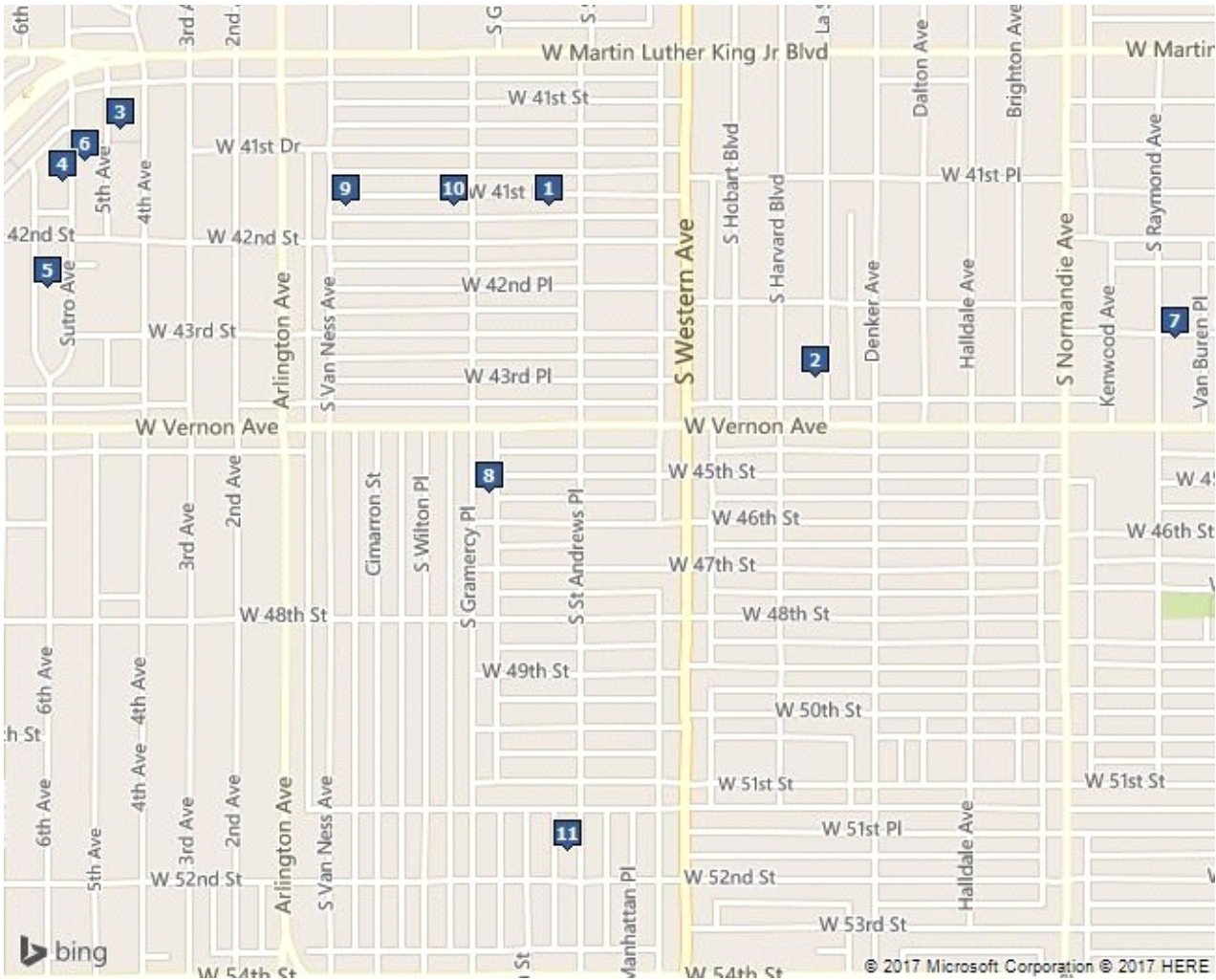


Multi Map



1

1820 W 41ST PL , Los Angeles 90062

ENDING DATE: 11/23/2016

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
16169150	\$636,000	Closed	3	2	1392	5,750	STD

2

4315 La Salle AV , Los Angeles 90062

LISTING CONTRACT DATE:
05/01/2017

Listing ID:	LIST PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
PW17094712	\$625,000	Active Under Contract	3	2	1400	5,858	STD

3

4142 5th AV , Los Angeles 90008

ENDING DATE: 01/06/2017

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
IG16753587	\$610,000	Closed	2	2	1300	3,950	STD

4

4167 SUTRO AV , Los Angeles 90008

ENDING DATE: 10/26/2016

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
16146244	\$610,000	Closed	2	1	1378	4,816	STD

