

Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:37pm

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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
390 San Leandro Way Balboa Terrace		2	1	2	1,264	664.56	01/30/06	42	799,000	840,000	105.13
370 San Benito Way Balboa Terrace		2	1.50	2	1,514	652.58	03/29/06	25	998,000	988,000	99.00
110 San Aleso Ave Balboa Terrace		3	2	2	0		05/12/06	33	1,295,000	1,295,000	100.00
317 San Fernando Way Balboa Terrace		4	3	2	0		12/22/06	98	1,495,000	1,367,500	97.82
306 Santa Ana Ave Balboa Terrace		4	3	2	2,663	582.05	12/08/06	69	1,495,000	1,550,000	104.80
245 San Benito Way Balboa Terrace		3	2.50	1	3,204	522.78	01/30/06	0	1,795,000	1,675,000	98.82
306 San Benito Way Balboa Terrace		4	4.50	2	0		04/06/06	28	1,595,000	1,753,000	109.91
445 Darien Way Balboa Terrace		4	2.50	2	3,080	714.29	11/17/06	31	1,995,000	2,200,000	110.28
266 Amber Dr Diamond Heights		3	2.50	2	1,773	524.53	10/24/06	65	999,000	930,000	98.00
29 Turquoise Way Diamond Heights		3	2	2	0		07/18/06	12	949,000	950,000	100.11
412 Gold Mine Dr Diamond Heights		3	2	2	1,950	487.18	04/04/06	8	950,000	950,000	100.00
25 Turquoise Way Diamond Heights		3	2	2	0		04/21/06	16	849,000	956,000	112.60
215 Amber Dr Diamond Heights		4	2.50	2	1,953	501.28	09/26/06	30	979,000	979,000	100.00
252 Gold Mine Dr Diamond Heights		4	3	2	2,597	377.36	11/22/06	25	988,000	980,000	99.19
416 Gold Mine Dr Diamond Heights		4	2	2	1,940	510.31	03/17/06	11	979,000	990,000	101.12
264 Gold Mine Dr Diamond Heights		4	3	2	2,643	378.36	10/20/06	48	1,137,000	999,999	100.20
44 Amethyst Way Diamond Heights		3	2.50	1	1,832	546.40	06/30/06	19	959,000	1,001,000	104.38
206 Amber Dr Diamond Heights		4	2	1	2,020	507.43	04/28/06	51	1,095,000	1,025,000	108.01
96 Turquoise Way Diamond Heights		3	3	0	2,100	547.62	03/31/06	0	1,095,000	1,150,000	105.02
178 Amber Dr Diamond Heights		4	2.50	1	2,020	618.81	08/02/06	21	1,295,000	1,250,000	96.53
60 Berkeley Way Diamond Heights		4	2.50	2	2,250	555.56	05/16/06	9	1,250,000	1,250,000	100.00
412 Gold Mine Dr Diamond Heights		3	2.50	2	1,950	641.54	11/28/06	25	1,250,000	1,251,000	100.08
143 Topaz Way Diamond Heights		5	3.50	2	2,800	464.29	05/12/06	17	1,320,000	1,300,000	98.48
50 Cameo Way Diamond Heights		3	3	2	2,251	710.80	06/13/06	23	1,600,000	1,600,000	100.00
2007 9th Ave Forest Hill		2	1	2	1,376	582.12	06/29/06	69	787,000	801,000	100.00
428 Dewey Blvd Forest Hill		2	1.25	1	1,620	520.37	09/05/06	43	895,000	843,000	99.29
134 Taraval St Forest Hill		3	2	2	2,203	435.77	11/07/06	19	999,888	960,000	96.01
119 Mendosa Ave Forest Hill		4	2.50	2	3,049	377.17	11/22/06	35	1,295,000	1,150,000	96.23
2007 9th Ave Forest Hill		3	2.50	1	0		11/28/06	62	1,249,000	1,185,000	99.16
33 Sotelo Ave Forest Hill		3	2	2	0		05/23/06	15	1,075,000	1,205,000	112.09
41 Santa Rita Ave Forest Hill		3	2.50	1	2,361	513.34	10/18/06	13	949,000	1,212,000	127.71
2238 9th Ave Forest Hill		5	2.50	2	0		12/01/06	27	1,098,000	1,219,000	111.02
21 Sotelo Ave Forest Hill		3	3	2	1,876	666.31	09/28/06	15	1,150,000	1,250,000	108.70
48 Marcela Ave Forest Hill		3	2	2	1,718	727.59	09/08/06	23	1,400,000	1,250,000	89.29
344 Pacheco St Forest Hill		3	1.50	2	2,608	487.92	09/29/06	22	1,295,000	1,272,500	98.26
29 Lopez Ave Forest Hill		4	3	2	0		08/04/06	21	1,195,000	1,310,000	109.62
500 Dewey Dr Forest Hill		4	3.50	2	2,461	543.48	01/13/06	121	1,425,000	1,337,500	103.28
62 Castenada Ave Forest Hill		2	1.50	2	1,935	703.62	12/12/06	14	1,285,000	1,361,500	105.95
99 Mendosa Ave Forest Hill		4	2.50	2	2,533	542.83	08/22/06	50	1,395,000	1,375,000	98.57
56 Lopez Ave Forest Hill		3	1.50	1	2,000	734.00	11/02/06	16	1,275,000	1,468,000	115.14
2130 9th Ave Forest Hill		4	3.50	2	0		05/04/06	21	1,395,000	1,580,000	113.26
44 Ventura Ave Forest Hill		3	2	2	2,464	653.41	04/06/06	25	1,495,000	1,610,000	107.69
369 Pacheco St Forest Hill		3	4	2	2,490	676.71	09/06/06	35	1,695,000	1,685,000	99.41
320 Castenada Ave Forest Hill		3	1.50	2	2,173	775.43	09/21/06	21	1,395,000	1,685,000	120.79
84 Lopez Ave Forest Hill		3	2.50	2	3,167	537.10	03/31/06	14	1,575,000	1,701,000	108.00
2216 9th Ave Forest Hill		4	2.50	2	0		06/02/06	15	1,475,000	1,721,000	116.68
185 Castenada Ave Forest Hill		4	3	2	0		06/15/06	35	1,729,000	1,879,000	108.68
435 Magellan Ave Forest Hill		4	4.50	2	3,269	593.45	10/05/06	13	1,750,000	1,940,000	110.86
55 Linares Ave Forest Hill		3	2.50	3	3,328	751.20	07/27/06	47	2,595,000	2,500,000	96.34
101 Cortes Ave Forest Hill		4	3.50	2	0		12/21/06	39	3,349,000	3,349,000 (100.00
261 Christopher Dr Forest Knolls		2	2	2	0		03/31/06	46	815,000	740,000	97.50
129 Galewood Cir Forest Knolls		2	2	1	1,465	511.95	03/31/06	210	728,000	750,000	103.02
205 Oak Park Dr Forest Knolls		2	1	2	0		10/17/06	36	749,000	770,000	102.80

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 \$
325 Christopher Dr Forest Knolls		3	2	2	1,400	607.14	07/06/06	34	779,000	850,000	109.11
105 Warren Dr Forest Knolls		3	2	2	1,408	607.24	03/01/06	22	825,000	855,000	103.64
