

Single-Family Homes CMA Report

Listings as of 08/22/07 at 3:42pm

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Property Types: Single-Family Homes, Condo/Coop/TIC/Loft Status: Sold (01/01/2007 to 08/01/2007)

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
2162 12th Ave Golden Gate Heights		2	1	1	0		03/02/07	20	725,000	725,000	100.00
1957 11th Ave Golden Gate Heights		2	1	2	975	856.41	06/13/07	9	779,000	835,000	107.19
741 Lawton St Golden Gate Heights		3	2	1	1,210	727.27	03/30/07	15	830,000	880,000	106.02
1862 15th Ave Golden Gate Heights		3	3	2	2,200	402.27	06/19/07	234	1,050,000	885,000	93.16
414 Rivera St Golden Gate Heights		2	1	2	1,540	579.87	05/03/07	20	838,000	893,000	106.56
2115 12th Ave Golden Gate Heights		3	2	1	1,245	738.96	05/09/07	17	869,000	920,000	105.87
1925 10th Ave Golden Gate Heights		3	2	1	0		06/15/07	35	839,000	950,000	113.23
2142 14th Ave Golden Gate Heights		3	2	2	1,666	570.23	02/21/07	22	929,000	950,000	102.26
453 Noriega St Golden Gate Heights		2	1.50	2	0		05/10/07	18	799,000	951,000	119.02
411 Noriega St Golden Gate Heights		4	2	2	2,098	457.58	01/05/07	20	949,000	960,000	101.16
37 Cragmont Ave Golden Gate Heights		2	1	2	1,400	698.93	05/30/07	13	850,000	978,500	115.12
1901 16th Ave Golden Gate Heights		4	3	1	2,350	678.72	06/22/07	30	1,595,000	1,595,000	100.00
2150 45th Ave Outer Parkside		2	1	1	1,300	453.85	03/01/07	26	649,000	590,000	90.91
2519 46th Ave Outer Parkside		3	1	2	1,046	592.73	07/27/07	23	679,000	620,000	103.51
2386 42nd Ave Outer Parkside		2	1	2	1,036	603.28	06/08/07	2	599,000	625,000	104.34
2331 46th Ave Outer Parkside		2	1	0	1,050	600.48	07/19/07	25	539,000	630,500	116.98
2583 46th Ave Outer Parkside		2	1	1	800	812.50	04/13/07	87	649,000	650,000	100.15
1930 48th Ave Outer Parkside		2	1	1	800	831.25	04/05/07	28	649,000	665,000	102.47
1937 48th Ave Outer Parkside		2	1	1	800	831.25	06/18/07	14	649,000	665,000	102.47
2211 40th Ave Outer Parkside		2	1	2	0		03/14/07	21	588,000	672,000	114.29
2227 43rd Ave Outer Parkside		3	1	2	1,176	588.44	02/09/07	130	729,000	692,000	99.00
2378 39th Ave Outer Parkside		3	1	2	1,220	567.62	02/16/07	70	725,000	692,500	95.52
2538 47th Ave Outer Parkside		2	1	2	1,001	694.31	07/24/07	15	599,000	695,000	116.03
2322 46th Ave Outer Parkside		2	1	1	1,045	668.90	03/30/07	23	599,000	699,000	116.69
1925 48th Ave Outer Parkside		3	1	1	995	703.52	04/10/07	38	699,000	700,000	100.14
2600 Vicente Outer Parkside		2	2	3	1,200	583.33	06/04/07	3	685,000	700,000	102.19
2122 40th Ave Outer Parkside		3	1	1	911	768.39	07/02/07	55	729,000	700,000	96.02
2122 42nd Ave Outer Parkside		2	1	2	1,137	624.45	07/06/07	28	710,000	710,000	100.00
2478 46th Ave Outer Parkside		4	2	2	0		03/30/07	24	779,000	710,000	101.44
2074 43rd Ave Outer Parkside		2	1	2	1,214	586.90	03/14/07	20	721,000	712,500	98.82
2379 40th Ave Outer Parkside		2	1.50	2	1,030	699.03	03/01/07	14	729,888	720,000	98.65
2170 46th Ave Outer Parkside		2	1	1	875	822.86	03/08/07	105	738,000	720,000	100.70
3150 Rivera St Outer Parkside		2	1	2	1,137	633.25	07/23/07	30	749,900	720,000	99.34
2379 44th Ave Outer Parkside		2	1	1	1,200	600.00	07/24/07	20	689,000	720,000	104.50
2662 43rd Ave Outer Parkside		2	1	2	1,012	716.40	06/26/07	20	669,000	725,000	108.37
2719 Vicente St Outer Parkside		2	2	1	0		05/25/07	21	659,000	725,000	110.02
2007 41st Ave Outer Parkside		2	1	1	893	811.87	02/08/07	9	725,000	725,000	100.00
2070 45th Ave Outer Parkside		4	1.50	2	1,406	518.49	01/25/07	42	749,000	729,000	97.33
1915 42nd Ave Outer Parkside		3	2	1	1,214	603.79	06/20/07	29	698,000	733,000	105.01
2687 43rd Ave Outer Parkside		3	2	1	1,532	481.72	04/06/07	24	739,000	738,000	99.86
2347 44th Ave Outer Parkside		2	1	2	1,225	604.08	02/14/07	12	599,000	740,000	123.54
2035 43rd Ave Outer Parkside		2	1	1	1,214	609.56	06/15/07	11	720,000	740,000	102.78
3025 Wawona St Outer Parkside		2	1	2	1,012	731.23	06/18/07	14	675,000	740,000	109.63
2239 47th Ave Outer Parkside		2	2	1	1,195	624.27	05/31/07	24	729,000	746,000	102.33
3022 Vicente St Outer Parkside		2	1	2	1,036	720.08	03/08/07	26	675,000	746,000	110.52
2327 38th Ave Outer Parkside		2	1	1	1,011	740.85	06/05/07	82	829,000	749,000	90.35
1923 44th Ave Outer Parkside		2	1	1	1,162	644.58	01/31/07	112	749,000	749,000	100.00
2542 38th Ave Outer Parkside		2	1	1	1,186	639.12	04/25/07	7	699,888	758,000	108.30
2119 46th Ave Outer Parkside		3	1.50	3	1,384	548.41	01/03/07	67	825,000	759,000	100.00
2924 Rivera St Outer Parkside		2	1	1	1,012	750.99	05/22/07	29	748,000	760,000	101.60
2327 40th Ave Outer Parkside		2	1	1	1,030	742.72	05/23/07	21	725,000	765,000	105.52
1974 44th Ave Outer Parkside		2	1	2	1,162	658.35	04/20/07	25	699,000	765,000	109.44
2290 44th Ave Outer Parkside		3	2	1	1,220	632.79	02/20/07	35	778,000	772,000	99.23

