

Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:22pm

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Property Types: Single-Family Homes, Condo/Coop/TIC/Loft Status: Sold (01/01/2006 to 12/31/2006)

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
2115 Balboa St Central Richmond		2	1	2	1,175	621.28	04/14/06	14	699,000	730,000	104.43
648 27th Ave Central Richmond		2	1	1	1,734	451.56	09/29/06	65	859,800	783,000	98.00
810 30th Ave Central Richmond		2	1.50	1	1,680	469.64	02/03/06	78	858,000	789,000	101.91
2400 Balboa St Central Richmond		3	1.50	2	1,750	452.57	03/10/06	81	849,000	792,000	93.29
691 27th Ave Central Richmond		2	1	2	1,375	581.82	03/23/06	15	728,000	800,000	109.89
262 15th Ave Central Richmond		3	2	1	2,160	370.37	12/06/06	125	995,000	800,000	87.43
339 19th Ave Central Richmond		3	1	2	0		09/12/06	16	749,000	800,000	106.81
579 29th Ave Central Richmond		3	2	2	1,700	470.59	10/17/06	69	999,000	800,000	96.50
375 25th Ave Central Richmond		4	2	2	1,650	493.41	12/05/06	22	828,000	814,125	98.32
2843 Balboa St Central Richmond		2	1	2	1,200	689.17	04/04/06	34	735,000	827,000	112.52
484 21st Ave Central Richmond		2	1.50	2	0		12/15/06	80	829,000	829,000	100.00
2526 Cabrillo St Central Richmond		2	1	1	1,475	569.49	12/04/06	19	819,000	840,000	102.56
711 17th Ave Central Richmond		3	1	2	0		11/21/06	13	829,000	858,000	103.50
322 22nd Ave Central Richmond		2	1	1	1,750	490.86	05/26/06	35	859,000	859,000	100.00
587 23rd Ave Central Richmond		3	2	2	1,584	552.40	07/14/06	36	859,000	875,000	101.86
435 24th Ave Central Richmond		2	2	1	690	1,275.36	02/17/06	78	599,000	880,000	146.91
562 18th Ave Central Richmond		3	1.75	2	1,800	493.89	01/05/06	76	925,000	889,000	96.11
859 26th Ave Central Richmond		3	2	1	1,773	504.79	06/23/06	16	880,000	895,000	101.70
459 30th Ave Central Richmond		2	1.50	1	0		06/21/06	19	880,000	900,000	102.27
691 22nd Ave Central Richmond		4	2	1	1,368	657.89	09/21/06	0	899,000	900,000	100.11
676 16th Ave Central Richmond		2	1	1	1,430	636.36	04/27/06	96	949,500	910,000	105.57
539 20th Ave Central Richmond		3	1.25	2	2,050	451.22	12/21/06	47	925,000	925,000	95.19
342 23rd Ave Central Richmond		4	2	2	1,800	527.78	08/16/06	74	1,050,000	950,000	100.11
763 30th Ave Central Richmond		3	2.25	1	1,705	565.98	07/31/06	36	949,000	965,000	101.69
490 19th Ave Central Richmond		3	2	2	1,966	490.84	01/12/06	20	995,000	965,000	96.98
1538 Cabrillo St Central Richmond		4	2	1	1,850	524.32	06/16/06	41	969,000	970,000	100.10
691 27th Ave Central Richmond		4	2	1	0		12/22/06	62	999,000	972,500	99.44
570 16th Ave Central Richmond		3	1	1	1,800	552.78	07/12/06	48	919,000	995,000	111.17
756 24th Ave Central Richmond		4	2	1	2,206	463.28	07/05/06	14	899,000	1,022,000	113.68
466 26th Ave Central Richmond		4	1	1	0		01/04/06	50	949,000	1,030,000	94.67
686 23rd Ave Central Richmond		4	2	1	2,025	512.59	04/28/06	17	988,000	1,038,000	105.06
253 21st Ave Central Richmond		0	1	1	1,852	568.03	08/24/06	69	895,000	1,052,000	117.54
783 22nd Ave Central Richmond		3	3.50	1	0		08/25/06	40	1,149,000	1,070,000	107.11
609 16th Ave Central Richmond		3	1.25	1	1,900	565.79	04/26/06	69	795,000	1,075,000	110.63
715 22nd Ave Central Richmond		5	3	1	0		04/20/06	75	1,080,000	1,080,000	100.00
668 20th Ave Central Richmond		4	2.50	1	2,100	519.05	08/20/06	70	1,080,000	1,090,000	100.93
790 31st Ave Central Richmond		4	3	2	2,550	435.29	12/18/06	199	1,295,000	1,110,000	92.89
2133 Cabrillo St Central Richmond		3	1.25	1	2,050	542.68	06/09/06	21	1,050,000	1,112,500	105.95
882 30th Ave Central Richmond		3	2	1	2,400	475.00	05/25/06	12	1,099,000	1,140,000	103.73
689 19th Ave Central Richmond		3	2.50	2	1,850	621.62	06/13/06	46	1,249,000	1,150,000	104.64
711 22nd Ave Central Richmond		4	1.50	1	1,804	643.02	10/25/06	33	1,195,000	1,160,000	97.07
728 26th Ave Central Richmond		4	2.50	2	2,705	441.77	12/05/06	41	1,195,000	1,195,000	100.00
711 22nd Ave Central Richmond		3	1.50	1	0		05/12/06	20	1,185,000	1,200,000	101.27
1333 Cabrillo St Central Richmond		2	2	2	1,500	816.67	04/12/06	28	1,195,000	1,225,000	102.51
862 27th Ave Central Richmond		5	3	1	2,600	492.31	03/30/06	30	1,290,000	1,280,000	99.22