80 Woodhaven Ct Forest Knolls		3	2	2	0		04/14/06	11	849,000	875,000	103.06
100 Devonshire Way Forest Knolls		3	2	2	1,336	662.43	04/17/06	48	895,000	885,000	98.88
531 Oak Park Dr Forest Knolls		3	2	3	1,402	643.37	05/11/06	1	849,000	902,000	106.24
239 Crestmont Dr Forest Knolls		3	3	2	1,255	737.05	06/08/06	72	950,000	925,000	103.35
131 Devonshire Way Forest Knolls		3	3	2	1,239	746.57	03/30/06	39	899,000	925,000	102.89
237 Warren Dr Forest Knolls		4	3	2	2,177	459.35	07/11/06	30	998,000	1,000,000	100.20
83 Forest Knolls Dr Forest Knolls		4	3	2	0		11/03/06	6	985,000	1,075,000	109.14
190 Forest Knolls Dr Forest Knolls		5	3	2	2,300	490.43	12/15/06	46	1,075,000	1,128,000	104.93
85 De Soto St Ingleside Terrace		2	1	1	1,211	709.33	07/18/06	97	859,000	859,000	100.00
2135 Ocean Ingleside Terrace		3	2	3	1,800	491.67	10/19/06	58	900,000	885,000	98.33
9 De Soto St Ingleside Terrace		2	2	2	1,398	658.08	12/08/06	32	899,000	920,000	102.34
80 Entrada Ct Ingleside Terrace		2	1	1	1,500	633.33	10/26/06	83	958,000	950,000	106.98
660 Victoria St Ingleside Terrace		3	2.50	4	1,496	667.78	04/11/06	22	989,000	999,000	101.01
701 Urbano Dr Ingleside Terrace		3	1.50	2	1,700	617.65	09/12/06	25	998,000	1,050,000	105.21
38 Alviso St Ingleside Terrace		3	2.50	2	1,940	567.01	01/30/06	63	1,100,000	1,100,000	100.00
55 Corona St Ingleside Terrace		4	3	1	1,950	573.33	08/04/06	8	10,000	1,118,000	104.58
181 De Soto St Ingleside Terrace		3	1.50	1	1,944	581.28	05/05/06	25	995,000	1,130,000	113.57
60 Estero Ave Ingleside Terrace		4	2	1	1,882	604.68	09/18/06	6	1,049,000	1,138,000	108.48
421 Urbano Dr Ingleside Terrace		3	2.50	1	2,300	517.39	08/09/06	49	1,249,000	1,190,000	99.33
660 Victoria St Ingleside Terrace		3	2.50	2	0		11/22/06	58	1,195,000	1,195,000	100.00
740 Victoria St Ingleside Terrace		3	1	2	1,676	715.99	01/04/06	42	1,095,000	1,200,000	109.59
874 Urbano Dr Ingleside Terrace		4	2.50	2	2,237	558.78	05/23/06	31	1,250,000	1,250,000	100.00
10 Alviso St Ingleside Terrace		4	3	2	2,759	453.06	07/28/06	14	1,148,000	1,250,000	108.89
49 Paloma Ave Ingleside Terrace		3	2	2	2,460	548.78	06/06/06	41	1,495,000	1,350,000	104.25
865 Junipero Serra Blvd Ingleside Terrace		5	2.50	1	2,700	509.26	10/05/06	185	1,588,000	1,375,000	91.79
35 Cerritos Ave Ingleside Terrace		3	2.50	2	3,000	550.00	06/21/06	12	1,495,000	1,650,000	110.37
49 Cerritos Ave Ingleside Terrace		4	4.50	2	3,928	493.89	09/22/06	17	1,895,000	1,940,000	102.37
225 Glenview Dr Midtown Terrace		2	1	2	0		07/21/06	71	750,000	700,000	100.07
154 Dellbrook Ave Midtown Terrace		2	1	2	0		06/07/06	24	719,000	730,000	101.53
8 City View Way Midtown Terrace		3	1	2	1,015	738.92	04/03/06	34	729,000	750,000	102.88
67 Starview Way Midtown Terrace		2	1	2	0		09/29/06	27	799,950	750,000	107.15
208 Glenview Dr Midtown Terrace		2	1	1	1,175	649.36	08/30/06	31	750,000	763,000	101.73
68 Glenview Dr Midtown Terrace		3	1	2	1,078	712.43	08/23/06	29	750,000	768,000	102.40
63 City View Midtown Terrace		3	1	2	0		11/13/06	45	739,000	775,000	99.49
123 Skyview Way Midtown Terrace		2	1	2	1,064	729.32	05/25/06	7	730,000	776,000	106.30
621 Panorama Dr Midtown Terrace		3	2	2	0		01/25/06	34	779,000	799,000	100.00
786 Panorama Dr Midtown Terrace		2	1.50	2	1,316	607.90	01/19/06	62	769,000	800,000	104.03
74 Midcrest Way Midtown Terrace		2	1	2	0		04/06/06	36	759,000	800,000	105.40
175 Skyview Way Midtown Terrace		3	2	1	0		11/21/06	20	799,000	815,000	102.00
465 Panorama Dr Midtown Terrace		4	2.50	2	1,694	484.06	01/06/06	63	799,000	820,000	102.63
132 Panorama Dr Midtown Terrace		2	1	2	1,026	804.09	06/02/06	65	759,000	825,000	108.70
111 Dellbrook Ave Midtown Terrace		3	2	1	1,056	785.98	02/28/06	41	749,000	830,000	110.81
31 Panorama Dr Midtown Terrace		3	1	1	0		07/25/06	14	779,000	833,000	106.93
258 Dellbrook Ave Midtown Terrace		3	2	2	0		12/01/06	23	789,000	837,000	106.08
524 Panorama Dr Midtown Terrace		3	2	2	0		09/29/06	18	789,000	840,000	106.46
23 City View Way Midtown Terrace		2	1	2	0		04/20/06	33	795,000	840,000	105.66
789 Panorama Dr Midtown Terrace		3	2	2	1,127	752.44	08/18/06	26	799,000	848,000	106.13
171 Skyview Way Midtown Terrace		3	2	1	0		04/28/06	50	799,000	850,000	106.38
50 Panorama Dr Midtown Terrace		4	2	1	1,700	500.00	07/20/06	117	849,000	850,000	106.38
95 Midcrest Way Midtown Terrace		3	2	1	1,473	611.00	05/31/06	18	825,000	900,000	109.09
185 Skyview Way Midtown Terrace		3	2	2	1,686	558.13	07/06/06	24	829,000	941,000	113.51
1337 Portola St. Francis Wood		3	3	2	2,600	444.23	11/02/06	53	1,348,000	1,155,000	100.00
45 San Andreas Way St. Francis Wood		3	2.50	1	0		12/12/06	84	1,479,000	1,425,000	96.35

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
129 Terrace Dr St. Francis Wood		2	2	1	0		02/28/06	7	1,295,000	1,455,000	112.36
150 San Fernando Way St. Francis Wood		3	1.50	2	2,240	669.64	03/09/06	18	1,599,000	1,500,000	93.81
20 San Rafael Way St. Francis Wood		3	2.50	2	0		06/23/06	18	1,550,000	1,710,000	110.32
161 San Pablo Ave St. Francis Wood		5	3.50	2	3,740	487.97	02/22/06	219	2,390,000	1,825,000	98.65