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 \$
2014 47th Ave Outer Parkside		3	2	1	1,649	469.98	04/11/07	34	725,000	775,000	106.90
2082 46th Ave Outer Parkside		2	1	1	1,185	654.01	02/26/07	19	749,000	775,000	103.47
1994 43rd Ave Outer Parkside		3	2	1	1,214	638.39	04/18/07	56	799,000	775,000	103.47
2579 42nd Ave Outer Parkside		3	1	1	1,474	529.17	06/19/07	28	769,000	780,000	101.43
3030 Rivera St Outer Parkside		3	1	2	1,214	646.62	07/13/07	37	7,888,000	785,000	99.62
2443 41st Ave Outer Parkside		2	1	1	0		02/23/07	19	749,000	785,000	104.81
2187 39th Ave Outer Parkside		2	1	2	1,012	776.68	06/08/07	20	749,000	786,000	104.94
2155 39th Ave Outer Parkside		4	2	2	1,480	537.16	05/16/07	15	274,500	795,000	102.65
2139 39th Ave Outer Parkside		3	2	1	1,450	551.03	02/06/07	52	799,000	799,000	100.00
2235 43rd Ave Outer Parkside		2	1	1	1,000	804.50	07/11/07	27	749,000	804,500	107.41
4626 Ulloa St Outer Parkside		3	2	1	1,574	528.59	05/03/07	27	838,000	832,000	99.28
2933 Yorba St Outer Parkside		3	2	2	1,850	465.41	07/18/07	63	752,000	861,000	95.19
2362 38th Ave Outer Parkside		3	1	1	1,645	529.48	05/23/07	29	769,000	871,000	113.26
2582 Great Highway Hwy Outer Parkside		4	3	1	2,957	295.91	01/19/07	28	790,000	875,000	110.76
2335 37th Ave Outer Parkside		3	1	2	1,325	661.13	02/12/07	16	863,000	876,000	101.51
2307 40th Ave Outer Parkside		4	3	1	1,650	533.33	02/27/07	27	788,000	880,000	111.68
2071 42nd Ave Outer Parkside		4	2	1	1,925	457.14	04/05/07	11	799,000	880,000	110.14
2571 37th Ave Outer Parkside		3	2	1	2,012	437.43	06/25/07	34	899,500	880,100	97.84
2330 40th Ave Outer Parkside		3	2	2	1,362	680.62	05/25/07	37	849,000	927,000	109.19
2518 Great Highway Outer Parkside		3	1.50	2	1,465	750.85	05/15/07	26	929,000	1,100,000	118.41
2091 41st Ave Outer Parkside		4	3.50	2	2,500	456.00	03/29/07	37	1,189,000	1,140,000	95.88
2335 37th Ave Outer Parkside		4	4	1	2,600	494.23	06/28/07	8	1,280,000	1,285,000	100.39
4224 Lawton St Outer Sunset		1	1	1	0		06/07/07	21	599,500	625,000	104.25
1471 47th Ave Outer Sunset		2	1	1	960	656.25	07/31/07	32	719,000	630,000	87.62
1635 47th Ave Outer Sunset		3	1	2	0		02/27/07	63	670,000	630,000	101.78
1770 48th Ave Outer Sunset		2	1	1	800	812.50	06/08/07	33	699,000	650,000	92.99
1859 42nd Ave Outer Sunset		2	1	1	800	843.75	06/19/07	49	699,000	675,000	96.57
