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Dear Friends and Neighbors

February 19, 2010

When reviewing the data for compiling this "2009 Market Activity" letter for our city, I was impressed with the fact that although our market is holding, it is trending downward. Sales are weighted toward the entry level price point (under \$1,000K). As of February 9<sup>th</sup> there were 15 pending sales of which only 2 are in excess of \$1,000K and of the 9 closed escrows this year, only one property exceeds \$1,000K. As long as inventory is limited, our values will remain strong although our price per square foot has softened to the 2005 level.

Lender requirements for Jumbo loans are more stringent and the Fed's just announced their mortgage-backed securities (MBS) purchase program will be concluded by the end of March. They have been purchasing about 75% of these securities and some people expect mortgage rates to increase as much as one percent. Right now the five year jumbo is at 5.14% and the 30 year fixed conforming rate (\$729K) is at approximately 5.37%.

The Marengo District experienced an increase in number of sales (+ 11) while the average sale price dropped only \$46,000 however the price per square foot decreased \$34 . Of the 38 sales, 24 were entry level. The five year average sale price is \$1,106,945 so you can see we have had a stable market.

**MARENGO DISTRICT SINGLE FAMILY HOME SALES**

Year	#	Avg. Price	Avg. Psf	Year	#	Avg. Price	Avg. Psf	Avg. Size
2005	50	\$1,120,000	\$497	2008	27	\$1,150,000	\$530	2,169 sf
2006	45	\$1,126,222	\$537	2009	38	\$1,104,884	\$497	2,223 sf
2007	40	\$1,033,619	\$533					

The number of homes sold in the city was 112 reflecting an increase of 22 from last year .The average sale price reflected a decrease of \$133,000 and price psf declined \$36 reflecting a decrease in the average size from 2,218sf to 2,110sf. Of the 112 sales for 2009, seventy-six were entry level. Note that the price psf has dropped to the 2005 level although the five year average sale price is \$1,040,683 again indicating a fairly stable market.

**SOUTH PASADENA SINGLE FAMILY HOME SALES**

Year	#	Avg. Price	Avg. Psf	Year	#	Avg. Price	Avg. Psf	Avg. Size
2005	127	\$989,201	\$471	2008	80	\$1,138,224	\$513	2,218 sf
2006	125	\$1,056,141	\$492	2009	112	\$1,006,800	\$477	2,110 sf
2007	117	\$1,013,052	\$499					

This year's Open Houses have been very well attended so there are buyers out there for well priced properties. Three properties that opened escrow during the last couple of weeks had multiple offers. With interest rates still at historic lows, if you are considering a move, now may be the time to capitalize on this opportunity.

**HAVE A PROSPEROUS 2010!!!**

*Carol Majors*

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# 2010 South Pasadena SFR Activity

Listings as of 02/09/10 at 9:19am

**Property Type Residential Include Property Subtypes** Single Fam Res Detch, Single Fam Res Attch Area South Pasadena **Statuses Active** (1/1/2010 or after) , Back Up Offer (8/13/2009 or after) , Pending (8/13/2009 or after) , Sold (1/1/2010 or after)

