

Single-Family Homes CMA Report

Listings as of 08/22/07 at 3:43pm

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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
129 Inverness Dr Lake Shore		2	1	1	1,515	520.13	07/20/07	17	749,000	788,000	105.21
430 Country Club Dr Lake Shore		3	2	1	1,304	651.84	02/18/07	13	850,000	850,000	100.00
88 Middlefield Dr Lake Shore		3	2	2	1,756	489.18	07/20/07	44	788,000	859,000	95.19
116 Forest View Dr Lake Shore		3	2	2	1,525	596.72	03/07/07	15	899,000	910,000	101.22
43 Forest View Dr Lake Shore		3	2	2	1,660	602.41	07/27/07	5	998,000	1,000,000	100.20
62 Morningside Dr Lake Shore		3	3	2	1,415	749.12	06/29/07	9	879,000	1,060,000	120.59
1790 Eucalyptus Lake Shore		3	3	2	2,073	525.81	07/28/07	3	1,090,000	1,090,000	100.00
47 Sylvan Dr Lake Shore		3	2	1	1,800	611.11	07/10/07	21	959,000	1,100,000	114.70
300 Country Club Dr Lake Shore		4	4	2	2,106	546.06	07/10/07	66	1,180,000	1,150,000	97.46
56 Forest View Dr Lake Shore		3	2	1	1,870	647.06	05/25/07	13	998,000	1,210,000	121.24
63 Huntington Lake Shore		5	3.50	1	1,900	664.21	06/27/07	52	1,299,000	1,262,000	97.15
518 Gellert Dr Lake Shore		3	2	2	2,029	754.07	06/01/07	12	1,499,000	1,530,000	102.07
418 Victoria St Merced Heights		2	1	2	925	616.22	05/02/07	100	630,000	570,000	95.32
20 Shields St Merced Heights		2	1	1	850	705.88	02/09/07	56	639,000	600,000	98.52
431 Ramsell St Merced Heights		2	1	2	1,000	612.00	02/20/07	9	595,000	612,000	102.86
414 Victoria St Merced Heights		2	1	1	900	698.89	07/31/07	129	699,000	629,000	100.00
767 Head St Merced Heights		2	1	2	1,100	590.91	03/31/07	41	699,000	650,000	92.99
432 Shields St Merced Heights		2	2	1	1,050	638.10	05/23/07	19	699,000	670,000	95.85
435 Ramsell St Merced Heights		3	2	1	1,250	567.20	06/25/07	19	649,000	709,000	109.24
762 Head St Merced Heights		3	2	2	1,155	614.72	04/19/07	26	730,000	710,000	101.57
469 Ralston St Merced Heights		3	1	2	0		02/14/07	31	690,000	756,000	109.57
2776 35th Ave Pine Lake Park		2	1	2	1,150	660.00	07/18/07	34	759,000	759,000	100.00
2841 35th Ave Pine Lake Park		1	1	1	1,410	602.84	04/27/07	5	799,000	850,000	106.38
1440 Sloat Blvd Pine Lake Park		3	3.50	2	1,852	502.16	05/31/07	65	979,000	930,000	98.00
400 Crestlake Dr Pine Lake Park		2	2.25	2	1,418	698.17	05/15/07	16	799,000	990,000	123.90
317 Crestlake Dr Pine Lake Park		3	4	1	1,854	582.52	06/29/07	20	998,000	1,080,000	108.22
2743 34th Ave Pine Lake Park		5	3.50	1	2,500	446.80	03/06/07	12	1,088,000	1,117,000	102.67
145 Paraiso Pl Pine Lake Park		3	2.50	2	2,314	583.41	06/12/07	13	1,200,000	1,350,000	112.50
3040 19th Ave Lakeside		2	1	1	1,711	488.02	03/09/07	22	850,000	835,000	98.24
231 Stratford Dr Lakeside		4	3	1	1,856	494.07	07/06/07	124	999,000	917,000	91.79
970 Junipero Serra Blvd Lakeside		3	2	1	1,547	723.98	06/28/07	37	1,139,000	1,120,000	98.33
914 Junipero Serra Blvd Lakeside		4	3	1	2,000	637.50	06/19/07	92	1,326,000	1,275,000	98.23
84 Broadmoor Dr Lakeside		4	3.50	2	2,540	517.72	05/25/07	6	1,250,000	1,315,000	105.20
3050 24th Ave Merced Manor		3	2.50	2	2,514	497.22	05/18/07	8	1,299,000	1,250,000	96.23
2960 26th Ave Merced Manor		4	3	2	2,459	513.62	06/12/07	59	1,299,000	1,263,000	97.23
2955 20th Ave Merced Manor		3	2.50	3	0		05/22/07	22	1,375,000	1,429,500	103.96
338 Bright St Ingleside Heights		2	1	1	850	652.94	06/06/07	61	569,000	555,000	97.54
18 Ramsell St Ingleside Heights		2	1	2	1,300	457.69	04/23/07	80	639,000	595,000	95.16
150 Ralston St Ingleside Heights		2	1	1	1,175	519.15	07/24/07	22	599,000	610,000	101.84
134 Victoria St Ingleside Heights		2	1	1	1,087	565.78	07/09/07	58	650,000	615,000	94.62
142 Victoria St Ingleside Heights		3	2	2	1,112	566.55	06/18/07	84	699,000	630,000	93.33
22 Beverly St Ingleside Heights		2	1	1	1,000	640.00	03/28/07	46	699,000	640,000	91.56
319 Bright St Ingleside Heights		3	1	2	1,263	515.04	05/29/07	25	628,000	650,500	103.58
262 Ralston St Ingleside Heights		2	1	1	975	692.31	03/22/07	17	625,000	675,000	108.00
1024 Randolph St Ingleside Heights		2	1	2	1,200	575.00	02/07/07	93	710,000	690,000	100.16
3809 Alemany Blvd Ingleside Heights		2	1	1	1,170	594.02	07/02/07	29	659,000	695,000	100.87
415 Randolph St Ingleside Heights		4	3	1	1,267	550.91	02/27/07	39	679,000	698,000	102.80
262 Arch St Ingleside Heights		2	2	2	1,000	705.00	07/17/07	17	625,000	705,000	112.80
330 Victoria Ingleside Heights		4	2	1	0		05/22/07	27	729,000	735,000	99.59
4061 19th Ave Ingleside Heights		3	2	1	1,753	430.69	05/04/07	20	759,000	755,000	99.47
274 Arch Ingleside Heights		3	2	2	0		04/03/07	20	729,000	760,000	104.25
258 Vernon Ingleside Heights		5	3	1	2,700	348.52	04/23/07	17	880,000	941,000	106.93
276-B Granada Ingleside		1	1	0	0		07/06/07	36	299,000	343,383	114.84