516-18 27th Ave Central Richmond		5	3	2	2,500	520.00	02/22/06	7	1,250,000	1,300,000	104.00
275 18th Ave Central Richmond		4	2	1	0		08/25/06	18	1,200,000	1,305,000	108.75
558 22nd Ave Central Richmond		4	3.50	1	0		05/24/06	7	1,375,000	1,375,000	100.00
390 30th Ave Central Richmond		4	4	1	2,600	536.54	04/25/06	17	1,295,000	1,395,000	107.72
783 28th Ave Central Richmond		3	2.50	2	2,340	605.98	04/21/06	16	1,175,000	1,418,000	120.68
882 28th Ave Central Richmond		5	4	2	3,275	432.98	11/01/06	13	1,280,000	1,418,000	110.78
442 17th Ave Central Richmond		3	2.50	2	2,380	621.85	06/27/06	9	1,475,000	1,480,000	100.34
572-574 24th Ave Central Richmond		4	3	2	3,326	459.11	05/19/06	27	1,475,000	1,527,000	103.53

Presented By: Debbie Schedivy NM / Peletz & Company

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
698 19th Ave Central Richmond		5	4	2	3,100	503.23	10/24/06	28	1,495,000	1,560,000	104.35
731 32nd Ave Central Richmond		4	2.50	1	2,490	630.12	04/04/06	18	1,395,000	1,569,000	112.47
343 14th Ave Central Richmond		3	3.50	2	0		03/27/06	12	1,795,000	1,875,000	104.46
3412 Fulton St Inner Richmond		2	1	1	1,000	710.00	03/03/06	101	949,000	710,000	88.86
226 Cabrillo St Inner Richmond		2	1	1	723	1,016.60	10/06/06	12	649,000	735,000	113.25
345 10th Ave Inner Richmond		1	1	2	0		04/18/06	31	799,000	799,000	100.00
435 10th Ave Inner Richmond		3	1.25	2	1,658	521.71	05/18/06	54	975,000	865,000	97.31
1124 Balboa St Inner Richmond		3	1	2	2,410	404.56	05/19/06	3	985,000	975,000	98.98
271 7th Ave Inner Richmond		3	2.50	1	2,040	490.20	10/25/06	33	1,088,000	1,000,000	91.91
514 4th Ave Inner Richmond		4	3	2	0		09/05/06	5	939,000	1,020,000	108.63
683 8th Ave Inner Richmond		4	2	2	2,630	404.94	01/18/06	62	1,098,888	1,065,000	96.92
430 7th Ave Inner Richmond		3	2	1	2,030	534.48	08/07/06	138	1,280,000	1,085,000	98.64
577 8th Ave Inner Richmond		3	2	3	1,785	616.25	07/13/06	30	1,049,000	1,100,000	104.86
707 3rd Ave Inner Richmond		3	1.25	2	1,640	685.46	04/14/06	102	1,200,000	1,124,150	113.55
719 10th Ave Inner Richmond		3	1	2	1,900	618.42	03/30/06	12	1,150,000	1,175,000	102.17
554 11th Ave Inner Richmond		3	1.25	2	2,590	494.21	09/12/06	19	1,195,000	1,280,000	107.11
766 10th Ave Inner Richmond		3	3.50	1	2,100	623.81	07/07/06	22	1,150,000	1,310,000	113.91
507 11th Ave Inner Richmond		4	2.50	1	2,324	606.71	12/21/06	89	1,595,000	1,410,000	94.31
659 9th Ave Inner Richmond		4	1	2	2,340	613.25	10/24/06	20	1,350,000	1,435,000	106.30
650 3rd Ave Inner Richmond		3	2.50	2	0		07/20/06	12	1,425,000	1,445,000	101.40
760 3rd Ave Inner Richmond		4	4	2	2,346	628.73	02/08/06	69	1,495,000	1,475,000	98.66
350 3rd Ave Inner Richmond		4	3.50	2	2,650	584.91	06/08/06	13	1,395,000	1,550,000	111.11
594 10th Ave Inner Richmond		4	3	1	3,780	436.51	11/15/06	43	1,550,000	1,650,000	106.45
500 Funston Ave Inner Richmond		5	3	2	0		02/22/06	8	1,695,000	1,698,000	100.00
227 3rd Ave Inner Richmond		4	4.25	2	2,800	616.07	09/27/06	16	1,680,000	1,725,000	102.68
662 Funston Ave Inner Richmond		3	2.50	2	0		02/14/06	16	1,695,000	1,813,000	106.96
38 Blake St Jordan Park/Laurel H		3	2	2	1,280	664.06	09/29/06	17	850,000	850,000	100.00
149 Collins St Jordan Park/Laurel H		3	1.25	2	2,000	650.00	06/09/06	48	1,395,000	1,300,000	93.19
590 Spruce St Jordan Park/Laurel H		2	2.50	2	2,277	685.11	03/23/06	23	1,375,000	1,560,000	113.45
184 Palm Ave Jordan Park/Laurel H		3	2.50	2	2,212	967.45	06/23/06	25	1,875,000	2,140,000	114.13
31 Collins St Jordan Park/Laurel H		3	2.50	2	0		05/09/06	23	1,795,000	2,244,000	125.01
164 Jordan Ave Jordan Park/Laurel H		4	3	7	3,026	1,022.80	12/15/06	19	3,095,000	3,095,000	100.00
125 Commonwealth Jordan Park/Laurel H		4	3.50	1	0		12/12/06	17	3,595,000	3,595,000	100.00
36 Palm Ave Jordan Park/Laurel H		4	5.50	2	0		07/13/06	63	3,750,000	3,600,000	97.43
101 25th Ave Lake		2	2	1	0		06/16/06	20	975,000	975,000	100.00
124 23rd Ave Lake		4	1.50	2	1,880	648.94	06/15/06	13	998,000	1,220,000	122.24
5322 California St Lake		3	2.50	1	1,890	648.15	12/29/06	65	1,249,000	1,225,000	98.08
5322 California St Lake		3	2.50	1	1,890	661.38	07/17/06	55	1,399,000	1,250,000	96.23