**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
123 Monterey Rd	South Pasaden	595, E3	2	1	(1 0 0 0)	860	3167sf	1908	01/08/10	563.84	32	497,900 484,900
1335 Brunswick Ave	South Pasaden	595, E3	2	1	(0 1 0 0)	840	7706sf	1913	01/14/10	673.81	26	566,000 566,000
189 S Grand Oaks Ave	Pasadena	566, D5	2	1	(1 0 0 0)	765	7820sf	1919	02/05/10	743.79	4	569,000 569,000
2046 Pine St	South Pasaden	596, A3	3	2	(1 1 0 0)	1,516	6358sf	1910	02/05/10	465.04	4	705,000 705,000
1930 Primrose Ave	South Pasaden	595, H3	3	1	(1 0 0 0)	1,272	6700sf	1925	01/27/10	558.18	10	710,000 710,000
206 Warwick Ave	South Pasaden	595, E3	3	2	(2 0 0 0)	2,308	9069sf	1977	02/05/10	324.96	4	750,000 750,000
716 Hope Court	South Pasaden	595, G1	3	2	(2 0 0 0)	1,767	5079sf	2009	01/25/10	486.13	15	859,000 859,000
916 Indiana Ave	South Pasaden	595, F2	5	3	(3 0 0 0)	1,663	5527sf	1909	01/31/10	526.16	9	875,000 875,000
291 Camino Del Sol	South Pasaden	595, F3	3	3	(1 1 1 0)	1,846	7497sf	1965	01/18/10	556.88	22	1,028,000 1,028,000
2030 Hanscom Dr	South Pasaden	595, E4	4	5	(3 1 1 0)	3,570	10720sf	2010	01/07/10	350.14	33	1,250,000 1,250,000
1719 Monterey Rd	South Pasaden	595, H2	3	4	(3 1 0 0)	2,669	10011sf	1906	01/04/10	505.43	36	1,349,000 1,349,000
320 S Orange Grove Ave	South Pasaden	595, G1	5	5	(4 0 1 0)	3,972	10524sf	1926	01/25/10	415.16	15	1,649,000 1,649,000
304 Oaklawn Ave	South Pasaden	595, H1	5	5	(3 1 0 1)	4,300	16575sf	1910	01/13/10	406.98	21	1,750,000 1,750,000
<b>Listing Count 13</b>	<b>Averages</b>					2,104			505.88	18	965,992	964,992
						<b>High 1,750,000</b>			<b>Low 484,900</b>			<b>Median 859,000</b>

**BACK UP OFFER Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
1925 Illinois Dr	South Pasaden	595, F4	1	1	(1 0 0 0)	611	8398sf	1926	11/01/09	491.00	101	300,000 300,000
709 Bonita Dr	South Pasaden	595, G4	3	2	(1 1 0 0)	1,366	7789sf	1938	01/27/10	475.84	85	650,000 650,000
1308 Spruce St	South Pasaden	595, H3	2	2	(1 0 1 0)	1,352	4500sf	1911	01/19/10	516.86	32	698,800 698,800
604 Arroyo Dr	South Pasaden	595, F1	2	2	(1 1 0 0)	1,694	8400sf	1956	12/07/09	471.07	81	798,000 798,000
1320 Indiana Ave	South Pasaden	595, F3	3	2	(2 0 0 0)	1,867	7258sf	1924	12/26/09	454.74	102	899,000 849,000
1129 Garfield Ave	South Pasaden	595, J2	3	2	(1 1 0 0)	1,929	9536sf	1924	12/24/09	517.37	127	1,099,530 998,000
309 Grand Ave	South Pasaden	595, G1	5	4	(2 2 0 0)	3,115	21999sf	1925	01/18/10	640.45	36	1,995,000 1,995,000
<b>Listing Count 7</b>	<b>Averages</b>					1,705			509.62	81	920,047	898,400
						<b>High 1,995,000</b>			<b>Low 300,000</b>			<b>Median 798,000</b>

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
1024 Glendon Ct	South Pasaden	595, G2	2	1	(1 0 0 0)	843	2818sf	1915	09/22/09	591.93	0	499,000 499,000
1350 Indiana Ave	South Pasaden	595, F3	3	2	(1 1 0 0)	1,272	4604sf	1947	01/21/10	452.04	55	639,000 575,000
1343 Oak Hill Pl	South Pasaden	595, E3	3	2	(2 0 0 0)	2,024	7056sf	1985	10/20/09	312.55	84	700,920 632,605
930 Palm Ave	South Pasaden	595, G2	3	2	(1 1 0 0)	1,444	7510sf	1890	01/22/10	451.52	172	789,000 652,000
1732 Virginia Pl	South Pasaden	595, H2	2	2	(1 1 0 0)	1,446	4975sf	1908	01/09/10	455.74	19	775,000 659,000
1606 Bushnell Ave	South Pasaden	595, J3	3	3	(1 1 1 0)	1,678	3507sf	1923	02/02/10	455.90	14	765,000 765,000
1520 Oneonta Knl	South Pasaden	595, H3	2	2	(2 0 0 0)	1,647	7691sf	1948	10/01/09	470.55	79	775,000 775,000
1415 E Laurel St	South Pasaden	595, H3	4	3	(1 1 1 0)	2,416	11386sf	1910	01/30/10	537.25	8	1,298,000 1,298,000
<b>Listing Count 8</b>	<b>Averages</b>					1,596			465.94	54	780,115	731,951
						<b>High 1,298,000</b>			<b>Low 499,000</b>			<b>Median 655,500</b>