131 San Pablo St St. Francis Wood		4	2.50	2	3,300	572.12	04/26/06	10	1,888,000	1,888,000	100.00
190 San Pablo Ave St. Francis Wood		5	3	4	0		05/03/06	47	1,980,000	2,034,000	102.73
131 Santa Ana Ave St. Francis Wood		5	3.50	2	0		06/23/06	12	2,095,000	2,225,000	106.21
170 San Anselmo Ave St. Francis Wood		5	4.25	4	3,900	575.64	10/30/06	79	2,499,000	2,245,000	89.84
35 Santa Clara Ave St. Francis Wood		5	3	2	2,940	765.31	12/22/06	13	2,275,000	2,250,000	98.90
15 Yerba Buena Ave St. Francis Wood		4	4	2	3,400	663.24	05/19/06	12	1,925,000	2,255,000	117.14
55 San Andreas Way St. Francis Wood		3	2.50	2	2,905	826.16	03/14/06	10	2,150,000	2,400,000	111.63
51 San Andreas Way St. Francis Wood		5	3.50	1	3,506	711.64	11/30/06	48	2,495,000	2,495,000 (100.00
175 San Pablo Ave St. Francis Wood		5	4.50	2	5,824	532.28	05/17/06	97	3,500,000	3,100,000	92.54
80 San Fernando Way St. Francis Wood		6	5.50	2	0		10/23/06	98	3,200,000	3,200,000 (100.00
114 Del Vale Ave Miraloma Park		3	2	1	1,150	608.70	05/10/06	27	738,000	700,000	94.85
166 Molimo Dr Miraloma Park		2	1	1	1,120	625.00	12/14/06	52	725,000	700,000	96.55
19 Melrose Ave Miraloma Park		2	1	1	0		02/01/06	35	699,000	702,000	100.43
84 Gaviota Way Miraloma Park		2	1	2	1,325	543.40	09/26/06	26	649,000	720,000	110.94
415 Myra Way Miraloma Park		2	1	2	0		04/07/06	53	735,000	725,000	103.72
416 Molimo Dr Miraloma Park		2	2	1	1,087	667.89	10/18/06	39	729,000	726,000	99.59
106 Los Pamos Dr Miraloma Park		3	1.50	1	1,310	561.07	04/14/06	137	799,000	735,000	99.46
63 Melrose Ave Miraloma Park		2	1	1	806	916.87	01/05/06	24	739,000	739,000	100.00
775 Myra Way Miraloma Park		3	2	1	0		08/10/06	59	739,000	739,000	100.00
111 Molimo Dr Miraloma Park		3	2	2	1,478	500.00	11/28/06	13	799,000	739,000	100.00
463 Los Pamos Miraloma Park		2	1	1	1,024	732.42	04/21/06	20	738,000	750,000	101.63
325 Los Pamos Dr Miraloma Park		3	1	1	1,403	541.70	04/14/06	103	795,000	760,000	95.60
421 Los Pamos Dr Miraloma Park		3	2	1	1,249	612.49	09/15/06	44	759,000	765,000	100.79
484 Los Pamos Dr Miraloma Park		3	1	1	1,473	528.85	01/18/06	35	779,000	779,000	100.00
246 Stillings Ave Miraloma Park		2	2	2	1,225	636.73	06/28/06	48	769,000	780,000	101.43
413 Los Pamos Dr Miraloma Park		2	1	2	949	822.97	07/24/06	20	749,000	781,000	104.27
358 Marietta Dr Miraloma Park		3	2	2	0		10/03/06	28	698,000	803,000	115.04
451 Los Pamos Dr Miraloma Park		3	1	1	1,464	553.28	03/01/06	35	779,000	810,000	103.98
414 Myra Way Miraloma Park		2	1	1	1,087	745.17	04/18/06	21	689,000	810,000	117.56
173 Evelyn Way Miraloma Park		2	1	1	1,025	800.00	03/09/06	15	689,000	820,000	119.01
994 Oshaughnessy Blvd Miraloma Park		3	2.50	2	1,694	484.06	12/13/06	41	829,000	820,000	102.63
615 Teresita Blvd Miraloma Park		3	2	1	0		12/01/06	39	785,000	830,000	105.73
579 Myra Way Miraloma Park		3	1.50	1	1,460	573.63	12/28/06	20	849,000	837,500	98.65
864 Foerster St Miraloma Park		3	2	2	1,398	600.86	12/08/06	57	825,000	840,000	101.82
47 Molimo Dr Miraloma Park		3	1	1	0		09/28/06	17	849,000	849,000	100.00
118 Melrose Ave Miraloma Park		3	2	1	0		12/08/06	26	819,000	850,000	103.79
476 Molimo Dr Miraloma Park		2	1	1	0		05/09/06	30	825,000	850,000	103.03
70 Arroyo Way Miraloma Park		2	1	3	1,293	661.25	10/17/06	33	799,000	855,000	107.01
223 Bella Vista Way Miraloma Park		2	1	1	1,067	803.19	05/23/06	37	738,000	857,000	116.12
67 Arroyo Way Miraloma Park		3	2	2	1,484	579.51	11/30/06	41	875,000	860,000	98.29
479 Los Pamos Miraloma Park		3	2	1	0		08/11/06	26	799,000	861,000	107.76
746 Myra Way Miraloma Park		3	2	1	0		02/17/06	8	849,000	863,000	101.65
8 Sherwood Ct Miraloma Park		4	3	2	1,812	482.89	03/09/06	13	775,000	875,000	112.90
746 Myra Way Miraloma Park		3	2	1	0		11/17/06	19	888,000	875,000	98.54
727 Rockdale Dr Miraloma Park		2	1	2	0		12/21/06	15	799,000	875,000	109.51
191 Evelyn Way Miraloma Park		3	1	1	1,378	638.61	06/10/06	38	895,000	880,000	98.32
786 Foerster St Miraloma Park		3	2	1	1,656	531.40	07/07/06	31	899,000	880,000	97.89
215 Evelyn Way Miraloma Park		3	2	1	0		06/09/06	13	799,000	881,000	110.26
101 Los Pamos Dr Miraloma Park		3	2.50	2	1,415	628.27	04/07/06	33	889,000	889,000	100.00
290 Bella Vista Way Miraloma Park		3	2.50	2	2,442	368.14	01/31/06	63	949,000	899,000	100.00
137 Teresita Blvd Miraloma Park		3	2	2	0		03/09/06	19	899,000	900,000	100.11

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350 Molimo Dr Miraloma Park		2	1	1	1,087	832.57	06/02/06	19	879,000	905,000	102.96
507 Teresita Blvd Miraloma Park		4	2	1	1,889	481.74	07/17/06	64	849,000	910,000	101.11
25 Chaves Ave Miraloma Park		4	2	1	1,945	470.44	05/19/06	35	849,000	915,000	107.77
571 Teresita Blvd Miraloma Park		2	2	1	0		11/28/06	24	925,000	925,000	100.00
125 Evelyn Way Miraloma Park		3	1	2	1,723	551.36	11/16/06	22	899,000	950,000	105.67
835 Foerster St Miraloma Park		3	2	2	0		07/18/06	56	848,000	950,000	112.03
240 Juanita Way Miraloma Park		3	2	1	1,300	730.77	04/27/06	20	750,000	950,000	126.67
65 Teresita Blvd Miraloma Park		3	2	1	0		05/31/06	57	990,000	950,000	100.11