139 19th Ave Lake		3	2.50	1	2,000	657.50	10/26/06	28	1,195,000	1,315,000	110.04
104-106 9th Ave Lake		3	2	1	0		10/06/06	44	1,350,000	1,350,000	100.00
162 27th Ave Lake		3	2	1	0		10/27/06	17	1,295,000	1,350,000	104.25
121 22nd Ave Lake		4	2	1	2,170	624.88	05/19/06	19	998,000	1,356,000	135.87
119 14th Ave Lake		4	3	2	2,490	578.31	10/19/06	30	1,275,000	1,440,000	112.94
2010 Lake St Lake		3	3	2	1,925	779.22	04/28/06	33	1,595,000	1,500,000	100.33
168 16th Ave Lake		3	2.50	2	2,390	644.35	09/21/06	27	1,525,000	1,540,000	100.98
147 20th Ave Lake		3	2	1	0		11/02/06	30	1,545,000	1,545,000	100.00
1720 Lake St Lake		4	3	2	0		04/26/06	27	1,495,000	1,555,000	104.01
164 24th Ave Lake		1	3.50	4	3,665	460.57	03/03/06	13	1,595,000	1,688,000	105.83
171 25th Ave Lake		3	2.50	2	0		08/25/06	54	1,995,000	1,895,000	100.00
140 23rd Ave Lake		4	4.50	2	3,258	613.87	08/15/06	27	1,895,000	2,000,000	105.54
136 18th Ave Lake		4	2.75	2	0		07/21/06	18	1,895,000	2,025,000	106.86
446 Lake St Lake		4	3.50	2	0		12/08/06	52	2,195,000	2,050,000	102.76
115 2nd Ave Lake		4	4	2	0		05/02/06	35	2,199,000	2,250,000	102.32
55 6th Ave Lake		4	2.50	2	0		10/11/06	13	2,100,000	2,300,000	109.52
196 25th Ave Lake		4	3.50	2	0		06/08/06	48	2,395,000	2,500,000	104.38

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
2153 Lake St Lake		4	3.50	1	0		09/18/06	39	2,395,000	2,550,000	106.47
10 17th Ave Lake		4	3.50	1	0		03/23/06	33	2,595,000	2,700,000	104.05
146 15th Ave Lake		5	3.50	2	4,090	672.37	05/31/06	64	2,895,000	2,750,000	105.77
171 26th Ave Lake		5	4	1	4,374	684.73	10/31/06	35	2,995,000	2,995,000	100.00
643 46th Ave Outer Richmond		2	1	1	1,140	618.42	01/24/06	104	693,000	705,000	101.73
751 45th Ave Outer Richmond		2	1	1	1,300	547.58	10/09/06	68	599,000	711,850	100.00
774 40th Ave Outer Richmond		2	1	0	1,150	639.13	08/15/06	51	758,000	735,000	96.97
830 46th Ave Outer Richmond		2	2	1	1,000	747.00	09/25/06	91	739,000	747,000	101.08
5014 Anza Outer Richmond		2	2	1	1,125	664.89	01/20/06	55	779,000	748,000	96.02
885 44th Ave Outer Richmond		2	2	2	1,720	435.47	06/12/06	8	749,000	749,000	100.00
4238 Anza Outer Richmond		2	1	1	1,025	731.71	06/14/06	22	699,000	750,000	107.30
755 45th Ave Outer Richmond		2	1	1	1,120	669.64	11/14/06	72	799,000	750,000	100.13
675 38th Ave Outer Richmond		3	1.75	2	1,425	529.82	10/31/06	41	775,000	755,000	97.42
863 43rd Ave Outer Richmond		2	1	2	1,140	662.28	02/02/06	18	725,000	755,000	104.14
794 38th Ave Outer Richmond		3	1	0	1,000	760.00	11/14/06	36	699,000	760,000	108.73
535 44th Ave Outer Richmond		3	1.50	2	1,410	549.65	12/15/06	63	749,000	775,000	95.18
667 38th Ave Outer Richmond		2	1	2	1,100	704.55	06/01/06	4	725,000	775,000	106.90
5014 Anza St Outer Richmond		3	2	1	0		04/07/06	12	778,000	796,000	102.31
214 Point Lobos Outer Richmond		2	1	1	1,215	657.61	06/01/06	13	799,000	799,000	100.00
626 34th Ave Outer Richmond		3	2	2	0		07/14/06	21	749,000	800,000	106.81
478 47th Ave Outer Richmond		2	1	2	1,134	705.47	05/11/06	28	745,000	800,000	107.38
818 40th Ave Outer Richmond		2	1	2	1,285	628.79	05/19/06	22	765,000	808,000	105.62
759 48th Ave Outer Richmond		3	2	1	1,455	563.57	10/06/06	43	749,000	820,000	104.06
3933 Cabrillo St Outer Richmond		3	1	2	1,820	450.55	11/16/06	37	860,000	820,000	95.35
715 40th Ave Outer Richmond		3	3	1	0		04/18/06	68	849,000	828,000	97.53
867 33rd Ave Outer Richmond		3	1	0	1,295	640.93	01/23/06	46	849,000	830,000	97.76
814 33rd Ave Outer Richmond		3	1	1	1,898	442.57	03/07/06	27	799,000	840,000	105.13
831 42nd Ave Outer Richmond		2	1	2	1,735	488.76	08/31/06	21	848,000	848,000	100.00
547 43rd Ave Outer Richmond		2	1	1	1,150	739.13	08/03/06	14	750,000	850,000	113.33
743 45th Ave Outer Richmond		4	3	1	2,125	400.00	12/08/06	190	949,000	850,000	100.01
451 40th Ave Outer Richmond		3	1	1	1,415	600.71	09/13/06	14	749,000	850,000	113.48
608 44th Ave Outer Richmond		4	2	2	1,795	477.44	11/21/06	10	849,000	857,000	100.94
643 38th Ave Outer Richmond		2	1	2	1,625	530.46	05/02/06	36	879,500	862,000	98.01
3835 Clement St Outer Richmond		2	1	1	1,375	636.36	10/27/06	12	795,000	875,000	110.06
770 46th Ave Outer Richmond		2	2	2	1,645	533.13	04/12/06	38	877,000	877,000	100.00