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP %	LP
1117 Foothill St	South Pasaden	595, H1	2	1	(1 0 0 0)	1,094	4655sf	1924	01/25/10	477.88	30	499,000 499,000	522,800	104.77	
620 Alta Vista Cir	South Pasaden	595, G3	3	2	(1 1 0 0)	1,114	10136sf	1952	01/07/10	547.58	46	688,000 620,000	610,000	98.39	
1811 Hanscom Dr	South Pasaden	595, F3	3	3	(2 0 1 0)	1,872	5338sf	1978	01/27/10	341.35	98	679,000 639,000	639,000	100.00	
803 Oneonta Dr	South Pasaden	594, J2	4	3	(2 0 1 0)	2,668	3486sf	1991	01/12/10	299.48	88	879,000 799,000	799,000	100.00	
1203 Pine St	South Pasaden	595, H3	5	2	(1 1 0 0)	2,445	8577sf	1908	01/13/10	368.08	222	999,950 899,950	899,950	100.00	
1213 Orange Grove Ave	South Pasaden	595, G2	3	3	(2 0 1 0)	1,780	8076sf	1949	01/04/10	508.43	42	849,000 849,000	905,000	106.60	
526 Hermosa St	South Pasaden	595, G1	2	3	(2 0 1 0)	2,045	9034sf	1961	01/12/10	465.53	10	898,000 898,000	952,000	106.01	
825 Montrose Ave	South Pasaden	595, J2	4	2	(1 1 0 0)	1,704	10200sf	1921	01/13/10	573.94	56	899,000 899,000	978,000	108.79	
1993 La Fremontia St	South Pasaden	595, F4	4	4	(2 1 1 0)	3,052	10781sf	1966	01/28/10	386.63	141	1,248,000 1,248,000	1,180,000	94.55	
<b>Listing Count 9</b>	<b>Averages</b>					1,975			440.99	81	848,772	816,772	831,750	101.83	
						<b>High 1,180,000</b>			<b>Low 522,800</b>				<b>Median 899,950</b>		

**Report Count 37**

**Report Averages**

1,887      482.17      53      888,597      865,953      831,750

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(RAP04-0)

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# 2009 South Pasadena Marengo Area SFR Sales

