

CMA Report

Listings as of 08/28/06 at 4:37am

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**RESIDENTIAL
SOLD Properties**

Address	City	Map	BdBth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
4200 Via Arbolada #214	Los Angeles	595, D4	2 2	1078	1712sf	1987	08/25/06	388.68	41	429,000	429,000	419,000	97.70
1831 Albion St	Lincoln Heigh	634, J1	3 2	1222	4487sf	1900	08/23/06	364.16	44	469,000	445,000	445,000	100.00
1311 El Paso Dr	Los Angeles	594, J2	3 1	1098	4792sf	1952	08/25/06	482.70	20	549,000	519,000	530,000	102.10
1018 Cresthaven Dr	Los Angeles	565, E7	2 1	936	6350sf	1922	08/24/06	587.61	58	550,000	550,000	550,000	100.00
485 Lewis St	Highland Park	595, E1	3 1	1248	10980sf	1940	08/23/06	442.31	3	549,000	549,000	552,000	100.50
329 N Avenue 66	Los Angeles	595, E2	3 2	1637	4704sf	1946	08/24/06	348.20	8	549,500	549,500	570,000	103.70
4937 Echo St	Los Angeles	595, B3	3 2	1549	5100sf	1924	08/22/06	385.00	94	599,000	579,000	596,370	103.00
5726 Fallston St	Los Angeles	595, C1	2 1	1085	9048sf	1954	08/23/06	555.76	33	615,000	615,000	603,000	98.00
5162 High Crest Ave	Los Angeles	565, C5	2 1	1248	5660sf	1931	08/22/06	508.81	42	689,000	689,000	635,000	92.20
1555 Campus Rd	Los Angeles	595, A1	3 1	1307	5670sf	1926	08/22/06	501.15	21	649,000	649,000	655,000	100.90
4111 Verdugo View Dr	Glassell Park	594, J1	2 2	1412	6752sf	1949	08/24/06	470.61	45	679,500	679,500	664,500	97.80
3714 Glenalbyn Dr	Mount Washing	595, A5	3 3	2052	4095sf	1992	08/24/06	327.97	58	697,000	676,000	673,000	99.60
Listing Count 12		Averages		1323				446.91	39	585,333	577,417	574,406	99.48
		High		673,000		Low	419,000	Median	583,185				

Presented By: Cheryl Johnson / Bob Taylor Properties Inc.

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RESIDENTIAL INCOME

SOLD Properties

Address	City	Map	BdBth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
215 N Avenue 52	Los Angeles	595, B3	6 3	4474	11369sf	1907	08/25/06	149.75	3	699,000	699,000	670,000	95.90
Listing Count				Averages				149.75	3	699,000	699,000	670,000	95.85
				High	670,000	Low	670,000	Median	670,000				

Report Count	13	Report Averages	1565					424	36	594,077	586,769	581,759	
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