

CMA Report

Listings as of 06/26/06 at 3:43am

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**RESIDENTIAL
SOLD Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
241 S Avenue 57 #119	Los Angeles	595, C3	2 2	927	1403sf	1962	06/19/06	337.65	53	323,000	313,000	313,000	100.00
1358 El Paso Dr	Los Angeles	594, J2	2 1	0	4870sf	1948	06/19/06	0.00	8	419,000	419,000	425,000	101.40
4260 Via Arbolada #307	Los Angeles	595, D4	2 2	1060		1985	06/19/06	405.66	25	435,000	435,000	430,000	98.90
4295 Via Arbolada #106	Los Angeles	595, D4	2 2	1018	3001sf	1982	06/22/06	427.31	62	439,000	439,000	435,000	99.10
4811 Converse St	Los Angeles	595, E6	3 2	1270	7000sf	1941	06/21/06	363.78	54	453,000	453,000	462,000	102.00
4523 PALMERO Dr	Los Angeles	594, J2	2 1	730	6990sf	1951	06/20/06	636.99	8	459,000	459,000	465,000	101.30
4446 Richard Dr	Los Angeles	595, G4	3 2	1344	3780sf	1979	06/22/06	349.70	105	540,000	499,000	470,000	94.20
2471 Lombardy Blvd	Los Angeles	595, F7	3 2	1481	7013sf	1950	06/19/06	354.49	40	525,000	525,000	525,000	100.00
5245 Baltimore St	Los Angeles	595, B1	4 2	1692	4800sf	1921	06/21/06	333.92	45	690,000	580,000	565,000	97.40
1830 Linda Rosa Ave	Los Angeles	565, B6	2 1	896	4450sf	1924	06/19/06	632.81	23	569,900	569,900	567,000	99.50
3993 Evadale Dr	Los Angeles	595, C5	2 2	1196	6200sf	1964	06/21/06	510.03	64	610,000	610,000	610,000	100.00
1465 N Avenue 57	Los Angeles	595, C1	2 2	1284	12710sf	1952	06/19/06	541.28	38	688,000	688,000	695,000	101.00
1925 Sunny Heights Dr	Los Angeles	594, J3	4 3	2362	6070sf	1965	06/20/06	317.53	38	759,000	759,000	750,000	98.80
737 Crane Blvd	Mount Washing	595, A3	3 3	1922	3670sf	1989	06/20/06	390.22	109	897,000	795,000	750,000	94.30
Listing Count 14		Averages		1322				430.87	48	557,636	538,850	533,000	98.91
		High		750,000				Low	313,000	Median	497,500		
Report Count 14		Report Averages		1322				431	48	557,636	538,850	533,000	

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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

Information has not been verified, is not guaranteed, and is subject to change.

(RAP04 -0)