ADDRESS	LIST PRICE	SALE PRICE	BD	BATH	SQ. FT.	LOT SIZE	YEAR	DATE	\$/SQ. FT.	DOM	SP % LP
1430 Alhambra	\$439,000	\$439,000	2	1	841	6612	1924	4/20/2009	\$522.00	0	100.00
1114 Avon	\$450,000	\$450,000	2	1	986	4910	1909	8/18/2009	\$512.17	80	112.22
1109 Avon	\$545,000	\$486,000	2	2	895	5200	1910	7/7/2009	\$543.02	106	89.17
1724 Monterey	\$619,000	\$608,000	2	1	1268	4551	1926	12/18/2009	\$479.50	103	98.22
517 Garfield	\$695,000	\$660,000	1	1	1032	6751	1924	10/5/2009	\$639.53	111	94.96
1404 Oneonta Knl	\$698,000	\$681,000	3	2	1506	6076	1957	6/12/2009	\$452.19	89	97.56
815 Garfield	\$699,000	\$685,000	3	2	1350	5380	1915	9/17/2009	\$507.10	106	98.00
1821 Olive	\$700,000	\$691,000	3	2	1785	7123	1926	5/29/2009	\$387.11	74	98.71
1808 Alhambra	\$715,000	\$710,000	6	3	2224	5485	1940	9/23/2009	\$319.24	56	99.30
1124 Hope	\$849,000	\$770,000	4	3	2470	8200	1899	6/23/2009	\$311.74	44	90.69
2073 Milan	\$789,000	\$805,200	3	2	1632	8560	1924	7/15/2009	\$493.38	13	102.05
1927 Leman	\$779,000	\$811,000	3	2	1372	10062	1922	10/29/2009	\$591.11	50	104.11
2023 Stratford	\$798,000	\$811,000	3	2	1696	6601	1928	7/7/2009	\$478.18	44	101.63
1910 Oxley	\$748,800	\$820,000	3	3	1856	3345	1991	8/26/2009	\$441.81	9	109.51
1816 Olive	\$848,000	\$820,000	2	2	1360	8104	1923	5/19/2009	\$602.94	14	96.70
1318 Stratford	\$898,000	\$850,000	3	1	1642	8327	1919	3/17/2009	\$517.66	15	94.65
1115 Montrose	\$928,000	\$870,000	4	2	1890	8519	1912	11/25/2009	\$460.32	185	93.75
818 Montrose	\$895,000	\$875,000	3	3	1934	7244	1934	3/20/2009	\$452.43	83	97.77
2058 Monterey Road	\$899,000	\$899,000	4	3	1903	12476	1955	5/8/2009	\$472.41	8	100.00
1908 Mission	\$899,999	\$910,000	4	2	2328	8475	1923	12/17/2009	\$390.89	267	101.11
2017 Fair Oaks	\$925,000	\$915,000	4	2	1982	11663	1923	9/11/2009	\$461.65	42	98.92
1014 Milan	\$899,000	\$955,000	3	3	1500	8501	1896	11/25/2009	\$636.67	14	106.23
2065 Primrose	\$969,000	\$986,500	3	2	1777	7505	1929	8/31/2009	\$555.15	9	101.81
2007 Primrose	\$918,800	\$994,000	4	2	2099	7501	1947	9/28/2009	\$473.56	14	108.18
2011 La France	\$1,099,000	\$1,060,000	4	2	2461	11251	1910	3/17/2009	\$430.72	123	96.45
1720 Laurel	\$1,088,000	\$1,078,000	4	2	2156	7099	1936	4/3/2009	\$500.00	84	99.08
1624 Bank	\$1,275,000	\$1,240,000	4	4	2716	10053	1903	7/29/2009	\$456.55	40	97.25
1421 Milan	\$1,295,000	\$1,247,900	3	2	2260	15877	1949	4/8/2009	\$552.17	53	96.36
1619 Fletcher	\$1,325,000	\$1,260,000	3	2	2381	7750	1908	5/20/2009	\$529.19	114	95.09
1024 Avon	\$1,275,000	\$1,275,000	3	2	2175	6393	1925	6/19/2009	\$586.21	2	100.00
2001 La France	\$1,350,000	\$1,310,000	4	3	3059	7444	1910	8/6/2009	\$428.24	47	97.04
1116 Milan	\$1,379,000	\$1,379,000	4	3	2472	8523	1923	9/18/2009	\$523.87	45	93.91
1028 Garfield	\$1,545,000	\$1,420,000	4	4	2400	12585	1952	10/1/2009	\$591.67	73	91.91
1128 Garfield	\$1,785,000	\$1,720,000	5	3	3490	27570	1906	5/22/2009	\$492.84	325	96.36
1614 Camden Pkwy	\$2,198,000	\$1,999,000	5	4	3562	19688	1913	3/13/2009	\$561.20	0	90.95
2045 Monterey	\$2,995,000	\$2,570,000	7	6	5490	47559	1930	11/23/2009	\$468.12	213	85.81
1215 Chelten	\$3,295,000	\$2,925,000	5	5	5985	34260	1924	8/20/2009	\$488.72	110	88.77
1725 Milan	\$3,300,000	\$3,000,000	5	4	5318	32495	1912	9/2/2009	\$564.12	176	90.91
38	\$1,152,832	\$1,104,884			2244				\$497		97.77