1883 41st Ave Outer Sunset		3	1	1	800	843.75	03/21/07	15	673,000	675,000	100.30
1735 43rd Ave Outer Sunset		2	1	1	938	724.95	07/27/07	42	688,000	680,000	98.84
1891 44th Ave Outer Sunset		2	1	1	800	857.50	06/20/07	27	689,000	686,000	101.03
3431 Noriega St Outer Sunset		2	1	1	800	862.50	03/01/07	58	673,000	690,000	102.53
1587 47th Ave Outer Sunset		2	1	1	960	718.75	01/30/07	12	699,000	690,000	98.71
1758 44th Ave Outer Sunset		2	1	2	988	699.39	07/27/07	24	719,000	691,000	100.00
1642 40th Ave Outer Sunset		2	1	1	1,402	493.98	04/26/07	22	629,000	692,555	110.10
1666 47th Ave Outer Sunset		2	1	1	850	822.35	05/30/07	38	699,000	699,000	100.00
1762 42nd Ave Outer Sunset		2	1	2	1,230	569.11	07/10/07	29	728,000	700,000	96.15
1722 44th Ave Outer Sunset		3	2	2	1,195	589.96	06/20/07	11	699,000	705,000	105.38
1651 46th Ave Outer Sunset		2	1	1	1,049	672.07	04/24/07	40	669,000	705,000	105.38
4038 Lawton St Outer Sunset		3	2	2	1,240	569.00	01/08/07	75	725,000	705,555	97.32
3921 Ortega St Outer Sunset		2	1	1	1,100	650.00	05/31/07	39	699,000	715,000	102.29
3720 Kirkham St Outer Sunset		2	1	2	1,150	626.09	03/21/07	211	699,000	720,000	103.00
1447 46th Ave Outer Sunset		2	1	1	1,175	612.77	03/19/07	37	699,000	720,000	103.00
1826 40th Ave Outer Sunset		3	2	1	1,214	597.20	05/30/07	56	789,000	725,000	100.76
1707 44th Ave Outer Sunset		2	1	1	1,000	728.00	06/13/07	28	699,000	728,000	104.15
1674 38th Ave Outer Sunset		2	1	2	1,162	628.23	01/05/07	61	759,000	730,000	98.78
1730 43rd Ave Outer Sunset		2	2	1	1,338	546.34	05/25/07	44	745,900	730,999	98.00
1367 46th Ave Outer Sunset		0	0	1	1,617	454.55	01/18/07	10	728,000	735,000	100.96
1515 44th Ave Outer Sunset		4	3	1	1,300	569.23	03/15/07	71	759,000	740,000	97.50
4020 Lawton St Outer Sunset		2	2	1	1,324	558.91	03/30/07	176	750,000	740,000	98.67
1374 47th Ave Outer Sunset		3	1	2	1,215	613.17	05/17/07	21	729,000	745,000	102.19
1714 41st Ave Outer Sunset		2	1	2	1,150	647.83	05/15/07	39	729,000	745,000	100.00
3130 Ortega St Outer Sunset		3	1.50	2	1,175	638.30	07/31/07	31	749,000	750,000	100.13
3437 Moraga St Outer Sunset		2	1	1	1,150	660.87	04/12/07	25	719,999	760,000	105.56
1750 44th Ave Outer Sunset		3	1	2	1,520	500.00	04/25/07	35	799,000	760,000	101.33
1835 38th Ave Outer Sunset		2	1	1	0		07/31/07	13	725,000	775,000	104.87