415 Molimo Dr Miraloma Park		3	1.50	2	1,800	530.00	04/14/06	28	889,000	954,000	107.31
101 Stanford Heights Ave Miraloma Park		5	4	2	2,217	436.63	10/25/06	11	948,000	968,000	102.11
50 Vista Verde Ct Miraloma Park		3	2.50	2	2,178	447.66	12/22/06	21	999,000	975,000	97.60
116 Chaves Ave Miraloma Park		3	1	2	1,362	715.86	06/27/06	21	925,000	975,000	105.41
61 Teresita Blvd Miraloma Park		4	2	1	2,095	470.17	03/02/06	6	899,000	985,000	109.57
526 Molimo Dr Miraloma Park		3	2	2	1,837	538.92	07/24/06	70	995,000	990,000	99.50
321 Marietta Miraloma Park		3	2	3	0		08/08/06	23	995,000	995,000	100.00
287 Juanita Way Miraloma Park		4	3	2	0		02/14/06	58	995,000	997,000	100.20
850 Rockdale Dr Miraloma Park		2	1	1	1,685	593.47	03/02/06	17	989,000	999,999	101.11
140 Teresita Blvd Miraloma Park		3	1.50	1	1,700	594.12	03/31/06	22	979,000	1,010,000	103.17
190 Juanita Way Miraloma Park		4	2	2	2,097	482.83	09/01/06	106	995,000	1,012,500	96.43
158 Juanita Way Miraloma Park		4	2	1	2,180	470.18	11/09/06	17	949,000	1,025,000	108.01
901 Rockdale Dr Miraloma Park		3	2	1	0		10/18/06	15	989,000	1,025,000	103.64
55 Teresita Blvd Miraloma Park		4	2	1	1,798	583.98	03/31/06	13	899,000	1,050,000	116.80
35 Malta Dr Miraloma Park		4	2.50	2	2,306	455.33	06/09/06	32	1,080,000	1,050,000	97.22
129 Juanita Way Miraloma Park		4	2	2	1,694	628.69	10/20/06	19	995,000	1,065,000	107.04
226 Juanita Way Miraloma Park		4	2	1	1,520	713.82	05/03/06	19	929,000	1,085,000	116.79
2 Mercato Ct Miraloma Park		3	2.50	2	2,695	408.16	06/14/06	84	1,195,000	1,100,000	92.05
332 Molimo Dr Miraloma Park		3	2.50	1	1,748	640.73	05/03/06	52	1,175,000	1,120,000	95.32
115 Bella Vista Way Miraloma Park		4	3	1	1,870	639.04	07/12/06	27	1,195,000	1,195,000	100.00
840 Rockdale Dr Miraloma Park		3	2	2	0		06/06/06	21	1,025,000	1,225,000	119.51
424 Myra Way Miraloma Park		3	3.50	1	0		01/11/06	39	1,180,000	1,300,000	110.17
191 Evelyn Way Miraloma Park		5	4	2	2,748	476.71	11/17/06	27	1,349,000	1,310,000	97.11
195 Bella Vista Way Miraloma Park		4	3	1	2,200	608.18	11/28/06	10	1,250,000	1,338,000	107.04
96 Juanita Way Miraloma Park		4	1.50	1	3,293	408.44	06/30/06	93	1,850,500	1,345,000	89.67
292 Juanita Way Miraloma Park		4	3	1	2,644	624.05	07/28/06	27	1,625,000	1,650,000	101.54
955 Rockdale Dr Miraloma Park		3	2.50	2	2,647	708.35	06/30/06	25	1,875,000	1,875,000	100.00
960 Portola Dr Forest Hill Extensio		3	1.50	1	2,118	401.32	10/12/06	35	888,000	850,000	95.72
321 Ulloa St Forest Hill Extensio		2	1	1	1,415	600.71	05/04/06	13	749,500	850,000	113.41
842 Portola Dr Forest Hill Extensio		4	2.50	1	1,758	492.04	12/29/06	10	899,000	865,000	96.22
19 Balceta Forest Hill Extensio		2	1	2	0		08/24/06	20	759,000	875,000	115.28
15 Ulloa St Forest Hill Extensio		2	1	1	1,220	720.49	05/19/06	15	795,000	879,000	110.57
62 Rockwood Ct Forest Hill Extensio		2	2	1	1,125	800.00	01/18/06	21	849,000	900,000	106.01
82 Idora Ave Forest Hill Extensio		2	2	1	1,474	644.50	09/01/06	13	899,000	950,000	105.67
273 Ulloa St Forest Hill Extensio		3	2.50	2	0		12/08/06	42	949,000	950,000	100.11
145 Kensington Way Forest Hill Extensio		3	1.25	2	1,980	529.80	11/01/06	30	1,068,000	1,049,000	98.22
257 Kensington Way Forest Hill Extensio		2	2	1	2,241	468.54	12/31/06	13	975,000	1,050,000	107.69
125 Vasquez Ave Forest Hill Extensio		2	2	1	1,285	817.12	06/30/06	63	1,150,000	1,050,000	105.11
145 Ulloa St Forest Hill Extensio		3	2	2	0		03/07/06	20	995,000	1,050,000	105.53
425 Dewey Blvd Forest Hill Extensio		3	2	2	1,551	696.33	04/11/06	20	960,000	1,080,000	112.50
87 Rockwood Ct Forest Hill Extensio		3	3	2	1,736	633.64	06/22/06	14	1,175,000	1,100,000	93.62
71 Ulloa St Forest Hill Extensio		3	2	1	0		05/18/06	12	995,000	1,100,000	110.55
54 Rockaway Ave Forest Hill Extensio		3	3	1	0		04/05/06	18	1,050,000	1,110,000	105.71
265 Kensington Way Forest Hill Extensio		4	2	2	2,800	421.07	10/06/06	97	1,279,000	1,179,000	100.00
121 Edgehill Way Forest Hill Extensio		4	2.50	1	2,166	551.71	02/16/06	7	1,195,000	1,195,000	100.00
1 Sydney Way Forest Hill Extensio		3	2	3	2,026	589.83	12/07/06	12	1,195,000	1,195,000	100.00
40 Merced Ave Forest Hill Extensio		3	1	1	1,685	730.56	06/13/06	30	1,195,000	1,231,000	98.48

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
175 Vasquez Ave Forest Hill Extensio		3	2	1	1,800	700.00	06/30/06	41	1,348,000	1,260,000	97.30
30 Rockaway Ave Forest Hill Extensio		3	2	3	2,081	614.13	05/26/06	20	1,195,000	1,278,000	106.95
101 Balceta Ave Forest Hill Extensio		4	2	1	2,844	470.46	10/20/06	22	1,095,000	1,338,000	122.19
100 Garcia Ave Forest Hill Extensio		4	3	4	2,406	613.05	01/12/06	91	995,000	1,475,000	148.24
76 Hernandez Ave Forest Hill Extensio		3	3.50	1	0		11/17/06	25	1,595,000	1,650,000	103.45
10 Merced Ave Forest Hill Extensio		6	4.25	2	3,800	460.53	05/25/06	67	1,990,000	1,750,000	94.65
98 Rockaway Ave Forest Hill Extensio		4	3.50	3	0		03/23/06	50	2,395,000	2,105,000	95.90
118 Casitas Ave Sherwood Forest		3	3	2	1,539	571.80	11/21/06	68	998,000	880,000	99.10