# 2009 South Pasadena Single Family Residence Sales

ADDRESS	LIST PRICE	SALE PRICE	BD	BATH	SQ. FT.	LOT SIZE	YEAR	DATE	\$/SQ. FT.	DOM	SP % LP
1800 Meridian	\$399,900	\$341,500	2	1	1042	4099	1924	8/5/2009	\$327.74	93	85.40
4950 Collis	\$219,780	\$365,000	2	1	1074	7500	1941	10/28/2009	\$339.85	2	166.08
1314 El Cerrito	\$475,000	\$425,000	1	1	878	5086	1947	1/22/2009	\$484.05	29	89.47
1430 Alhambra	\$439,000	\$439,000	2	1	841	6612	1924	4/20/2009	\$522.00	0	100.00
1114 Avon	\$450,000	\$450,000	2	1	986	4910	1909	8/18/2009	\$512.17	80	112.22
1109 Avon	\$545,000	\$486,000	2	2	895	5200	1910	7/7/2009	\$543.02	106	89.17
1532 Indiana	\$499,000	\$499,000	3	2	1188	17389	1948	4/16/2009	\$420.03	62	100.00
704 Adelaine	\$540,000	\$520,000	2	1	960	9002	1924	1/16/2009	\$541.67	6	96.30
1830 Hill	\$499,000	\$525,000	2	2	1370	6727	1926	9/11/2009	\$383.21	106	105.21
401 Alta Vista	\$529,000	\$525,000	3	1	1125	5161	1949	7/9/2009	\$466.67	76	99.24
245 Monterey	\$579,000	\$550,000	2	1	1300	7207	1946	7/1/2009	\$423.08	146	94.99
1724 Monterey	\$619,000	\$608,000	2	1	1268	4551	1926	12/18/2009	\$479.50	103	98.22
820 Bank	\$625,000	\$625,000	2	2	1039	5300	1948	9/11/2009	\$601.54	62	100.00
1883 Peterson	\$639,000	\$629,000	3	2	1054	5020	1927	11/2/2009	\$596.77	22	98.44
1808 Gillette	\$689,000	\$632,500	2	1	1223	4979	1926	8/26/2009	\$517.17	173	91.80
708 Charter Oak	\$616,500	\$635,000	3	2	1548	6321	1910	5/29/2009	\$410.21	61	103.00
1102 Indiana	\$649,500	\$645,000	3	2	1345	9959	1904	5/21/2009	\$479.55	215	99.31
4943 Collis	\$659,500	\$645,000	2	1	1411	7500	1940	7/13/2009	\$457.12	37	97.80
517 Garfield	\$695,000	\$660,000	1	1	1032	6751	1924	10/5/2009	\$639.53	111	94.96
760 Bonita	\$675,000	\$675,000	3	2	1312	3004	1925	3/27/2009	\$514.48	194	100.00
1026 Glendon	\$675,000	\$675,000	3	3	1019	6770	1923	9/10/2009	\$662.41	0	100.00
1808 Diamond	\$689,000	\$675,000	2	1	1229	7519	1921	5/1/2009	\$549.23	13	97.97
1917 Meridian	\$700,000	\$680,000	3	2	1344	4922	1924	12/30/2009	\$505.95	37	97.14
1404 Oneonta Knl	\$698,000	\$681,000	3	2	1506	6076	1957	6/12/2009	\$452.19	89	97.56
815 Garfield	\$699,000	\$685,000	3	2	1350	5380	1915	9/17/2009	\$507.10	106	98.00
1821 Olive	\$700,000	\$691,000	3	2	1785	7123	1926	5/29/2009	\$387.11	74	98.71
2037 Berkshire	\$745,000	\$700,000	2	2	1477	7200	1919	3/27/2009	\$473.93	33	93.96
1201 Orange Grove	\$698,000	\$701,000	3	2	1323	8006	1948	7/22/2009	\$529.86	59	100.43