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1678 40th Ave Outer Sunset		3	2	1	0		07/31/07	12	749,000	785,000	104.81
1443 41st Ave Outer Sunset		2	1.50	2	1,450	543.45	07/24/07	5	765,000	788,000	103.01
1339 46th Ave Outer Sunset		2	1	1	0		02/23/07	148	779,000	788,888	101.27
1368 45th Ave Outer Sunset		2	1	1	1,225	648.98	04/11/07	42	785,000	795,000	101.27
1786 42nd Ave Outer Sunset		3	2	1	1,407	574.27	02/27/07	27	769,000	808,000	105.07
1234 43rd Ave Outer Sunset		3	1.50	1	1,956	418.97	03/09/07	161	859,000	819,500	100.00
1583 46th Ave Outer Sunset		2	1	1	0		02/28/07	23	799,000	825,000	103.25
1734 38th Ave Outer Sunset		4	2	2	1,510	562.91	05/25/07	17	799,000	850,000	106.38
1490 38th Ave Outer Sunset		2	1	2	1,375	618.91	05/18/07	8	799,000	851,000	106.51
1563 41st Ave Outer Sunset		3	3	1	0		06/18/07	41	899,000	900,000	100.11
1471 37th Ave Outer Sunset		3	2	2	1,930	468.91	02/28/07	38	849,000	905,000	106.60
1821 37th Ave Outer Sunset		2	1.50	1	1,450	646.90	04/13/07	12	899,000	938,000	104.34
1450 43rd Ave Outer Sunset		4	3	1	0		05/31/07	22	799,000	955,000	119.52
1427 42nd Ave Outer Sunset		4	2	2	1,959	515.57	06/20/07	12	959,000	1,010,000	105.32
1355 45th Ave Outer Sunset		4	4	1	2,380	462.18	03/24/07	126	1,220,000	1,100,000	90.16
1255 37th Ave Outer Sunset		3	1.25	2	1,912	627.62	04/04/07	11	1,089,000	1,200,000	110.19
1265 37th Ave Outer Sunset		4	3.50	1	0		01/19/07	62	1,595,000	1,595,000	100.00
2731 Pacheco St Parkside		2	1	1	800	762.50	04/11/07	56	699,000	610,000	90.38
2034 24th Ave Parkside		2	1	1	800	837.50	04/30/07	1	690,988	670,000	96.96
2437 23rd Ave Parkside		2	1	1	1,488	453.63	01/10/07	85	729,800	675,000	99.26
2488 29th Ave Parkside		2	1	1	1,247	541.30	02/07/07	7	675,000	675,000	100.00
1032 Santiago St Parkside		2	1	1	1,115	609.87	06/07/07	3	599,000	680,000	113.52
1934 32nd Ave Parkside		2	1	2	950	736.84	05/30/07	25	699,000	700,000	100.14
2162 31st Ave Parkside		2	1	1	877	809.58	06/29/07	115	765,000	710,000	97.94
2459 32nd Ave Parkside		2	1	2	1,125	640.00	04/04/07	13	686,000	720,000	104.96
1982 30th Ave Parkside		2	1	2	1,050	700.00	07/27/07	27	748,000	735,000	98.26
2218 Quintara St Parkside		2	1	2	1,275	578.82	05/25/07	11	649,000	738,000	113.71
1624 Santiago St Parkside		3	1	1	1,462	512.31	03/16/07	28	749,000	749,000	100.00
1980 21st Ave Parkside		2	1	2	1,255	597.61	07/10/07	7	739,000	750,000	101.49
2039 33rd Ave Parkside		3	2	1	1,605	482.87	01/09/07	52	749,000	775,000	103.47
2358 34th Ave Parkside		2	1	2	1,004	781.87	03/27/07	25	689,000	785,000	113.93
2578 32nd Ave Parkside		5	2	1	1,680	469.05	01/05/07	50	829,000	788,000	108.09
1622 Rivera St Parkside		3	2	2	1,675	470.45	01/12/07	34	759,000	788,000	103.82
1934 33rd Ave Parkside		2	1	2	1,252	629.39	05/04/07	15	777,777	788,000	101.31
2645 35th Ave Parkside		4	1.25	1	2,195	363.55	02/16/07	30	725,000	798,000	110.07
2555 31st Ave Parkside		3	1	2	1,500	534.67	02/09/07	33	750,000	802,000	106.93
2306 30th Ave Parkside		3	2.50	1	1,650	490.91	01/09/07	102	888,000	810,000	97.71
2582 32nd Ave Parkside		3	2	1	1,515	540.59	01/10/07	11	819,000	819,000	100.00
2533 24th Ave Parkside		2	1	2	0		04/11/07	36	825,000	825,000	100.00
2418 25th Ave Parkside		2	1	2	1,300	638.46	06/14/07	38	798,000	830,000	99.40
2433 Santiago St Parkside		2	1	2	1,200	691.67	07/25/07	21	749,000	830,000	110.81
2455 30th Ave Parkside		2	1	1	1,250	665.60	07/20/07	24	749,000	832,000	111.08
2190 26th Ave Parkside		3	2	1	1,530	545.75	06/21/07	39	799,000	835,000	104.51
2026 34th Ave Parkside		3	1	2	1,325	630.19	05/02/07	42	859,000	835,000	97.21
2611 25th Ave Parkside		3	1	2	1,399	606.15	03/06/07	10	840,000	848,000	100.95
2487 32nd Ave Parkside		3	2	1	1,688	502.37	07/20/07	239	899,000	848,000	97.70
2358 21st Ave Parkside		3	1	1	1,305	659.00	04/24/07	53	749,950	860,000	100.00
2054 Wawona St Parkside		2	1	1	1,275	675.29	03/27/07	22	795,000	861,000	108.30
2591 25th Ave Parkside		2	1	2	1,150	753.70	06/14/07	68	765,000	866,750	113.30
2187-2187 25th Ave Parkside		3	1	2	1,400	625.00	07/25/07	16	875,000	875,000	100.00
2438 29th Ave Parkside		2	1	1	1,700	528.24	07/01/07	31	868,000	898,000	103.46
1967 28th Ave Parkside		2	2	1	1,417	635.14	02/21/07	104	899,000	900,000	100.11
2178 30th Ave Parkside		2	1	1	1,765	512.75	03/22/07	21	888,000	905,000	101.91
2310 26th Ave Parkside		2	3	2	0		07/03/07	20	850,000	918,500	108.06
2250 25th Ave Parkside		3	3	1	1,951	471.55	06/29/07	57	898,000	920,000	100.22