156 Robinhood Dr Sherwood Forest		3	2.50	2	0		11/16/06	60	1,149,000	1,050,000	95.89
375 Lansdale Ave Sherwood Forest		3	2.50	2	1,983	579.93	06/06/06	12	1,049,000	1,150,000	109.63
475 Lansdale Ave Sherwood Forest		4	3	2	1,780	673.03	01/31/06	99	1,295,000	1,198,000	100.00
160 Casitas Ave Sherwood Forest		4	2.50	2	2,341	533.96	06/22/06	18	1,195,000	1,250,000	104.60
54 Miraloma Dr Sherwood Forest		3	2.50	2	3,052	437.75	08/14/06	43	1,375,000	1,336,000	97.16
290 Casitas Ave Sherwood Forest		5	3.50	2	2,953	467.32	11/02/06	47	1,428,000	1,380,000	96.64
151 Lansdale Ave Sherwood Forest		3	2.50	2	3,000	531.67	06/15/06	20	1,595,000	1,595,000	100.00
75 Robinhood Dr Sherwood Forest		5	5	2	3,409	484.01	10/27/06	68	1,499,000	1,650,000	100.00
121 Miraloma Dr Sherwood Forest		4	3	2	0		07/14/06	26	1,780,000	1,780,000	100.00
100 Lansdale Ave Sherwood Forest		4	2.50	2	2,877	629.13	04/20/06	15	1,595,000	1,810,000	113.48
286 Maywood Dr Monterey Heights		3	2	1	0		08/11/06	22	1,195,000	1,225,000	102.51
68 Rosewood Dr Monterey Heights		3	2	1	1,326	942.68	04/14/06	5	1,150,000	1,250,000	108.70
1100 Monterey Blvd Monterey Heights		4	3.25	1	2,562	523.03	05/19/06	16	1,350,000	1,340,000	99.26
184 Maywood Monterey Heights		3	2.50	2	0		08/24/06	20	1,350,000	1,425,000	105.56
240 Yerba Buena Ave Monterey Heights		3	3	2	0		04/28/06	14	1,275,000	1,450,000	113.73
45 Rosewood Dr Monterey Heights		3	2.50	2	0		06/01/06	26	1,395,000	1,589,000	113.91
1315 Monterey Blvd Monterey Heights		4	2.50	2	0		03/07/06	14	1,495,000	1,655,000	110.70
38 San Jacinto Way Monterey Heights		5	4.50	2	0		04/07/06	28	2,495,000	2,700,000	108.22
2 Westgate Dr Mount Davidson Manor		2	2	1	1,296	638.89	08/29/06	22	788,800	828,000	104.97
76 Keystone Way Mount Davidson Manor		2	1.50	2	1,250	664.00	11/01/06	14	775,000	830,000	107.10
120 Kenwood Way Mount Davidson Manor		2	1	1	1,312	640.24	12/07/06	25	835,888	840,000	100.49
47 Keystone Way Mount Davidson Manor		3	1	2	1,848	469.70	07/07/06	15	829,000	868,000	104.70
165 Manor Dr Mount Davidson Manor		2	1.50	2	1,377	635.44	09/08/06	17	829,000	875,000	105.55
66 Lakewood Ave Mount Davidson Manor		3	2	2	2,038	429.34	03/15/06	27	950,000	875,000	92.11
112 Dorado Ter Mount Davidson Manor		4	3	2	1,995	446.12	05/26/06	35	879,000	890,000	101.25
155 Upland Dr Mount Davidson Manor		3	2	1	1,844	534.16	06/27/06	15	895,000	985,000	110.06
20 Pinehurst Way Mount Davidson Manor		3	2	2	2,209	449.07	10/13/06	29	999,000	992,000	99.30
181 Pinehurst Way Mount Davidson Manor		3	2	1	0		09/19/06	83	999,000	999,000	100.00
775 Darien Way Mount Davidson Manor		3	2	4	2,200	465.91	09/25/06	95	1,175,000	1,025,000	93.27
200 Kenwood Way Mount Davidson Manor		4	2.50	1	2,939	359.99	06/08/06	41	999,000	1,058,000	105.91
232 Kenwood Way Mount Davidson Manor		3	2	1	2,255	487.80	10/20/06	34	1,118,000	1,100,000	98.39
145 Upland Dr Mount Davidson Manor		3	2	1	1,886	593.85	11/28/06	30	1,059,000	1,120,000	105.76
84 Manor Dr Mount Davidson Manor		4	2	1	2,150	527.91	04/03/06	28	1,285,000	1,135,000	94.98
30 Manor Dr Mount Davidson Manor		5	2.50	1	0		05/26/06	34	995,000	1,205,000	121.11
255 Westgate Dr Mount Davidson Manor		3	2	2	1,647	758.35	06/12/06	28	1,249,000	1,249,000	100.00
850 Darien Way Mount Davidson Manor		4	3.50	2	2,999	431.81	02/15/06	63	1,295,000	1,295,000	100.00
516 Melrose Ave Westwood Highlands		2	1	2	890	764.04	05/05/06	22	629,000	680,000	108.11
595 Los Pamos Dr Westwood Highlands		2	1	1	1,161	695.09	06/29/06	73	795,000	807,000	101.51
39 Burlwood Dr Westwood Highlands		2	1	2	0		11/30/06	76	875,000	825,000	103.25
232 Valdez Ave Westwood Highlands		3	1	2	0		12/05/06	34	949,000	905,000	82.27
330 Valdez Ave Westwood Highlands		2	1	1	1,400	671.43	02/28/06	11	789,000	940,000	119.14
806 Monterey Blvd Westwood Highlands		2	1	2	1,446	651.31	12/01/06	72	858,000	941,800	109.77
50 Brentwood Ave Westwood Highlands		3	2	1	1,808	539.27	08/15/06	8	927,000	975,000	105.18
464 Hazelwood Ave Westwood Highlands		3	2.25	2	2,670	387.64	03/10/06	73	1,150,000	1,035,000	104.02
1625 Plymouth Ave Westwood Highlands		2	1	2	1,990	542.71	07/06/06	25	1,099,000	1,080,000	98.27
270 Valdez Ave Westwood Highlands		3	2	2	1,735	635.16	10/11/06	17	949,000	1,102,000	116.12
405 Hazelwood Ave Westwood Highlands		3	2	2	0		07/14/06	13	938,000	1,175,000	125.27

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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 \$
209 Hazelwood Westwood Highlands		4	3	2	2,200	568.18	09/22/06	13	998,000	1,250,000	125.25
250 Hazelwood Ave Westwood Highlands		3	2	2	2,100	614.29	05/02/06	11	1,269,000	1,290,000	101.65
283 Cresta Vista Dr Westwood Highlands		4	3	2	1,828	705.69	01/17/06	46	1,350,000	1,290,000	95.56
330 Valdez Ave Westwood Highlands		4	3	3	2,400	547.92	09/28/06	21	1,200,000	1,315,000	109.58
1635 Plymouth Ave Westwood Highlands		4	3	3	2,161	608.51	11/14/06	17	1,185,000	1,315,000	110.97
920 Monterey Westwood Highlands		4	2	2	2,773	640.10	05/10/06	23	1,695,000	1,775,000	104.72
532 Judson Ave Westwood Park		2	1	2	1,000	715.00	06/15/06	14	649,000	715,000	110.17