815 46th Ave Outer Richmond		3	2	1	0		05/05/06	17	799,000	881,750	110.36
718 37th Ave Outer Richmond		3	2	1	1,735	510.09	03/24/06	16	799,000	885,000	110.76
793 37th Ave Outer Richmond		3	1.50	2	1,730	511.56	12/29/06	109	895,000	885,000	98.88
590 46th Ave Outer Richmond		3	2.50	2	1,890	469.84	11/21/06	23	895,000	888,000	99.22
754 38th Ave Outer Richmond		3	1.25	2	1,500	599.33	11/20/06	39	879,999	899,000	102.16
642 35th Ave Outer Richmond		5	2	1	2,122	424.13	03/08/06	70	959,000	900,000	93.85
762 34th Ave Outer Richmond		3	2	2	1,710	526.32	04/20/06	99	599,000	900,000	95.19
4120 Cabrillo St Outer Richmond		2	1	2	1,767	509.34	03/24/06	19	805,000	900,000	111.80
663 42nd Ave Outer Richmond		4	2	1	1,983	454.36	04/27/06	31	850,000	901,000	106.00
724 36th Ave Outer Richmond		2	1	1	0		09/28/06	29	775,000	901,000	116.26
510 48th Ave Outer Richmond		2	1	1	1,312	690.55	09/08/06	18	749,000	906,000	120.96
517 45th Ave Outer Richmond		3	1.50	2	1,850	494.59	11/22/06	51	885,000	915,000	103.39
3607 Clement St Outer Richmond		3	2	0	2,036	449.41	10/18/06	16	899,000	915,000	101.78
639 42nd Ave Outer Richmond		5	2	2	2,001	463.77	03/08/06	14	799,000	928,000	116.15
722 46th Ave Outer Richmond		3	1	1	1,550	629.03	06/05/06	38	929,000	975,000	104.95
891 39th Ave Outer Richmond		3	1.50	2	2,400	416.67	05/16/06	9	965,000	1,000,000	103.63
774 34th Ave Outer Richmond		4	2	3	2,329	430.66	11/09/06	27	965,000	1,003,000	103.94
542 47th Ave Outer Richmond		2	1.25	2	1,877	559.40	11/14/06	0	1,050,000	1,050,000	100.00
722 37th Ave Outer Richmond		0	2	2	1,700	622.35	04/25/06	14	899,000	1,058,000	117.69
3515 Clement St Outer Richmond		3	2	2	2,164	489.37	10/12/06	23	900,000	1,059,000	117.67

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69 Seal Rock Dr Outer Richmond		3	2	1	1,350	815.56	03/31/06	22	1,099,000	1,101,000	100.18
762 38th Ave Outer Richmond		3	3	2	2,020	550.06	08/16/06	11	999,999	1,111,111	111.11
860 41st Ave Outer Richmond		6	3	1	2,899	384.62	08/15/06	58	1,149,000	1,115,000	97.04
680 48th Ave Outer Richmond		7	3	7	3,088	485.75	09/08/06	39	1,695,000	1,500,000	88.50
8027-8029 Geary Blvd Outer Richmond		5	4	2	3,288	471.41	09/29/06	32	1,499,950	1,550,000	103.34
645 48th Ave Outer Richmond		5	3	2	0		04/28/06	25	4,100,000	4,100,000	100.00
286 30th Ave Sea Cliff		3	2.50	2	2,160	648.15	10/25/06	109	1,575,000	1,400,000	93.96
287 28th Ave Sea Cliff		3	1	1	1,820	901.10	05/26/06	35	1,640,000	1,640,000	100.00
79 26th Ave Sea Cliff		3	1.50	1	2,064	966.57	07/18/06	51	1,995,000	1,995,000	100.00
275 28th Ave Sea Cliff		5	2.75	2	0		09/05/06	60	2,150,000	2,050,000	95.35
224 32nd Ave Sea Cliff		4	2.50	2	0		08/31/06	41	2,095,000	2,050,000	97.85
251 28th Ave Sea Cliff		3	3.50	1	0		03/28/06	13	1,995,000	2,200,000	110.28
270 28th Ave Sea Cliff		3	2.50	2	2,475	919.19	06/16/06	15	2,250,000	2,275,000	101.11
2825 Lake St Sea Cliff		4	3	2	0		10/20/06	33	2,650,000	2,650,000	100.00
66 27th Ave Sea Cliff		4	2.50	1	3,000	933.33	10/27/06	54	3,250,000	2,800,000	93.49
100 32nd Ave Sea Cliff		4	3.50	2	0		03/21/06	37	3,150,000	2,980,000	99.58
45 Scenic Way Sea Cliff		7	6	2	0		06/23/06	69	5,750,000	5,500,000	95.65
44 25th Ave Sea Cliff		4	4.50	2	4,182	1,362.98	02/16/06	42	5,700,000	5,700,000	100.00
270 Sea Cliff Ave Sea Cliff		5	6.50	2	0		09/16/06	71	9,900,000	9,900,000	100.00
256 Willard North St Lone Mountain		2	1	2	1,110	644.14	03/08/06	86	799,000	715,000	100.00
332 Ewing Lone Mountain		2	1	1	0		12/15/06	17	995,000	970,000	97.49
2875 Golden Gate Ave Lone Mountain		3	2	2	1,761	561.04	07/21/06	20	938,000	988,000	105.33
275 Stanyan St Lone Mountain		2	1	2	0		05/19/06	20	899,000	1,046,000	116.35
61 Stanyan St Lone Mountain		2	1.50	2	1,638	671.55	04/13/06	13	1,125,000	1,100,000	97.78
35 Loraine Ct Lone Mountain		3	2	2	1,716	655.59	05/12/06	22	995,000	1,125,000	113.07
344 Willard North St Lone Mountain		4	1.25	0	0		01/10/06	32	1,049,000	1,150,000	109.63
552 Arguello Blvd Lone Mountain		2	2	2	0		10/20/06	17	1,149,000	1,160,000	100.96
135 Ewing Lone Mountain		3	2	2	0		07/28/06	18	1,395,000	1,395,000	100.00
120 Stanyan St Lone Mountain		3	2	3	0		04/25/06	103	1,695,000	1,550,000	91.45