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1924 Rivera St Parkside		3	2.50	2	2,100	440.48	06/01/07	24	899,000	925,000	102.89
2585 25th Ave Parkside		2	1	1	0		06/01/07	11	828,000	928,000	112.08
2467 20th Ave Parkside		4	2	2	1,600	587.50	02/09/07	30	999,888	940,000	94.01
2455 25th Ave Parkside		4	2	2	1,916	497.39	05/30/07	15	898,500	953,000	106.07
2127 30th Ave Parkside		2	2	2	1,590	606.92	05/10/07	20	888,000	965,000	108.67
2523 28th Ave Parkside		2	2	1	1,436	681.06	06/01/07	34	925,000	978,000	105.73
2676 23rd Ave Parkside		5	2	1	2,280	442.98	03/06/07	89	1,090,000	1,010,000	92.66
2127 33rd Ave Parkside		3	3	1	1,700	610.59	04/05/07	15	999,000	1,038,000	103.90
2566 23rd Ave Parkside		7	3	3	2,924	355.68	05/23/07	165	1,388,000	1,040,000	87.54
2101 33rd Ave Parkside		4	3	1	0		05/04/07	28	995,000	1,050,000	105.53
2130 34th Ave Parkside		4	4	1	2,220	484.68	07/20/07	28	999,000	1,076,000	107.71
2153 20th Ave Parkside		3	3	2	2,173	529.22	05/02/07	15	988,000	1,150,000	116.40
2282 29th Ave Parkside		3	3	1	0		04/27/07	29	1,180,000	1,160,000	98.31
1340 Wawona St Parkside		4	3	1	2,500	480.00	07/05/07	96	1,350,000	1,200,000	94.12
2283 24th Ave Parkside		5	4	2	2,500	490.00	04/26/07	28	1,199,000	1,225,000	102.17
2185 Ulloa St Parkside		3	1	2	0		05/10/07	7	988,000	1,245,000	126.01
2018 20th Ave Parkside		5	3	1	2,800	446.43	05/24/07	26	1,250,000	1,250,000	100.00
2336 30th Ave Parkside		4	4	1	2,813	449.70	01/19/07	108	1,350,000	1,265,000	98.83
1990 36th Ave Parkside		5	2.50	4	2,574	498.06	05/11/07	7	1,199,000	1,282,000	106.92
1967 29th Ave Parkside		4	4	2	2,203	583.75	02/06/07	59	1,350,000	1,286,000	95.26
2170 25th Ave Parkside		4	5	1	0		03/16/07	16	1,295,000	1,295,000	100.00
2467 20th Ave Parkside		5	4	2	2,400	558.33	07/31/07	33	1,388,000	1,340,000	96.54
2127 29th Ave Parkside		4	3.50	2	2,860	519.23	02/28/07	4	1,535,000	1,485,000	96.74
1415 23rd Ave Central Sunset		2	1	1	1,055	592.42	02/09/07	2	600,000	625,000	104.17
1890 24th Ave Central Sunset		2	1	0	1,335	539.33	04/25/07	21	599,000	720,000	120.20
2120 Ortega St Central Sunset		1	1.50	1	875	822.86	06/15/07	9	659,000	720,000	109.26
1859 30th Ave Central Sunset		0	2	1	1,319	558.42	05/22/07	69	690,000	736,550	105.07
2431 Ortega St Central Sunset		2	1	2	1,087	694.57	07/13/07	14	729,000	755,000	103.57
1727 29th Ave Central Sunset		3	2	2	1,350	559.26	06/22/07	49	739,000	755,000	102.17
1730 33rd Ave Central Sunset		2	2	1	1,270	610.24	04/17/07	41	699,000	775,000	110.87
1446 21st Ave Central Sunset		2	3	2	1,300	614.62	01/17/07	25	799,000	799,000	100.00
1818 Ortega St Central Sunset		2	1	1	1,370	583.94	02/15/07	98	850,000	800,000	94.12
1534 30th Ave Central Sunset		4	2	1	1,769	462.41	01/04/07	68	858,000	818,000	97.61
1715 29th Ave Central Sunset		2	2	1	1,687	486.07	05/16/07	28	872,000	820,000	94.04
1791 33rd Ave Central Sunset		2	1	1	1,355	608.86	03/23/07	31	820,000	825,000	100.61
1842 26th Ave Central Sunset		3	1	3	0		03/14/07	16	879,000	829,000	105.07
1711 32nd Ave Central Sunset		3	2	1	1,650	509.09	07/18/07	45	849,000	840,000	98.82
1886 36th Ave Central Sunset		2	1	1	1,247	681.64	06/28/07	4	798,888	850,000	106.40
1558 24th Ave Central Sunset		2	1	3	1,405	604.98	01/05/07	56	875,000	850,000	97.14
1431 31st Ave Central Sunset		2	1	2	1,375	629.82	07/26/07	18	789,000	866,000	109.76
1562 34th Ave Central Sunset		2	1	2	1,450	606.21	03/23/07	9	769,000	879,000	114.30
1863 22nd Ave Central Sunset		3	2	2	1,250	704.00	03/14/07	24	799,000	880,000	110.14
1871 26th Ave Central Sunset		2	1.75	2	1,175	757.45	07/27/07	17	849,999	890,000	104.71
1850 36th Ave Central Sunset		3	2.50	2	1,850	482.51	03/13/07	27	861,868	892,650	103.57
1467 27th Ave Central Sunset		2	1	2	1,334	673.16	07/27/07	34	859,000	898,000	104.54
1615 20th Ave Central Sunset		3	2	1	1,574	587.67	05/22/07	34	899,000	925,000	102.89
1671 32nd Ave Central Sunset		2	1	2	1,855	506.20	06/19/07	14	828,000	939,000	113.41
1466 21st Ave Central Sunset		2	1	2	1,405	682.56	07/27/07	16	799,000	959,000	120.03
1490 26th Ave Central Sunset		4	3	1	1,702	564.04	02/21/07	116	988,000	960,000	97.17
1857 23rd Ave Central Sunset		5	3	2	2,075	466.51	03/16/07	16	899,000	968,000	107.68
1826 33rd Ave Central Sunset		4	3	1	0		07/12/07	154	1,038,000	968,000	96.99
1833 21st Ave Central Sunset		4	2	1	2,390	453.14	04/06/07	65	1,180,000	1,083,000	92.17
2930 Lawton St Central Sunset		3	1	1	2,733	402.49	02/16/07	21	988,000	1,100,000	111.34
1211 33rd Ave Central Sunset		3	2	2	2,787	414.42	07/13/07	29	1,198,000	1,155,000	96.41
1542 25th Ave Central Sunset		4	3	1	0		05/30/07	7	1,180,000	1,188,000	100.68