518 Staples Ave Westwood Park		2	1	1	1,125	688.89	01/20/06	70	769,000	775,000	100.78
587 Flood Westwood Park		3	2	2	1,650	484.85	10/17/06	46	799,000	800,000	100.13
650 Faxon Ave Westwood Park		2	1	1	975	844.10	07/28/06	31	879,900	823,000	93.53
1271 Plymouth Ave Westwood Park		2	1	1	1,060	778.30	04/06/06	141	839,000	825,000	105.78
719 Faxon Ave Westwood Park		2	1	1	1,200	689.58	04/14/06	19	789,000	827,500	104.88
569 Staples Ave Westwood Park		2	1	1	1,125	746.67	05/17/06	25	759,000	840,000	110.67
816 Faxon Ave Westwood Park		2	1	1	1,460	592.47	03/30/06	43	998,000	865,000	86.67
155 Hazelwood Ave Westwood Park		3	2	3	1,016	856.30	03/31/06	30	855,000	870,000	101.75
162 Southwood Dr Westwood Park		2	1	2	1,363	641.97	09/08/06	16	799,000	875,000	109.51
65 Hazelwood Ave Westwood Park		2	1	2	1,504	585.11	07/21/06	19	865,000	880,000	101.73
162 Southwood Dr Westwood Park		2	1	2	1,363	660.31	03/15/06	83	1,088,000	900,000	92.02
763 Faxon Ave Westwood Park		3	2	2	1,256	717.36	04/29/06	54	949,000	901,000	94.94
810 Faxon Ave Westwood Park		2	1	3	1,325	724.53	11/20/06	47	949,000	960,000	101.16
807 Faxon Ave Westwood Park		2	1	3	1,450	673.10	06/16/06	8	910,000	976,000	107.25
150 Northwood Dr Westwood Park		3	2	1	1,702	605.17	05/31/06	21	1,049,000	1,030,000	98.19
1575 Plymouth Ave Westwood Park		3	2.50	1	2,156	506.49	05/18/06	3	100,000	1,092,000	99.27
201 Montecito Ave Westwood Park		5	2	2	0		01/11/06	34	1,115,000	1,100,000	95.65
874 Faxon Ave Westwood Park		4	3	1	1,950	615.38	03/29/06	26	1,200,000	1,200,000	100.00
149 Mangels Ave Sunnyside		1	1	0	870	602.59	12/22/06	69	499,000	524,250	131.08
223 Staples Ave Sunnyside		2	1	1	960	629.17	10/18/06	38	649,000	604,000	102.55
219 Staples Ave Sunnyside		2	1	1	960	645.83	10/12/06	19	599,000	620,000	103.51
234 Judson Ave Sunnyside		2	1	2	0		07/14/06	29	619,000	630,000	101.78
614 Hearst Ave Sunnyside		1	1	1	1,030	621.36	07/21/06	50	645,000	640,000	99.22
70 Staples Ave Sunnyside		3	1	1	1,350	481.48	01/03/06	29	675,000	650,000	96.30
338 Hearst Ave Sunnyside		3	2	1	1,446	449.52	12/19/06	59	710,000	650,000	100.00
543 Mangels Ave Sunnyside		1	1	2	915	710.38	12/19/06	22	659,000	650,000	98.63
26 Staples Ave Sunnyside		2	1	1	1,000	655.00	12/22/06	46	649,000	655,000	100.92
458 Mangels Ave Sunnyside		1	1	2	947	696.94	07/06/06	33	649,000	660,000	101.69
170 Flood Ave Sunnyside		2	1	1	1,515	445.54	09/29/06	14	599,000	675,000	112.69
501 Joost Ave Sunnyside		1	1	2	0		02/24/06	5	649,000	681,000	104.93
508 Joost Ave Sunnyside		3	1	2	1,058	650.28	04/21/06	32	639,000	688,000	107.67
482 Flood Ave Sunnyside		2	2	1	986	699.80	01/05/06	40	675,000	690,000	102.22
65 Marston Ave Sunnyside		2	1	1	1,288	535.71	08/30/06	81	768,000	690,000	98.71
224 Mangels Ave Sunnyside		3	2	1	1,026	672.51	11/22/06	40	729,000	690,000	98.85
646 Mangels Ave Sunnyside		2	1	2	1,050	660.00	06/23/06	48	749,000	693,000	102.67
634 Edna St Sunnyside		2	1	1	1,068	650.75	03/31/06	29	695,000	695,000	100.00
312 Edna St Sunnyside		2	1	2	950	731.58	12/21/06	7	695,000	695,000	100.00
754 Monterey Blvd Sunnyside		2	1	1	1,124	621.89	10/19/06	53	749,000	699,000	100.00
32 Edna St Sunnyside		3	2	2	1,400	500.00	08/30/06	44	788,000	700,000	100.14
277 Judson Ave Sunnyside		2	1	1	1,240	564.52	10/18/06	178	799,000	700,000	93.33
324 Foerster St Sunnyside		2	1	1	890	786.52	03/10/06	21	649,000	700,000	107.86
418 Joost Ave Sunnyside		2	1	1	0		02/02/06	24	679,000	705,000	103.83
363 Joost Ave Sunnyside		2	2	1	1,622	437.11	12/29/06	13	699,000	709,000	101.43
497 Joost Ave Sunnyside		2	1	1	1,046	688.34	07/11/06	67	780,000	720,000	103.00
390 Mangels Ave Sunnyside		3	1	1	1,071	676.94	07/19/06	36	725,000	725,000	100.00
110 Congo St Sunnyside		3	2	1	1,604	455.11	09/29/06	33	730,000	730,000	100.00
442 Monterey Blvd Sunnyside		2	1	2	940	781.91	08/14/06	24	725,000	735,000	101.38
241 Joost Ave Sunnyside		2	2	1	1,192	620.81	09/18/06	52	798,000	740,000	106.02

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342 Edna St Sunnyside		2	1	2	995	743.72	01/31/06	12	698,000	740,000	106.02
295 Mangels Ave Sunnyside		3	1.50	1	1,172	635.67	05/09/06	57	799,000	745,000	97.39
106 Baden St Sunnyside		2	1	1	1,215	615.64	12/18/06	24	699,000	748,000	107.01
220 Mangels Ave Sunnyside		2	1	1	1,026	730.99	11/29/06	19	699,000	750,000	107.30
160 Marston Ave Sunnyside		2	2	1	0		06/27/06	40	799,000	750,000	96.28
578 Monterey Blvd Sunnyside		2	1	2	1,400	539.29	04/12/06	11	749,000	755,000	100.80
474 Mangels Ave Sunnyside		3	1	2	0		11/28/06	69	699,000	768,000	96.24
171 Mangels Ave Sunnyside		2	1	2	1,092	709.71	06/21/06	39	780,000	775,000	99.36
22 Genessee St Sunnyside		2	1	1	1,156	670.42	09/26/06	31	749,000	775,000	103.47
437 Genessee St Sunnyside		2	1	2	1,375	570.91	08/15/06	63	749,000	785,000	104.81
415 Melrose Ave Sunnyside		2	2	1	1,387	565.97	06/19/06	32	799,000	785,000	107.68
70 Staples Ave Sunnyside		3	2	1	1,355	583.03	08/22/06	58	766,000	790,000	103.13
245 Edna St Sunnyside		2	1	1	1,108	717.51	06/30/06	31	749,000	795,000	106.14