35 Kittredge Ter Lone Mountain		4	4	2	3,200	496.88	09/22/06	44	1,695,000	1,590,000	93.81
39 Paramount Ter Lone Mountain		3	2	1	0		03/03/06	8	1,650,000	1,650,000	100.00
473 Parker Ave Lone Mountain		6	4.50	4	4,000	628.75	12/15/06	141	2,879,000	2,515,000	94.91
Listing Count	195	Averages			1,990	596.30		39	1,342,152	1,362,887	102.58
		High			9,900,000.00	Low	705,000.00	Median	1,070,000.00		
Report Count	195										

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:22pm

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Property Types: Single-Family Homes, Condo/Coop/TIC/Loft Status: Sold (01/01/2006 to 12/31/2006)

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
471 23rd Ave #2 Central Richmond		1	1	1	0		12/04/06	151	329,000	339,000	103.04
471 23rd Ave #3 Central Richmond		2	1	1	0		12/06/06	134	429,000	399,000	100.00
767 19th Ave #2 Central Richmond		1	1	1	737	542.74	09/26/06	94	399,000	400,000	100.25
471 23rd Ave #6 Central Richmond		2	1	1	0		12/04/06	115	439,000	407,000	99.51
6509 Geary Blvd #101 Central Richmond		1	1	1	576	737.85	06/28/06	11	399,000	425,000	106.52
1444 Cabrillo St Central Richmond		2	1	4	0		09/15/06	116	475,000	475,000	100.00
1446 Cabrillo St Central Richmond		2	1	4	0		08/02/06	67	475,000	475,000	100.00
2245 Cabrillo #3 Central Richmond		1	1	1	822	577.86	03/03/06	39	475,000	475,000	100.00
401 26th Ave #2 Central Richmond		2	1	1	947	552.27	11/03/06	13	549,000	523,000	95.26
4702 Fulton Central Richmond		1	1	1	0		06/01/06	28	499,000	550,000	110.22
603 22nd Ave Central Richmond		1	1	1	0		04/28/06	183	539,000	560,000	105.86
6050 Geary Blvd #301 Central Richmond		2	1	1	938	607.68	09/08/06	120	599,000	570,000	95.16
6050 Geary Blvd #402 Central Richmond		2	1	1	938	634.33	07/28/06	28	599,000	595,000	99.33
609 22nd Ave Central Richmond		2	1	1	1,200	500.00	04/28/06	112	599,000	600,000	100.17
6444 Geary Blvd Central Richmond		2	1	4	885	679.10	10/27/06	22	589,000	601,000	102.04
6442 Geary Blvd Central Richmond		2	1	4	710	859.15	10/31/06	22	569,000	610,000	107.21
769 19th Ave Central Richmond		2	1	1	1,634	378.83	09/26/06	102	669,000	619,000	100.00
607 22nd Ave Central Richmond		2	1	1	1,200	529.17	04/28/06	112	629,000	635,000	100.95
456 25th Ave #2 Central Richmond		2	2	1	0		12/01/06	36	639,000	639,000	100.00
4708 Fulton St Central Richmond		2	1	2	1,121	593.22	10/17/06	31	649,000	665,000	102.47
6050 Geary Blvd #302 Central Richmond		3	2	1	1,029	651.12	08/02/06	39	649,000	670,000	103.24
605 22nd Ave Central Richmond		2	1	1	1,200	564.17	04/28/06	112	629,000	677,000	107.63
6050 Geary Blvd #401 Central Richmond		3	2	1	1,029	670.55	05/25/06	18	649,000	690,000	106.32
797 14th Ave Central Richmond		2	1	1	972	720.16	12/18/06	6	685,000	700,000	102.19
380 22nd Ave #102 Central Richmond		3	2.50	1	1,402	500.00	10/31/06	27	699,000	701,000	100.29
2918 Anza St Central Richmond		2	2	1	0		02/24/06	35	715,000	715,000	100.00
6448 Geary Blvd Central Richmond		2	2	4	1,392	538.07	10/31/06	22	749,000	749,000	100.00
556 16th Ave Central Richmond		2	1	0	1,481	505.74	11/16/06	41	749,000	749,000	100.00
793 14th Ave Central Richmond		2	1	1	1,023	733.14	06/30/06	16	725,000	750,000	103.45
2346 Clement St #1 Central Richmond		2	2.50	1	1,177	658.45	06/12/06	28	749,000	775,000	103.47
374 24th Ave #3 Central Richmond		2	2	1	1,070	724.30	02/17/06	21	715,000	775,000	108.39
537 26th Ave Central Richmond		4	2.50	1	1,641	477.76	03/02/06	32	850,000	784,000	104.67
539 14th Ave #4 Central Richmond		1	1	1	1,196	656.35	05/24/06	28	739,000	785,000	106.22
2739 Anza St Central Richmond		2	1.50	2	1,490	526.85	07/17/06	8	739,000	785,000	106.22
2741 Anza St Central Richmond		2	1	2	1,490	537.58	03/31/06	24	749,000	801,000	106.94
366 26th #1 Central Richmond		3	2.50	1	1,551	548.03	11/21/06	93	889,000	850,000	95.61
366 26th #2 Central Richmond		3	2.50	1	1,551	557.70	12/14/06	27	889,000	865,000	97.30
318 18th Ave Central Richmond		2	1.50	1	0		11/10/06	10	849,000	870,000	102.47
358 28th Ave Central Richmond		2	2.50	1	0		12/19/06	55	948,000	935,000	98.63
846 26th Ave #846 Central Richmond		2	1.25	2	1,760	531.25	05/25/06	27	875,000	935,000	106.86
374 24th Ave #1 Central Richmond		4	3	1	0		02/17/06	21	899,000	950,000	105.67