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Single-Family Homes CMA Report

Listings as of 08/22/07 at 3:42pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1719 29th Ave Central Sunset		4	4	1	1,425	842.11	03/06/07	6	999,000	1,200,000	120.12
1507 31st Ave Central Sunset		5	4.50	1	0		06/06/07	66	1,330,000	1,260,000	98.44
1274 19th Ave Inner Sunset		3	1.50	1	1,533	466.41	02/01/07	105	689,000	715,000	105.50
1231 Judah St Inner Sunset		2	1	2	1,550	467.74	05/17/07	62	695,000	725,000	104.32
1419 Lincoln Way Inner Sunset		2	1	1	1,020	725.49	06/15/07	20	759,000	740,000	97.50
1567 11th Ave Inner Sunset		2	1	2	1,282	585.02	03/07/07	86	820,000	750,000	91.46
1859 17th Ave Inner Sunset		2	1	2	1,596	520.05	03/15/07	70	899,900	830,000	92.23
1425 Kirkham St Inner Sunset		3	1.50	1	1,390	604.32	04/12/07	39	799,000	840,000	105.13
1850 10th Ave Inner Sunset		2	1	1	0		05/25/07	4	770,000	840,000	109.09
1551 10th Ave Inner Sunset		2	1.50	1	1,350	626.67	02/16/07	22	829,000	846,000	102.05
1539 7th Ave Inner Sunset		2	1	3	1,775	489.01	06/06/07	17	789,000	868,000	110.01
1758 17th Ave Inner Sunset		2	1	2	0		05/31/07	21	850,000	901,000	106.00
1523 18th Ave Inner Sunset		2	1	2	1,390	656.83	07/12/07	15	799,000	913,000	114.27
1447 Funston Ave Inner Sunset		2	1	1	1,050	876.19	06/15/07	14	729,000	920,000	126.20
1763 12th Ave Inner Sunset		3	2	2	1,564	629.80	05/08/07	16	949,000	985,000	103.79
1842 18th Ave Inner Sunset		0	1	1	1,842	542.89	02/28/07	93	1,300,000	1,000,000	76.92
1462 14th Ave Inner Sunset		3	1.50	2	1,425	705.26	04/30/07	20	769,000	1,005,000	130.69
224 Kirkham St Inner Sunset		2	2	1	0		07/06/07	14	875,000	1,025,000	117.14
1606 8th Ave Inner Sunset		2	1	2	1,365	780.95	07/11/07	13	899,000	1,066,000	118.58
1670 11th Ave Inner Sunset		2	1	2	1,650	657.58	06/08/07	14	799,000	1,085,000	135.79
1762 10th Ave Inner Sunset		3	2.50	1	0		03/16/07	20	1,095,000	1,100,000	100.46
1454 16th Ave Inner Sunset		2	1	2	1,300	852.31	06/26/07	14	875,000	1,108,000	126.63
1637 16th Ave Inner Sunset		3	2	1	2,400	468.75	05/18/07	63	1,195,000	1,125,000	102.27
1831 17th Ave Inner Sunset		3	2.75	3	1,650	690.91	07/12/07	15	998,000	1,140,000	114.23
1714 12th Ave Inner Sunset		3	2.50	1	0		05/22/07	192	1,250,000	1,150,000	98.71
1745 16th Ave Inner Sunset		3	3.50	2	2,023	568.46	03/08/07	17	999,000	1,150,000	115.12