1521 Ramona	\$675,000	\$703,000	3	2	1646	6644	1911	5/21/2009	\$427.10	47	104.15
1808 Alhambra	\$715,000	\$710,000	6	3	2224	5485	1940	9/23/2009	\$319.24	56	99.30
1420 Oakcrest	\$699,000	\$720,000	2	2	1591	10041	1939	6/25/2009	\$452.55	8	103.00
1238 Kolie	\$800,876	\$720,000	4	3	1824	7664	1984	1/9/2009	\$394.74	54	89.90
720 El Centro	\$785,000	\$725,000	4	2	1960	4076	1928	2/13/2009	\$369.90	88	92.36
350 El Centro	\$737,000	\$737,000	6	3	2599	7910	1905	10/27/2009	\$295.11	11	104.07
1340 Elm Park	\$639,000	\$742,380	3	2	1557	6509	1950	12/9/2009	\$476.80	29	116.18
508 Fremont	\$799,999	\$747,000	3	3	2156	4446	1988	12/24/2009	\$346.48	118	93.38
370 Alta Vista	\$750,000	\$750,000	2	2	1501	7843	1956	3/5/2009	\$499.67	17	100.00
514 Fremont	\$778,000	\$768,000	3	2	1671	6050	1933	7/10/2009	\$459.61	52	98.71
1124 Hope	\$849,000	\$770,000	4	3	2470	8200	1899	6/23/2009	\$311.74	44	90.69
870 Bank	\$775,000	\$775,000	3	2	1394	8533	1952	6/18/2009	\$555.95	52	100.00
540 Orange Grove	\$798,000	\$790,000	4	4	2453	13868	1955	9/29/2009	\$322.05	37	99.00
2073 Milan	\$789,000	\$805,200	3	2	1632	8560	1924	7/15/2009	\$493.38	13	102.05
1927 Leman	\$779,000	\$811,000	3	2	1372	10062	1922	10/29/2009	\$591.11	50	104.11
2023 Stratford	\$798,000	\$811,000	3	2	1696	6601	1928	7/7/2009	\$478.18	44	101.63
850 Lyndon	\$825,000	\$815,000	4	2	1650	6533	1938	12/3/2009	\$493.94	26	98.79
706 El Tesorito	\$825,000	\$817,000	3	3	1721	14985	1966	11/3/2009	\$474.72	102	99.03
1910 Oxley	\$748,800	\$820,000	3	3	1856	3345	1991	8/26/2009	\$441.81	9	109.51
1816 Olive	\$848,000	\$820,000	2	2	1360	8104	1923	5/19/2009	\$602.94	14	96.70
1899 Hill	\$825,000	\$825,000	4	2	2121	7560	1906	7/28/2009	\$353.61	61	90.91
320 Alta Vista	\$829,000	\$829,000	3	2	1840	9338	1954	5/13/2009	\$450.54	18	100.00
1512 Indiana	\$888,000	\$840,000	4	4	2406	7260	1925	10/20/2009	\$349.13	122	94.59
298 Saint Albans	\$849,000	\$849,000	2	2	1764	5483	1942	12/11/2009	\$481.29	36	100.00
706 Arroyo	\$837,000	\$850,000	3	2	1774	6759	1939	8/12/2009	\$479.14	58	101.55
2062 Hanscom	\$895,000	\$850,000	3	2	1504	12090	1919	3/17/2009	\$517.66	15	94.65
1318 Stratford	\$898,000	\$850,000	3	1	1642	8327	1919	3/17/2009	\$517.66	15	94.65
157 Monterey	\$995,000	\$850,000	4	5	3304	29755	1997	12/7/2009	\$257.26	104	85.43
533 Grand	\$836,000	\$855,429	3	1	1569	5645	1949	9/24/2009	\$545.21	41	102.32