2732 Anza St Central Richmond		3	1.25	1	1,522	637.32	11/14/06	88	850,000	970,000	114.25
549 14th Ave Central Richmond		2	1.50	1	1,725	568.12	09/11/06	34	849,000	980,000	115.43
653 14th Ave Central Richmond		2	1	1	1,755	570.94	03/30/06	15	899,000	1,002,000	111.46
672 9th Ave Inner Richmond		1	1	0	1,010	396.04	01/05/06	41	369,000	400,000	108.40
1600 Anza St #1602 Inner Richmond		1	1	1	768	649.74	10/06/06	19	469,000	499,000	106.40
429-A 6th Ave Inner Richmond		1	1	0	0		11/14/06	14	479,000	500,000	104.38
475 10th Ave Inner Richmond		2	1	0	1,116	448.03	12/15/06	115	559,000	500,000	98.04
1600 Anza St #1606 Inner Richmond		2	1	0	801	630.46	07/07/06	46	489,000	505,000	103.27
1600 Anza St #1600 Inner Richmond		2	1	1	776	720.36	07/07/06	34	559,000	559,000	100.00
451 7th Ave #102 Inner Richmond		2	1.50	1	900	632.22	10/06/06	63	569,000	569,000	100.00
1600 Anza St #1604 Inner Richmond		2	1	1	832	685.10	07/07/06	46	549,000	570,000	103.83
737 6th Ave #3 Inner Richmond		2	1	1	0		08/23/06	69	687,000	585,000	91.55

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Listings as of 08/22/07 at 4:22pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
795 8th Ave #205 Inner Richmond		2	1	1	0		03/01/06	41	589,000	589,000	100.00
481 10th Ave Inner Richmond		3	1.50	2	1,434	417.71	11/15/06	99	599,000	599,000	100.00
313 2nd Ave #6 Inner Richmond		2	1	1	0		11/22/06	98	638,000	600,000	96.93
313 2nd Ave #1 Inner Richmond		2	1	1	0		12/29/06	34	619,000	605,000	99.34
479 10th Ave Inner Richmond		3	1	1	1,520	407.89	11/10/06	99	599,000	620,000	103.51
439-A 8th Ave Inner Richmond		2	2	1	805	854.66	12/28/06	64	688,000	688,000	100.00
677 Arguello Blvd #105 Inner Richmond		2	2	1	1,018	692.53	06/07/06	17	698,000	705,000	101.00
829 Balboa Inner Richmond		2	1	2	0		01/12/06	14	699,000	720,000	103.00
439 8th Ave Inner Richmond		2	2	1	945	772.49	12/29/06	61	778,000	730,000	92.64
1515 Anza St Inner Richmond		2	1	1	1,200	616.67	03/08/06	20	735,000	740,000	100.68
275 Arguello Blvd #102 Inner Richmond		2	1	1	790	949.37	02/28/06	9	699,000	750,000	107.30
438 8th Ave #201 Inner Richmond		3	2	1	0		04/28/06	63	820,000	779,000	95.00
827 Balboa Inner Richmond		2	1	2	0		01/12/06	14	729,000	780,000	107.00
1539 Anza St #2 Inner Richmond		3	2	1	1,290	608.53	03/01/06	17	785,000	785,000	100.00
636 6th Ave Inner Richmond		3	2	1	1,350	592.59	08/15/06	78	869,000	800,000	100.13
634 6th Ave Inner Richmond		3	2	1	1,400	589.29	08/15/06	78	829,000	825,000	98.33
853 Arguello Blvd Inner Richmond		2	1	1	1,108	746.39	08/02/06	11	794,000	827,000	104.16
658 10th Ave Inner Richmond		2	1.50	1	1,509	550.03	12/21/06	7	779,000	830,000	106.55
1600 Anza St #1608 Inner Richmond		3	2	2	1,679	507.44	07/07/06	46	789,000	852,000	107.98
677 Arguello Blvd #102 Inner Richmond		3	3	1	1,335	645.69	07/21/06	25	795,000	862,000	108.43
759 Arguello Blvd Inner Richmond		3	1	1	1,457	600.55	06/27/06	19	799,000	875,000	109.51
366 Funston Ave Inner Richmond		3	1.50	1	0		05/18/06	19	799,000	907,000	113.52
216 3rd Ave Inner Richmond		2	1	2	1,432	643.85	04/28/06	33	959,000	922,000	96.14
460 5th Ave Inner Richmond		3	2	1	1,972	509.63	07/20/06	39	899,000	1,005,000	111.79
427 6th Ave Inner Richmond		4	2.50	1	1,890	571.43	12/22/06	97	1,149,000	1,080,000	98.36
537 7th Ave Inner Richmond		4	3	1	2,375	494.74	08/10/06	14	1,140,000	1,175,000	103.07
73 Wood St #A Jordan Park/Laurel H		2	1	1	1,100	454.55	12/22/06	98	499,000	500,000	100.20
105 Palm Ave #8 Jordan Park/Laurel H		2	1	0	1,233	527.17	03/16/06	21	649,000	650,000	100.15
100 Parker #204 Jordan Park/Laurel H		1	1	2	862	771.46	10/31/06	21	665,000	665,000	100.00
150 Palm Ave #3 Jordan Park/Laurel H		2	1	1	1,362	555.80	10/18/06	49	799,000	757,000	94.74
189 Commonwealth Ave #3 Jordan Park/Laur		2	1.50	1	1,553	521.57	01/10/06	58	830,000	810,000	97.59
324 Arguello Blvd Jordan Park/Laurel H		2	1	1	1,180	705.08	12/21/06	14	799,000	832,000	104.13
57-59 Iris Ave #57 Jordan Park/Laurel H		2	1	2	0		11/07/06	23	925,000	925,000	100.00
12 Commonwealth Ave #5 Jordan Park/Laure		2	1	1	1,250	740.00	04/06/06	14	795,000	925,000	116.35