420 Kirkham St Inner Sunset		3	2	1	1,800	645.28	04/06/07	15	995,000	1,161,500	116.73
233 Judah St Inner Sunset		3	1.25	1	0		04/17/07	16	1,025,000	1,233,000	120.29
1771 11th Ave Inner Sunset		3	1.50	1	2,083	609.70	06/01/07	14	925,000	1,270,000	137.30
1544 18th Ave Inner Sunset		4	2.50	2	2,494	511.23	02/23/07	14	1,195,000	1,275,000	106.69
1779 8th Ave Inner Sunset		3	1.25	2	1,854	698.49	04/20/07	26	1,149,000	1,295,000	112.71
1640 9th Ave Inner Sunset		3	2.25	2	2,525	526.73	03/07/07	13	1,195,000	1,330,000	111.30
1230 11th Ave Inner Sunset		5	2	2	2,332	578.90	05/09/07	6	1,195,000	1,350,000	112.97
1471 5th Ave Inner Sunset		4	1.25	2	2,080	673.08	04/12/07	13	1,125,000	1,400,000	124.44
1741 16th Ave Inner Sunset		5	4	2	3,643	399.40	02/21/07	31	1,450,000	1,455,000	100.34
1275 12th Ave Inner Sunset		4	4	2	1,870	836.90	03/15/07	16	1,395,000	1,565,000	112.19
1326 15th Ave Inner Sunset		5	3.50	2	0		06/05/07	6	1,385,000	1,610,000	116.25
1387 6th Ave Inner Sunset		4	3	2	2,600	692.31	05/22/07	12	1,495,000	1,800,000	120.40
2690 19th Ave Inner Parkside		3	2	2	1,490	536.17	03/15/07	90	798,888	798,888	100.00
2207 16th Ave Inner Parkside		2	1	1	1,200	679.17	06/06/07	31	775,000	815,000	105.16
701 Quintara St Inner Parkside		3	3	1	0		05/10/07	5	849,000	905,000	106.60
1609 Ulloa St Inner Parkside		2	1	2	1,350	674.07	06/26/07	28	890,000	910,000	102.25
2452 15th Ave Inner Parkside		6	3.50	1	2,694	339.64	05/01/07	59	1,099,000	915,000	92.61
1967 18th Ave Inner Parkside		3	2	2	1,440	638.89	06/29/07	25	849,900	920,000	108.25
2654 16th Ave Inner Parkside		3	2	1	1,461	639.97	04/02/07	69	849,000	935,000	110.13
2262 16th Ave Inner Parkside		3	2	2	1,725	582.61	03/02/07	15	899,000	1,005,000	111.79
1601 Ulloa St Inner Parkside		2	1	4	1,500	675.97	02/26/07	62	798,000	1,013,950	108.57
2518 15th Ave Inner Parkside		3	1.50	3	1,524	669.29	04/20/07	26	898,000	1,020,000	95.19
2539 16th Ave Inner Parkside		2	1	2	0		04/19/07	18	849,000	1,050,000	123.67
2272 17th Ave Inner Parkside		2	2	2	0		07/24/07	21	829,000	1,050,000	126.66
2116 15th Ave Inner Parkside		4	3	2	0		02/14/07	18	999,000	1,055,000	105.61
2257 15th Ave Inner Parkside		6	4	1	2,269	561.92	02/09/07	69	1,298,000	1,275,000	98.23
2678 18th Ave Inner Parkside		4	5.50	1	2,500	524.00	06/20/07	12	1,280,000	1,310,000	102.34
2691 17th Ave Inner Parkside		3	3	3	2,090	645.93	03/30/07	243	1,475,000	1,350,000	96.77