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Single-Family Homes CMA Report

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
26 Caine Ave Ingleside		1	1	0	850	564.71	06/05/07	14	495,000	480,000	96.97
227 Lee Ave Ingleside		1	1	1	850	617.65	06/29/07	87	525,000	525,000	95.15
31 Bruce Ave Ingleside		2	2	1	1,312	467.23	04/26/07	9	589,888	613,000	103.92
25 Lee Ave Ingleside		3	2	2	1,425	459.65	05/14/07	14	515,000	655,000	127.18
757 Lakeview Ave Ingleside		3	1	2	996	660.64	02/22/07	138	720,000	658,000	101.23
48 Granada Ave Ingleside		3	1	1	1,259	524.15	02/06/07	30	639,900	659,900	101.54
15 Majestic Ave Ingleside		2	2	2	1,505	441.86	06/29/07	92	699,000	665,000	95.14
237 Howth St Ingleside		2	1	1	1,225	545.31	06/04/07	29	649,000	668,000	102.93
150 Margaret Ave Ingleside		2	1	1	1,100	609.09	05/18/07	15	659,000	670,000	101.67
244 Grafton Ave Ingleside		2	1	1	1,062	706.21	07/13/07	14	699,000	750,000	107.30
15 Bruce Ave Ingleside		3	2	1	1,312	603.66	03/09/07	197	848,888	792,000	103.01
282 Miramar Ave Ingleside		3	2	1	1,932	413.56	01/03/07	49	799,000	799,000	100.00
134 Jules Ave Ingleside		3	2	1	1,400	578.57	04/30/07	87	848,000	810,000	101.38
11 Harold Ave Ingleside		4	2.50	2	1,853	445.22	01/31/07	120	799,000	825,000	103.25
20 Josiah Ave Ingleside		4	3	2	2,015	441.19	05/02/07	118	879,333	889,000	101.10
148 Sagamore St Oceanview		1	1	1	1,125	404.44	04/27/07	13	409,900	455,000	111.00
275 Montana St Oceanview		2	1	0	781	759.28	04/30/07	91	579,000	593,000	102.42
274 Minerva St Oceanview		2	1	1	875	701.71	02/27/07	32	599,000	614,000	102.50
247 Sagamore St Oceanview		2	1	1	1,080	572.22	03/26/07	6	559,900	618,000	110.38
142 Broad St Oceanview		3	2	3	0		03/14/07	95	719,000	628,000	94.01
73 Lobos St Oceanview		2	1	0	800	793.75	07/26/07	32	599,000	635,000	106.01
253 Summit St Oceanview		3	2	2	0		01/19/07	29	649,950	665,000	102.32
39 Lobos St Oceanview		4	2	2	1,726	395.71	06/28/07	144	719,000	683,000	97.71
216 Broad St Oceanview		3	2	1	1,432	488.83	04/20/07	26	699,000	700,000	100.14
8 Lobos St Oceanview		4	3	3	1,634	432.07	04/16/07	14	675,000	706,000	104.59
266 Lobos St Oceanview		4	3	3	1,363	537.05	03/08/07	62	728,000	732,000	101.67
31 Broad St Oceanview		5	2	2	2,400	306.25	03/30/07	29	695,000	735,000	105.76
221 Farallones St Oceanview		4	2	2	1,535	488.60	01/05/07	35	720,000	750,000	104.17
10 Thrift St Oceanview		4	3	3	1,705	440.49	04/25/07	56	715,000	751,038	105.04
168 Sadowa St Oceanview		5	2	1	2,520	305.56	06/05/07	0	4,112,000	770,000	98.97
254 Minerva St Oceanview		4	3	2	2,327	354.53	04/03/07	109	799,000	825,000	103.25
107 Sadowa St Oceanview		4	3	2	2,043	410.18	05/25/07	71	849,000	838,000	98.70
111-111 Lobos St Oceanview		6	4	2	4,000	230.75	03/13/07	52	1,178,000	923,000	102.67
161 Majestic Ave Oceanview		8	5	2	0		06/06/07	95	1,200,000	1,190,000	99.17
Listing Count	87	Averages			1,539	555.23		46	1,874,986	813,314	102.34
		High			1,530,000.00	Low		343,383.00	Median	750,000.00	