463 Joost Ave Sunnyside		2	2	2	0		06/01/06	22	759,000	800,000	105.40
335 Joost Ave Sunnyside		3	1.50	2	1,230	650.41	12/22/06	16	785,000	800,000	101.91
567 Hearst Ave Sunnyside		3	1	2	0		01/13/06	37	749,000	805,000	107.48
738 Joost Ave Sunnyside		2	1	2	1,200	675.00	05/23/06	18	730,000	810,000	110.96
518 Mangels Ave Sunnyside		3	1	2	0		07/20/06	23	799,000	810,000	101.38
423 Melrose Ave Sunnyside		4	3	2	1,930	424.87	05/01/06	15	860,000	820,000	95.35
213 Flood Ave Sunnyside		2	1	2	1,066	773.92	07/28/06	24	699,000	825,000	118.03
219 Mangels Ave Sunnyside		2	1	1	1,126	732.68	11/30/06	26	839,000	825,000	98.33
505 Genessee St Sunnyside		2	1.50	2	0		04/27/06	19	689,000	827,000	120.03
505 Joost Ave Sunnyside		2	1	2	991	842.58	05/04/06	30	799,000	835,000	104.51
389 Mangels Ave Sunnyside		3	2	1	1,233	680.45	06/09/06	24	789,000	839,000	106.34
501 Melrose Ave Sunnyside		3	2	1	1,400	607.14	06/06/06	21	849,999	849,999	100.00
202 Phelan Ave Sunnyside		3	3	2	1,874	453.58	06/08/06	32	899,000	850,000	94.55
379 Staples Ave Sunnyside		2	1.50	3	1,357	626.38	11/30/06	126	879,000	850,000	106.38
172 Marston Ave Sunnyside		3	2	1	0		05/05/06	14	898,000	851,000	94.77
427 Flood Ave Sunnyside		3	1	2	0		05/05/06	12	795,000	877,500	110.38
131 Mangels Ave Sunnyside		4	3	0	2,076	428.71	12/12/06	66	939,800	890,000	97.27
132 Judson Ave Sunnyside		4	3.50	1	1,910	480.63	04/11/06	74	949,000	918,000	96.73
571 Mangels Ave Sunnyside		3	2	2	0		09/29/06	46	975,000	950,000	97.44
525 Genessee St Sunnyside		4	3	2	2,000	525.00	03/29/06	72	995,000	1,050,000	105.53
341 Claremont Blvd West Portal		2	1	1	1,020	759.80	05/22/06	76	899,000	775,000	97.00
236 Claremont Blvd West Portal		2	1	2	1,240	745.97	11/30/06	36	899,000	925,000	102.89
1251 Ulloa St West Portal		3	1	1	0		03/17/06	0	960,000	960,000	100.00
90 Allston Way West Portal		2	2	2	1,408	702.41	12/12/06	15	929,000	989,000	106.34
2530 14th Ave West Portal		2	1	2	1,840	544.85	03/17/06	6	899,000	1,002,530	111.52
45 Ardenwood Way West Portal		3	2	2	1,925	530.91	09/27/06	45	1,039,000	1,022,000	98.36
15 Ardenwood Way West Portal		3	1.50	2	1,963	524.71	05/12/06	32	1,125,000	1,030,000	93.72
257 Wawona St West Portal		2	2	2	1,465	716.72	07/12/06	16	995,000	1,050,000	105.53
2450 14th Ave West Portal		3	2	2	2,250	473.33	03/14/06	27	949,000	1,065,000	112.22
134 Granville Way West Portal		2	2	2	1,426	750.35	12/13/06	62	1,049,000	1,070,000	97.45
2535 14th Ave West Portal		3	2	2	0		03/09/06	22	1,038,000	1,100,000	105.97
91 Wawona St West Portal		3	1.50	2	1,609	683.65	07/26/06	27	995,000	1,100,000	110.55
112 Dorchester Way West Portal		3	2	1	1,520	723.68	06/29/06	37	1,049,000	1,100,000	104.86
43 Wawona St West Portal		3	2	2	1,674	657.11	06/15/06	21	939,000	1,100,000	117.15
29 Allston Way West Portal		4	3	2	2,000	600.00	04/21/06	24	998,000	1,200,000	120.24
1650 Portola Dr West Portal		5	4.50	2	3,480	409.48	05/12/06	27	1,250,000	1,425,000	114.00
191 Wawona St West Portal		3	2.50	2	2,460	601.41	11/15/06	7	1,369,000	1,479,465	108.07
2639 14th Ave West Portal		6	3	2	3,001	499.83	05/05/06	20	1,385,000	1,500,000	108.30
138 Madrone Ave West Portal		5	4.50	4	3,790	593.67	06/28/06	26	2,250,000	2,250,000 (100.00

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Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:37pm

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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	380	Averages			1,821	603.32	36	1,047,885	1,076,121	103.45	
		High			3,349,000.00	Low	524,250.00	Median	950,000.00		
Report Count	380										

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:37pm

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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
95 Red Rock Way #203M Diamond Heights		0	1	1	592	565.88	08/23/06	28	350,000	335,000	95.71
95 Red Rock Way #210M Diamond Heights		0	1	1	474	717.30	01/31/06	96	384,900	340,000	94.44
95 Red Rock Way #209M Diamond Heights		0	1	1	474	738.40	11/14/06	106	380,000	350,000	97.22
55-55 Red Rock Way #103 Diamond Heights		0	1	1	592	608.11	09/28/06	62	395,000	360,000	93.51
95 Red Rock Way #M-108 Diamond Heights		0	1	1	592	659.41	12/15/06	18	389,000	390,370	100.35
135 Red Rock Way #L207 Diamond Heights		0	1	1	592	667.23	01/12/06	74	395,000	395,000	100.00
175 Red Rock Way #K-108 Diamond Heights		0	1	1	592	675.68	03/29/06	59	412,000	400,000	97.09
15 Red Rock Way #208 Diamond Heights		0	1	1	592	675.68	07/05/06	45	399,000	400,000	100.25
175 Red Rock Way #201K Diamond Heights		0	1	1	592	675.68	08/25/06	51	415,000	400,000	96.39
55 Red Rock Way #207 Diamond Heights		0	1	1	592	689.19	10/03/06	69	425,000	408,000	96.00
95 Red Rock Way #M304 Diamond Heights		0	1	1	592	731.42	12/15/06	31	439,000	433,000	98.63
5320 Diamond Heights Blvd #K106 Diamond		1	1	1	657	684.93	11/07/06	33	475,000	450,000	100.22
15 Red Rock Way #111N Diamond Heights		1	1	1	830	560.24	01/27/06	95	469,000	465,000	99.15
5320 Diamond Heights Blvd #A Diamond Heig		1	1	1	657	722.98	12/07/06	70	495,000	475,000	99.16