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Single-Family Homes CMA Report

Listings as of 08/22/07 at 3:42pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
Listing Count	272	Averages			1,508	608.59		38	882,185	889,665	104.29
		High			1,800,000.00	Low		590,000.00	Median	831,000.00	
Report Count	272										

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 3:42pm

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Property Types: Single-Family Homes, Condo/Coop/TIC/Loft Status: Sold (01/01/2007 to 08/01/2007)

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
2108 Great Highway Outer Parkside		2	1	1	762	669.29	06/08/07	53	523,000	510,000	97.51
2454 Great Highway Ave #2 Outer Parkside		2	1	1	1,150	469.57	01/18/07	38	535,000	540,000	100.93
2456 Great Highway Hwy Outer Parkside		2	1	1	1,150	478.26	01/18/07	39	555,000	550,000	99.10
2090 Great Highway #305 Outer Parkside		1	1	1	752	731.38	07/10/07	17	550,000	550,000	100.00
2054 Great Highway Outer Parkside		3	2	2	1,187	724.52	02/09/07	15	825,000	860,000	104.24
1563 48th Ave #1 Outer Sunset		2	1	1	750	714.67	07/03/07	28	529,000	536,000	101.32
3625 Lincoln Way Outer Sunset		2	1	2	856	671.73	07/13/07	3	575,000	575,000	100.00
1547 48th Ave #2 Outer Sunset		2	1	1	869	661.68	03/28/07	30	575,000	575,000	100.00
4520 Irving #1 Outer Sunset		2	2	1	0		04/20/07	43	599,000	604,000	100.83
1622 48th Ave Outer Sunset		2	1	0	0		06/06/07	15	450,000	920,000	204.44
1941 Noriega St #5 Central Sunset		2	2	1	0		04/24/07	41	595,000	625,000	105.04
1670 20th Ave Central Sunset		3	3	2	2,000	454.00	01/30/07	101	925,000	908,000	98.16
1746 20th Ave Central Sunset		4	3	2	1,980	479.80	04/12/07	62	978,000	950,000	97.14
1358 17th Ave Inner Sunset		1	1	1	900	416.67	07/13/07	381	460,000	375,000	97.40
1358 17th Ave #A Inner Sunset		1	1	1	0		07/12/07	13	450,000	458,000	101.78
1135-1135 Irving St #1 Inner Sunset		1	2	0	945	517.46	05/02/07	43	489,000	489,000	100.00
1231 8th Ave #2 Inner Sunset		1	1	1	0		05/16/07	27	489,000	489,000	100.00
1135-1135 Irving St #3 Inner Sunset		1	2	0	945	528.04	05/11/07	53	499,000	499,000	100.00
1237 6th Ave Inner Sunset		2	1	0	1,330	387.22	04/11/07	43	529,000	515,000	97.35
1239 6th Ave Inner Sunset		2	1	0	1,191	437.45	04/11/07	43	549,000	521,000	100.00
1210 8th Ave Inner Sunset		2	1	1	0		03/05/07	10	539,000	539,000	100.00
1135-1135 Irving St #4 Inner Sunset		1	2	1	945	582.01	05/02/07	43	539,000	550,000	102.04
855 Lincoln Way #1 Inner Sunset		3	2	5	1,450	447.59	02/28/07	18	649,000	649,000	100.00
855 Lincoln Way #2 Inner Sunset		3	2	5	1,431	461.22	02/28/07	30	659,000	660,000	100.15
855 Lincoln Way #3 Inner Sunset		3	2	5	1,360	485.29	02/28/07	19	659,000	660,000	100.15
1256 6th Ave Inner Sunset		3	1	0	0		03/26/07	54	629,000	666,000	105.88
855 Lincoln Way #4 Inner Sunset		3	2	5	1,431	471.70	02/28/07	18	675,000	675,000	100.00
855 Lincoln Way #5 Inner Sunset		3	2	5	1,360	496.32	02/28/07	18	675,000	675,000	100.00
1135-1135 Irving St #2 Inner Sunset		3	3	1	1,665	444.44	05/23/07	46	729,000	740,000	101.51
124 Hugo St Inner Sunset		2	1	0	1,474	535.96	05/11/07	2	780,000	790,000	101.28
1871 9th Ave Inner Sunset		2	2.50	1	0		04/03/07	32	769,000	799,000	103.90
25-27 Judah St #27 Inner Sunset		3	2	0	3,230	255.42	07/19/07	52	849,000	825,000	97.17
650 Parnassus Ave Inner Sunset		2	2	1	0		02/16/07	38	879,000	873,500	99.37
1361 8th Ave Inner Sunset		2	2	1	0		03/02/07	16	840,000	875,000	104.17
1517 Irving St #3 Inner Sunset		2	2	1	0		03/22/07	5	915,000	915,000	100.00
324 Noriega St Inner Sunset		4	3	1	0		06/05/07	14	849,000	935,000	110.13
1277 Arguello Blvd Inner Sunset		3	2.50	2	2,651	660.13	03/07/07	14	1,699,000	1,750,000	103.00

Listing Count	37	Averages		1,351	527.27		41	676,000	692,581	102.88
		High		1,750,000.00	Low		375,000.00	Median		649,000.00

Report Count 37

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