Report Count 87

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 3:43pm

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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
230 Lake Merced #4A Lake Shore		2	2	1	1,242	446.86	01/03/07	143	599,000	555,000	96.52
208 Lake Merced Hill #3A Lake Shore		3	2	1	1,474	426.73	04/20/07	33	629,000	629,000	100.00
109 Lake Merced #4E Lake Shore		2	2	1	1,242	543.48	04/11/07	62	574,900	675,000	120.00
230 Lake Merced Hill #4C Lake Shore		2	2	1	0		05/31/07	8	680,000	700,000	102.94
8400 Oceanview Ter #216 Ingleside Heights		1	1	1	514	807.39	02/27/07	36	410,000	415,000	101.22
8100 Oceanview Ter #302 Ingleside Heights		1	1	1	669	627.80	02/21/07	25	425,000	420,000	98.82
8100 Oceanview Ter #419 Ingleside Heights		1	1	1	667	652.17	07/19/07	18	435,000	435,000	100.00
8300 Oceanview Ter #316 Ingleside Heights		1	1	1	669	650.22	05/11/07	7	430,000	435,000	101.16
8100 Oceanview Ter #201 Ingleside Heights		1	1	1	669	656.20	03/13/07	25	439,000	439,000	100.00
8300 Oceanview Ter #213 Ingleside Heights		1	1	1	667	659.67	05/24/07	61	425,000	440,000	103.53
3981 Alemany Blvd #302 Ingleside Heights		1	1	1	0		05/08/07	123	437,000	440,000	100.69
8100 Oceanview Ter #121 Ingleside Heights		1	1	1	747	614.46	01/23/07	43	469,000	459,000	100.00
3981 Alemany Blvd #101 Ingleside Heights		1	1	1	746	636.73	03/30/07	34	489,000	475,000	97.14
8300 Oceanview Ter #314 Ingleside Heights		2	2	1	969	515.48	03/16/07	16	539,000	499,500	100.00
8100 Oceanview Ter #213 Ingleside Heights		2	2	1	0		01/12/07	159	535,000	500,000	95.24
8400 Oceanview Ter #314 Ingleside Heights		2	2	1	950	536.84	06/01/07	57	515,000	510,000	99.03
8100 Oceanview Ter #414 Ingleside Heights		2	2	1	1,019	515.70	07/16/07	22	520,000	525,500	101.06
3981 Alemany Blvd #219 Ingleside Heights		2	2	1	968	552.69	01/05/07	60	535,000	535,000	100.00

Listing Count	18	Averages		881	589.49		52	504,772	504,833	101.08
		High	700,000.00	Low		415,000.00	Median		487,250.00	

Report Count 18

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