

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

Listings as of 07/06/09 at 4:41am

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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
823 N Avenue 53	Los Angeles	595, D3	2	1	750	3863sf	1924	06/29/09	212.00	7/7	149,000	149,000	159,000	106.71
5109 El Rio Ave	Eagle Rock	564, J6	3	1	1,253	6038sf	1913	07/02/09	339.19	128/128	474,500	459,500	425,000	92.49
5109 El Rio Ave	Los Angeles	564, J6	3	1	1,253	6042sf	1913	07/02/09	339.19	128/0	474,500	459,500	425,000	92.49
2046 Ridgeview Ave	Los Angeles	565, A7	3	3	3,159	8799sf	1915	06/29/09	246.28	32/32	699,000	789,000	778,000	98.61
2300 Hill Dr	Los Angeles	565, A5	3	3	2,388	9142sf	1936	07/01/09	335.01	39/39	849,000	829,000	800,000	96.50
5121 Oakland St	Los Angeles	595, F6	2	1	868	7150sf	1911	06/26/09	26.50	9/0	249,000	249,000	23,000	9.24
4876 Farquhar St	Los Angeles	635, E2	2	1	940	4709sf	1945	06/30/09	132.98	103/103	249,900	199,800	125,000	62.56
5704 Fayette St	Glassell Park	595, C1	4	3	1,554	4000sf	1917	07/03/09	167.31	142/0	385,000	252,800	260,000	102.85
3394 Cazador Ct	Los Angeles	594, G3	5	3	1,800	35650sf	2004	07/02/09	272.22	289/0	782,500	485,000	490,000	101.03
3847 Sunbeam Dr	Glassell Park	594, H2	3	3	1,979	6590sf	1934	06/29/09	262.76	78/0	595,000	499,000	520,000	104.21
3923 Roderick Rd	Los Angeles	594, H1	3	3	1,886	4650sf	1989	06/30/09	294.27	62/0	525,000	525,000	555,000	105.71
3615 Lavell Dr	Glassell Park	594, H3	3	3	2,823	7870sf	2008	06/15/09	228.13	205/0	749,000	690,000(V)	644,000	93.33
5840 Benner St #107	Highland Park	595, D3	1	1	555	2269sf	1979	07/03/09	234.23	46/0	163,800	130,000	130,000	100.00
6300 MONTEREY Rd	Los Angeles	595, E3	4	3	2,133	5183sf	1950	07/01/09	63.29	249/249	315,000	175,000	135,000	77.14
2625 Johnston St	Lincoln Heigh	595, A7	2	2	1,200	8499sf	1939	06/29/09	241.67	110/0	350,000	350,000	290,000	82.86
4036 Berenice Pl	Montecito Hei	595, B1	3	3	1,885	5000sf	2007	06/15/09	241.38	14/0	455,000	455,000	455,000	100.00
905 Montecito Dr	Montecito Hei	595, B5	3	3	2,100	4500sf	2009	06/24/09	282.86	93/0	650,000	579,000	594,000	102.59
4141 Via Marisol #318	Los Angeles	595, D4	2	2	1,120	3842sf	1981	07/02/09	267.41	59/0	239,000	265,000	299,500	113.02
6114 Burwood Ave	Los Angeles	565, D7	2	1	728	4181sf	1908	06/30/09	295.19	162/0	374,500	219,900	214,900	97.73
4903 O Sullivan Dr	Los Angeles	635, E1	2	1	588	6011sf	1943	06/29/09	212.59	14/0	124,900	124,900	125,000	100.08
3317 Merced St	Los Angeles	594, J5	2	1	1,008	5600sf	1911	06/29/09	228.17	48/0	239,900	239,900	230,000	95.87
Listing Count 21		Averages			1,522				234.41	96/27	433,024	386,919	365,590	94.49
					High 800,000				Low 23,000				Median 299,500	

Presented By: Cheryl Johnson Lic: 00843761 / Bob Taylor Properties Inc.Lic: 00843761

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SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	#/Units	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
212 Avenue 38th Street	Los Angeles	595, A5	0	0	1,515	7492sf	1906	06/22/09	0	132.01	35/35	250,000	219,900	200,000	90.95	
Listing Count 1		Averages			1,515							250,000	219,900	200,000	90.95	
					High 200,000					Low 200,000			Median 200,000			
Report Count 22		Report Averages			1,522					229.76	93/27	424,705	379,327	358,064		

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