ADDRESS	LIST PRICE	SALE PRICE	BD	BATH	SQ. FT.	LOT SIZE	YEAR	DATE	\$/SQ. FT.	DOM	SP % LP
839 Oneonta	\$899,000	\$863,000	4	3	2520	3777	1982	9/29/2009	\$342.46	80	96.00
855 Oneonta	\$939,000	\$863,000	3	2	1674	5030	1982	9/29/2009	\$342.46	80	96.00
1115 Montrose	\$928,000	\$870,000	4	2	1890	8519	1912	11/25/2009	\$460.32	185	93.75
818 Montrose	\$895,000	\$875,000	3	3	1934	7244	1934	3/20/2009	\$452.43	83	97.77
921 Monterey	\$899,000	\$875,000	3	2	2544	7788	1912	7/2/2009	\$343.95	37	97.33
1716 Ramona	\$929,000	\$880,000	3	1	1943	9250	1917	7/20/2009	\$452.91	53	94.73
407 Alta Vista	\$895,000	\$887,300	4	3	2398	5396	1960	9/1/2009	\$370.02	23	99.14
644 Grand	\$899,000	\$890,000	3	2	1725	6439	1925	6/5/2009	\$515.94	0	99.00
360 Alta Vista	\$899,000	\$899,000	4	3	2670	8031	1988	6/3/2009	\$336.70	39	100.00
2058 Monterey Road	\$899,000	\$899,000	4	3	1903	12476	1955	5/8/2009	\$472.41	8	100.00
2077 Hanscom	\$899,000	\$905,000	4	4	2686	6054	1992	5/14/2009	\$336.93	20	100.67
1908 Mission	\$899,999	\$910,000	4	2	2328	8475	1923	12/17/2009	\$390.89	267	101.11
2017 Fair Oaks	\$925,000	\$915,000	4	2	1982	11663	1923	9/11/2009	\$461.65	42	98.92
1558 Diamond	\$895,000	\$953,000	4	2	1959	9221	1924	4/21/2009	\$586.47	13	106.48
1014 Milan	\$899,000	\$955,000	3	3	1500	8501	1896	11/25/2009	\$636.67	14	106.23
2065 Primrose	\$969,000	\$986,500	3	2	1777	7505	1929	8/31/2009	\$555.15	9	101.81
2025 Via Del Rey	\$988,000	\$988,000	3	3	1901	17240	1969	8/28/2009	\$519.73	8	100.00
2007 Primrose	\$918,800	\$994,000	4	2	2099	7501	1947	9/28/2009	\$473.56	14	108.18
217 Camino Del So	\$998,000	\$1,020,000	4	4	2798	15031	1975	5/15/2009	\$364.55	14	102.20
2011 La France	\$1,099,000	\$1,060,000	4	2	2461	11251	1910	3/17/2009	\$430.72	123	96.45
1720 Laurel	\$1,088,000	\$1,078,000	4	2	2156	7099	1936	4/3/2009	\$500.00	84	99.08
2009 La Fremontia	\$1,140,000	\$1,105,000	3	3	2228	11688	1965	11/6/2009	\$495.96	36	96.93
1106 Windsor	\$1,098,000	\$1,113,000	4	3	2008	7110	1907	11/4/2009	\$554.28	6	101.37
1425 Laurel	\$998,000	\$1,160,000	4	3	2455	12259	1915	7/17/2009	\$472.51	32	116.23
1821 La Manzanita	\$1,179,000	\$1,179,000	4	3	2699	12402	1966	10/26/2009	\$429.38	49	98.29
1849 Alpha	\$1,198,000	\$1,180,000	4	3	2249	9204	1968	8/13/2009	\$524.68	6	98.50
239 Camino Del So	\$1,250,000	\$1,205,000	5	4	3493	11123	1991	6/26/2009	\$344.98	17	96.40
821 Rollin	\$1,199,000	\$1,225,000	3	2	2308	23889	1990	2/20/2009	\$530.76	7	102.17