970 Duncan St #302F Diamond Heights		1	1	1	744	638.44	11/22/06	104	525,000	475,000	100.00
5320 Diamond Heights Blvd #K108 Diamond		1	1	1	713	671.81	03/03/06	23	479,000	479,000	100.00
5320 Diamond Heights Blvd #K101 Diamond		1	1	1	682	711.14	03/24/06	20	495,000	485,000	97.98
5179 Diamond Heights Blvd #110 Diamond H		1	1	1	780	628.21	06/30/06	37	525,000	490,000	98.00
175 Red Rock Way #302K Diamond Heights		1	1	1	830	593.37	05/19/06	47	475,000	492,500	103.68
5177 Diamond Heights Blvd #213 Diamond H		1	1	1	0		02/03/06	24	510,000	495,000	97.06
5160 Diamond Heights Blvd #106C Diamond		1	1	1	744	672.04	08/10/06	78	510,000	500,000	100.20
135 Red Rock Way #202L Diamond Heights		1	1	1	830	608.43	04/11/06	58	525,000	505,000	101.20
990 Duncan St #106G Diamond Heights		1	1	1	744	684.14	03/01/06	54	509,000	509,000	100.00
215 Red Rock Way #306j Diamond Heights		1	1	1	744	684.14	02/10/06	89	528,000	509,000	100.00
255 Red Rock Way #107H Diamond Heights		1	1	1	744	685.48	01/27/06	57	525,000	510,000	97.14
215 Red Rock Way #303J Diamond Heights		1	1	1	838	612.17	11/30/06	41	515,000	513,000	99.61
990 Duncan St #103G Diamond Heights		1	1	1	838	619.33	11/21/06	15	519,000	519,000	100.00
95 Red Rock Way #M202 Diamond Heights		1	1	1	830	632.53	10/13/06	24	525,000	525,000	100.00
175 Red Rock Way #K-111 Diamond Heights		1	1	1	830	632.53	06/15/06	57	519,000	525,000	100.00
950 Duncan St #302E Diamond Heights		1	1	1	744	711.02	07/12/06	38	529,000	529,000	100.00
15 Red Rock Way #202N Diamond Heights		1	1	1	830	648.19	05/26/06	46	525,000	538,000	102.48
215 Red Rock Way #J202 Diamond Heights		1	1	1	744	724.46	04/28/06	45	529,000	539,000	101.89
215 Red Rock Way #104 Diamond Heights		2	2	1	1,175	468.09	12/28/06	109	595,000	550,000	95.65
255 Red Rock Way #H101 Diamond Heights		2	1	1	990	570.71	07/11/06	32	565,000	565,000	100.00
5140 Diamond Heights Blvd #301 A Diamond		2	1	1	990	575.76	07/19/06	13	579,000	570,000	98.45
990 Duncan St #101G Diamond Heights		2	1	1	990	580.81	04/28/06	29	565,000	575,000	101.77
5160 Diamond Heights Blvd #C205 Diamond		2	2	1	1,175	495.74	09/20/06	34	585,000	582,500	99.57
5140 Diamond Heights Blvd #A306 Diamond		1	1	2	744	793.01	03/24/06	13	549,000	590,000	107.47
215 Red Rock Way #J308 Diamond Heights		2	2	1	1,175	506.38	12/22/06	42	589,000	595,000	101.02
950 Duncan St #204E Diamond Heights		2	2	1	1,175	509.79	11/01/06	41	599,000	599,000	100.00
5160 Diamond Heights Blvd #C108 Diamond		2	2	1	1,175	514.89	05/19/06	31	669,000	605,000	99.18
255 Red Rock Way #H305 Diamond Heights		2	2	1	1,175	523.40	07/25/06	113	649,000	615,000	97.77
18 Amber Dr Diamond Heights		2	2	1	1,052	594.11	09/01/06	72	629,000	625,000	99.36
5114 Diamond Heights Blvd #B Diamond Heig		2	2	1	0		11/22/06	26	649,000	649,000	100.00
4 Amber Dr Diamond Heights		3	2	2	1,405	505.34	12/12/06	212	788,000	710,000	99.30
5106 Diamond Heights Blvd #B Diamond Heig		3	2	2	1,393	543.43	03/03/06	33	769,000	757,000	98.44
177 Carnelian Way Diamond Heights		3	2.50	2	1,643	501.52	03/02/06	17	799,000	824,000	103.13
5029 Diamond Heights Blvd Diamond Heights		3	2.50	2	2,160	479.17	04/14/06	22	995,000	1,035,000	104.02
1 Topaz Way Diamond Heights		3	2	2	0		08/15/06	26	1,200,000	1,200,000	100.00
676 Clarendon Ave Forest Knolls		2	2.50	2	1,485	457.91	02/27/06	109	749,000	680,000	97.28
106 Galewood Cir Forest Knolls		2	2.50	2	1,465	478.50	08/31/06	30	728,000	701,000	96.29
664 Clarendon Ave Forest Knolls		2	2.50	1	1,485	488.22	06/30/06	18	719,000	725,000	100.83
608 Clarendon Ave Forest Knolls		2	2.50	2	1,485	488.22	03/10/06	28	715,000	725,000	101.40

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:37pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
15 Teresita Blvd #9 Miraloma Park		2	2	1	844	639.81	11/16/06	34	525,000	540,000	102.86
1920 Ocean Ave #1E Mount Davidson Manor		2	1	1	813	584.26	08/24/06	58	495,000	475,000	95.96
1920 Ocean Ave #2G Mount Davidson Manor		2	1	1	801	630.46	05/30/06	43	495,000	505,000	102.02
700 Dorado Ter #56 Mount Davidson Manor		2	2.50	2	1,332	397.90	01/12/06	9	559,000	530,000	94.81
205 Dorado Ter Mount Davidson Manor		3	2	1	1,275	446.27	09/15/06	9	569,000	569,000	100.00
716 Dorado Ter Mount Davidson Manor		2	3	2	1,332	431.68	03/08/06	18	589,000	575,000	97.62
41 Dorado Ter #41 Mount Davidson Manor		3	2	2	1,403	470.42	12/29/06	59	685,000	660,000	98.80
18 Dorado Ter #10 Mount Davidson Manor		3	3.50	2	1,712	441.00	07/06/06	24	738,000	755,000	102.30
2760-2790 19th Ave #7 West Portal		2	2	1	1,240	467.74	09/22/06	44	589,000	580,000	100.96
2760-2790 19th Ave #2 West Portal		2	2	1	1,240	479.84	07/12/06	32	595,000	595,000	100.00
2760-2790 19th Ave #31 West Portal		3	2	1	1,460	407.53	06/08/06	18	549,000	595,000	108.38
2760-90 19th Ave #38 West Portal		3	2	1	1,745	411.46	07/19/06	76	799,000	718,000	100.00
Listing Count	65	Averages			987	587.31		49	568,629	558,667	99.75
		High			1,200,000.00	Low		335,000.00	Median		530,000.00
Report Count	65										

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