24 Blake St #1 Jordan Park/Laurel H		2	2	1	1,750	542.29	04/14/06	36	949,000	949,000	100.00
57-59 Iris Ave #59 Jordan Park/Laurel H		2	1	1	0		11/07/06	30	970,000	970,000	100.00
60 Collins St Jordan Park/Laurel H		3	2.50	2	1,700	683.24	09/12/06	96	1,298,000	1,161,500	96.87
34 Parker Ave Jordan Park/Laurel H		3	2	1	2,226	628.93	12/19/06	96	1,475,000	1,400,000	94.92
29 Parker Ave Jordan Park/Laurel H		3	2.50	2	2,184	657.05	04/27/06	46	1,449,000	1,435,000	99.03
66 Collins St Jordan Park/Laurel H		4	3	2	0		10/18/06	21	1,525,000	1,615,500	105.93
824 Euclid Ave Jordan Park/Laurel H		4	3.50	2	2,680	634.33	12/15/06	67	1,798,000	1,700,000	94.55
195 20th Ave #10 Lake		0	1	1	456	900.22	10/04/06	47	389,000	410,500	105.53
2438 Lake St #1 Lake		2	1	1	0		05/10/06	3	418,200	418,200	100.00
2438 Lake St #2 Lake		2	1	1	0		04/14/06	95	489,000	489,000	100.00
143 9th Ave #B Lake		1	1	1	0		07/06/06	40	599,000	519,000	94.38
2438 Lake St #3 Lake		2	1	1	0		04/14/06	59	529,000	520,000	98.30
2438 Lake St #4 Lake		2	1	1	0		04/14/06	95	529,000	529,000	100.00
1341 Lake St Lake		1	1	3	3,770	143.24	01/30/06	106	549,000	540,000	98.36
195 20th Ave #12 Lake		1	1	1	740	756.76	03/15/06	132	649,000	560,000	96.89
1343 Lake St Lake		2	1	3	3,770	156.23	01/13/06	24	589,000	589,000	100.00
2438 Lake St #6 Lake		2	1	1	0		04/28/06	42	589,000	589,000	100.00
5438 California St Lake		2	2	1	819	763.13	02/22/06	52	699,000	625,000	99.24
5606 California St #101 Lake		2	2	1	0		06/16/06	31	639,000	645,000	100.94
360 Lake St #1 Lake		2	1	0	1,001	654.35	11/07/06	48	659,000	655,000	99.39
5432 California St Lake		3	3	1	1,188	601.85	02/23/06	85	788,000	715,000	102.15

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
247-A 27th Ave Lake		3	2	1	1,297	562.07	01/13/06	27	765,000	729,000	95.29
5436 California St Lake		3	3	1	1,200	612.50	02/08/06	67	799,000	735,000	100.71
1307 Lake St Lake		1	1	1	0		05/09/06	30	750,000	750,000	100.00
249-A 27th Ave Lake		3	2	1	1,245	636.14	11/21/06	50	829,000	792,000	99.12
1529 Lake St Lake		2	1	1	1,125	719.11	12/15/06	14	809,000	809,000	100.00
1531 Lake St Lake		2	1	1	0		10/20/06	34	769,000	825,000	107.28
41 14th Ave Lake		2	1.50	1	1,392	609.91	10/27/06	27	849,000	849,000	100.00
4627 California St Lake		2	1	1	1,281	677.60	03/21/06	13	798,000	868,000	108.77
225 26th Ave #B Lake		4	3	1	1,601	543.41	01/18/06	155	925,000	870,000	97.21
145 9th Ave Lake		2	2	1	1,553	579.52	02/03/06	11	799,000	900,000	112.64
39 14th Ave Lake		2	1.50	1	1,265	712.25	10/11/06	20	820,000	901,000	109.88
17 14th Ave Lake		2	1.50	1	1,390	676.26	06/08/06	18	849,000	940,000	110.72
4339 California St #1 Lake		3	2	1	1,565	607.03	02/09/06	14	935,000	950,000	101.60
247 Arguello Blvd Lake		2	1.50	1	1,515	630.36	08/25/06	16	899,000	955,000	106.23
129 7th Ave Lake		2	1	1	1,443	673.60	07/28/06	68	979,000	972,000	99.28
5606 California St #201 Lake		4	2.50	2	2,139	458.16	05/26/06	21	939,000	980,000	104.37
225 26th Ave #1 Lake		4	4	1	0		10/12/06	66	1,100,000	985,000	97.04
153 23rd Ave Lake		3	3.50	1	0		12/29/06	147	1,187,000	1,005,000	98.53
4339 California St #3 Lake		4	2	2	1,569	645.00	04/12/06	24	949,000	1,012,000	106.64
950 Lake St Lake		3	2.25	1	1,817	558.61	03/21/06	141	1,195,000	1,015,000	97.13
121-123 3rd Ave #121 Lake		3	2.50	1	1,600	640.63	07/19/06	49	995,000	1,025,000	103.02
144 7th Ave Lake		3	1.50	1	0		01/11/06	26	979,000	1,100,000	112.36
233 26th Ave #A Lake		4	3	1	2,050	565.85	05/11/06	32	1,148,000	1,160,000	101.05
151 23rd Ave Lake		3	3.50	2	0		12/29/06	147	1,398,000	1,180,000	93.80
128 2nd Ave Lake		3	2	1	0		07/28/06	17	1,125,000	1,225,000	108.89
68 7th Ave Lake		2	2	1	1,900	644.74	11/17/06	45	1,395,000	1,225,000	94.59
122 9th Ave Lake		2	2	1	2,020	633.66	12/21/06	48	1,295,000	1,280,000	98.84
97 6th Ave Lake		3	2	1	1,877	687.27	02/28/06	14	1,200,000	1,290,000	107.50
158 12th Ave Lake		3	2	1	0		03/08/06	105	1,345,000	1,295,000	100.00
147 6th Ave #2 Lake		3	3.50	2	2,236	614.94	08/02/06	18	1,295,000	1,375,000	106.18
121-123 3rd Ave #123 Lake		3	2.50	1	2,150	697.67	07/19/06	48	1,295,000	1,500,000	115.83
1 12th Ave Lake		4	3.50	2	0		03/09/06	23	1,875,000	1,865,000	99.47
724 Lake Lake		3	2	1	0		07/28/06	15	1,650,000	1,900,000	115.15