1624 Bank	\$1,275,000	\$1,240,000	4	4	2716	10053	1903	7/29/2009	\$456.55	40	97.25
1421 Milan	\$1,295,000	\$1,247,900	3	2	2260	15877	1949	4/8/2009	\$552.17	53	96.36
515 Grand	\$1,248,000	\$1,248,000	4	2	1882	8400	1927	6/17/2009	\$663.12	10	100.00
1133 Windsor	\$1,198,000	\$1,251,000	4	4	2343	6704	1909	8/3/2009	\$533.93	11	104.42
1619 Fletcher	\$1,325,000	\$1,260,000	3	2	2381	7750	1908	5/20/2009	\$529.19	114	95.09
1024 Avon	\$1,275,000	\$1,275,000	3	2	2175	6393	1925	6/19/2009	\$586.21	2	100.00
1560 Via Del Rey	\$1,300,000	\$1,300,000	5	4	2862	16091	1964	8/11/2009	\$454.23	63	100.00
409 Oaklawn	\$1,350,000	\$1,300,000	3	2	2116	15599	1960	9/10/2009	\$614.37	0	96.30
600 Camino Verde	\$1,325,000	\$1,300,100	4	4	3085	13598	1969	9/22/2009	\$421.43	79	98.12
2001 La France	\$1,350,000	\$1,310,000	4	3	3059	7444	1910	8/6/2009	\$428.24	47	97.04
909 Oliver	\$1,399,000	\$1,320,000	3	3	2627	12197	1927	6/26/2009	\$502.47	5	94.35
252 Saint Albans	\$1,375,000	\$1,375,000	4	3	2722	7500	2008	5/8/2009	\$505.14	23	100.00
1116 Milan	\$1,379,000	\$1,379,000	4	3	2472	8523	1923	9/18/2009	\$523.87	45	93.91
405 Monterey	\$1,590,000	\$1,400,000	3	3	2828	49623	1956	10/7/2009	\$495.05	129	88.05
1028 Garfield	\$1,545,000	\$1,420,000	4	4	2400	12585	1952	10/1/2009	\$591.67	73	91.91
1512 Camino Lindo	\$1,588,000	\$1,480,000	4	3	2592	19606	1969	6/16/2009	\$570.99	162	93.20
1215 Indiana	\$1,499,000	\$1,500,000	5	4	3487	18270	1911	12/30/2009	\$430.17	190	100.07
1128 Garfield	\$1,785,000	\$1,720,000	5	3	3490	27570	1906	5/22/2009	\$492.84	325	96.36
240 Hillside	\$1,895,000	\$1,818,000	4	4	3227	16167	1935	11/6/2009	\$563.37	43	95.94
1614 Camden Pkwy	\$2,198,000	\$1,999,000	5	4	3562	19688	1913	3/13/2009	\$561.20	0	90.95
543 Columbia	\$2,295,000	\$2,125,000	2	3	3108	18779	1979	6/19/2009	\$683.72	68	92.59
216 Oaklawn	\$2,490,000	\$2,177,815	4	4	3805	19498	1912	6/18/2009	\$572.36	45	87.46
250 Hillside	\$2,450,000	\$2,190,000	5	4	4995	20223	1934	1/27/2009	\$438.44	71	89.39
2045 Monterey	\$2,995,000	\$2,570,000	7	6	5490	47559	1930	11/23/2009	\$468.12	213	85.81
851 LYNDON	\$2,995,000	\$2,575,000	4	5	4567	84942	1887	7/31/2009	\$563.83	277	85.98
1215 Chelten	\$3,295,000	\$2,925,000	5	5	5985	34260	1924	8/20/2009	\$488.72	110	88.77
1725 Milan	\$3,300,000	\$3,000,000	5	4	5318	32495	1912	9/2/2009	\$564.12	176	90.91
112	\$1,041,497	\$1,006,800			2125				\$477		98.46