4	2	2	0	3598sf	1924	03/19/07	0.00	47/197	525,000	525,000	525,000	100.00
2274 Lillyvale Ave	Los Angeles	635, G1	3	2	1522	4800sf	1947	03/20/07	354.14	60/60	559,000	539,000	539,000	100.00
5303 Lockhaven Ave	Los Angeles	564, J5	2	2	1436	6650sf	1934	03/21/07	458.91	42/42	659,000	659,000	659,000	100.00
5282 College View Ave	Los Angeles	564, J5	3	1	1290	7500sf	1922	03/20/07	541.86	32/32	699,000	699,000	699,000	100.00
4875 Wiota St	Eagle Rock	565, C6	3	2	1173	6500sf	1949	03/23/07	596.76	142/142	749,000	734,500	700,000	95.30
5241 N Mount Helena Ave	Los Angeles	565, C5	3	2	1975	7490sf	1933	03/22/07	415.19	57/57	849,000	849,000	820,000	96.60
Listing Count 15		Averages			1189				437.59	84/94	533,117	525,413	520,300	99.03
					High 820,000				Low 325,000				Median 480,000	

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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RESIDENTIAL INCOME

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
3500 Griffin Ave	Los Angeles	595, A6	2	2	728	5009sf	1909	03/23/07	432.69	161/161	385,000	299,000	315,000	105.40
2274 Lillyvale Ave	Los Angeles	635, G1	3	2	1522	4800sf	1947	03/20/07	354.14	16/16	559,000	539,000	539,000	100.00
1449 Hepner Ave	Los Angeles	565, C7	4	2	1608	7013sf	1948	03/23/07	351.37	188/188	629,000	589,000	565,000	95.90
3019 Baldwin St	Los Angeles	635, A1	5	4	0	9017sf	Unkn	03/23/07	0.00	20/20	649,000	649,000	640,000	98.60
Listing Count 4	Averages				1286				400.27	96/96	555,500	519,000	514,750	99.18
					High 640,000				Low 315,000			Median 552,000		
Report Count 19	Report Averages				1189				533.39	87/95	537,829	524,063	519,132	

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