4315 Clement St #1 Outer Richmond		1	1	4	0		02/24/06	77	399,000	399,000	100.00
4315 Clement St #2 Outer Richmond		1	1	4	0		02/24/06	73	399,000	399,999	100.25
4315 Clement St #3 Outer Richmond		1	1	4	0		02/24/06	72	419,000	419,000	100.00
4315 Clement St #4 Outer Richmond		1	1	4	0		02/24/06	72	419,000	425,000	101.43
875 La Playa St #182 Outer Richmond		2	2	1	986	537.53	03/31/06	131	550,000	530,000	99.07
825 La Playa St #224 Outer Richmond		2	2	2	986	549.70	02/17/06	16	549,000	542,000	98.72
875 La Playa St #281 Outer Richmond		2	1	1	1,029	556.85	09/11/06	37	589,000	573,000	97.28
875 La Playa St #282 Outer Richmond		2	2	1	1,084	530.44	09/18/06	85	580,000	575,000	99.14
825 La Playa St #231 Outer Richmond		2	2	1	1,084	530.44	02/22/06	48	569,000	575,000	101.05
855 La Playa St #253 Outer Richmond		2	2	1	1,143	524.93	12/20/06	13	587,000	600,000	102.21
588 41st Ave Outer Richmond		2	2	1	0		08/20/06	18	638,000	625,000	97.96
855 La Playa St #152 Outer Richmond		3	2	2	1,278	496.87	11/09/06	100	658,000	635,000	100.95
490 34th Ave #301 Outer Richmond		2	2	1	1,194	535.18	08/11/06	23	625,000	639,000	102.24
6736 Fulton St Outer Richmond		2	1	1	1,072	597.01	07/07/06	18	599,000	640,000	106.84
855 La Playa St #461 Outer Richmond		2	2	1	1,043	613.61	07/21/06	113	665,000	640,000	98.46
801 47th Ave #3 Outer Richmond		2	2	2	961	671.18	06/23/06	29	629,000	645,000	102.54
408 39th Ave Outer Richmond		2	2	1	0		06/27/06	78	650,000	650,000	100.00
825 La Playa St #322 Outer Richmond		3	2	2	1,344	490.33	03/23/06	33	659,000	659,000	100.00
875 La Playa St #179 Outer Richmond		2	2	1	1,306	505.36	05/19/06	16	649,000	660,000	101.69
717 La Playa St #A Outer Richmond		3	2	1	1,454	464.24	08/10/06	42	699,000	675,000	100.00
791 La Playa St #3 Outer Richmond		3	2	1	1,600	421.88	08/29/06	39	699,000	675,000	96.57
4710 Cabrillo St Outer Richmond		3	2	1	1,565	447.28	03/21/06	24	695,000	700,000	100.72

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:22pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
182 Seal Rock Dr Outer Richmond		2	1	1	0		12/22/06	37	699,000	702,000	100.43
180 Seal Rock Dr Outer Richmond		2	1	1	963	739.88	06/16/06	18	679,000	712,500	104.93
746 Great Highway #2 Outer Richmond		3	2	1	1,491	481.22	02/17/06	70	739,000	717,500	98.99
7032-34 Fulton Ave #7032 Outer Richmond		3	2	1	0		09/19/06	145	739,000	740,000	100.14
699 36th Ave #302 Outer Richmond		3	3	1	1,601	474.70	04/20/06	31	685,000	760,000	96.82
6647 California St Sea Cliff		1	1	1	0		05/07/06	58	579,000	579,000	100.00
6641 California St Sea Cliff		2	1	1	0		12/01/06	67	695,000	615,000	99.35
6641 California St Sea Cliff		2	1	1	0		05/07/06	58	629,000	629,000	100.00
6645 California St Sea Cliff		2	1	1	0		05/07/06	58	629,000	635,000	100.95
6643 California St Sea Cliff		2	1	1	0		05/07/06	58	689,000	695,000	100.87
6947 California Sea Cliff		2	1	1	1,150	608.70	10/11/06	19	679,000	700,000	103.09
2610 Lake St #1 Sea Cliff		1	1	2	906	794.70	11/17/06	115	759,000	720,000	97.96
95 26th Ave #A Sea Cliff		1	2	0	944	847.46	06/01/06	12	779,000	800,000	102.70
95 26th Ave #D Sea Cliff		2	2	1	1,322	699.70	12/12/06	109	1,049,000	925,000	97.47
3052 Turk Blvd Lone Mountain		1	1	1	1,080	556.02	02/01/06	22	585,000	600,500	102.65
2432 Fulton St Lone Mountain		2	1	1	1,328	478.16	02/28/06	80	620,000	635,000	100.00
2430 Fulton St Lone Mountain		2	1	1	1,420	468.31	02/28/06	80	640,000	665,000	100.00
2428 Fulton St Lone Mountain		2	1	1	1,425	487.72	02/28/06	80	669,000	695,000	100.00
137 Cook St #3 Lone Mountain		2	2	1	870	816.09	02/09/06	70	749,000	710,000	97.39
163 Wood St #2 Lone Mountain		3	2	1	0		12/06/06	35	829,000	799,000	100.00
137 Cook St #2 Lone Mountain		2	2	1	1,122	738.86	02/23/06	53	799,000	829,000	100.00
137 Cook St #1 Lone Mountain		2	2	1	1,176	714.29	02/14/06	117	849,000	840,000	101.33
145 Stanyan St Lone Mountain		2	1	1	0		01/13/06	63	599,000	1,535,000	256.26
147 Stanyan St Lone Mountain		2	1	1	0		01/13/06	63	699,000	1,535,000	219.60
Listing Count	187	Averages			1,353	601.27		52	763,413	777,418	103.15
		High			1,900,000.00	Low		339,000.00	Median		715,000.00

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