5

4230 6TH AV , Los Angeles 90008

ENDING DATE: 09/23/2016

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
16150968	\$602,000	Closed	3	1	1399	4,693	STD

6

4158 Sutro AV , Los Angeles 90008

ENDING DATE: 05/16/2016

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
OC16021370	\$601,500	Closed	2	2	1481	4,345	STD

7

4300 S Raymond AV , Los Angeles 90037

LISTING CONTRACT DATE:
03/08/2017

Listing ID:	LIST PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
MB17047710	\$597,500	Pending	4	2	1360	6,609	STD

8

4512 S GRAMERCY PL , Los Angeles 90062

ENDING DATE: 05/08/2017

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
17216228	\$590,000	Closed	2	2	1200	5,200	STD

9

2036 W 41st PL , Los Angeles 90062

ENDING DATE: 01/26/2017

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
DW16764660	\$585,000	Closed	2	2	1133	5,628	STD

10

1910 W 41ST PL , Los Angeles 90062

ENDING DATE: 10/17/2016

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
16154840	\$580,000	Closed	3	1	1534	5,503	STD

11

5163 S SAINT ANDREWS PL , Los Angeles 90062

ENDING DATE: 11/10/2016

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
16166942	\$562,000	Closed	3	1	1196	6,040	STD

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	11	Maximum:	4/2.00	1,534	6,609	\$625,000	\$636,000	\$516.33
Total on Market:	0	Minimum:	2/1.00	1,133	3,950	\$545,000	\$562,000	\$378.10
Sold/Exp Ratio:	0.00	Average:	3/1.64	1,343	5,308	\$587,086	\$597,389	\$449.73
		Median:	3/2.00	1,378	5,503	\$597,500	\$601,500	\$446.43

Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
4315 La Salle AV	LA	1911	STD	05/10/2017	3	2	10/10	1,400	5,858	\$446.43	\$625,000
				Maximum:	3/	2.00	10	1,400	5,858	\$446.43	\$625,000
				Minimum:	3	2.00	10	1,400	5,858	\$446.43	\$625,000
				Average:	3	2.00	10	1,400	5,858	\$446.43	\$625,000
				Median:	3	2.00	10	1,400	5,858	\$446.43	\$625,000

Pending

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
4300 Raymond AV	LA	1922	STD	04/07/2017	4	2	30/30	1,360	6,609	\$439.34	\$597,500
				Maximum:	4/	2.00	30	1,360	6,609	\$439.34	\$597,500
				Minimum:	4	2.00	30	1,360	6,609	\$439.34	\$597,500
				Average:	4	2.00	30	1,360	6,609	\$439.34	\$597,500
				Median:	4	2.00	30	1,360	6,609	\$439.34	\$597,500

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
5163 Saint Andrews PL	LA	1912	STD	11/10/2016	3	1	13/13	1,196	6,040	\$469.90	\$562,000
1910 41St PL	LA	1912	STD	10/17/2016	3	1	15/15	1,534	5,503	\$378.10	\$580,000
2036 41St PL	LA	1921	STD	01/26/2017	2	2	3/3	1,133	5,628	\$516.33	\$585,000
4512 Gramercy PL	LA	1909	STD	05/08/2017	2	2	11/11	1,200	5,200	\$491.67	\$590,000
4158 Sutro AV	LA	1927	STD	05/16/2016	2	2	46/46	1,481	4,345	\$406.14	\$601,500
4230 6Th AV	LA	1927	STD	09/23/2016	3	1	48/48	1,399	4,693	\$430.31	\$602,000
4142 5Th AV	LA	1928	STD	01/06/2017	2	2	10/47	1,300	3,950	\$469.23	\$610,000
4167 Sutro AV	LA	1928	STD	10/26/2016	2	1	53/53	1,378	4,816	\$442.67	\$610,000
1820 41St PL	LA	1914	STD	11/23/2016	3	2	8/8	1,392	5,750	\$456.90	\$636,000
				Maximum:	3	2.00	53	1,534	6,040	\$516.33	\$636,000
				Minimum:	2	1.00	3	1,133	3,950	\$378.10	\$562,000
				Average:	2	1.56	27	1,335	5,103	\$451.25	\$597,389
				Median:	2	2.00	15	1,378	5,200	\$456.90	\$601,500

Criteria:

Property Type is 'Residential'

Standard Status is one of 'Act Under Contract', 'Pending'

Standard Status is 'Closed'

Contract Status Change Date is 05/11/2017 to 05/11/2016

Current Price Range is 550000+

Living Area is 1600 or less

Latitude, Longitude is within 1.40 mi of 1817 W Vernon Av, Los Angeles 90062