

Single-Family Homes CMA Report

Listings as of 08/22/07 at 3:44pm

Page 1

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
120 Aptos Ave Balboa Terrace		3	1	2	2,044	543.05	05/14/07	66	1,198,000	1,110,000	99.20
280 San Leandro Way Balboa Terrace		3	2	3	0		07/31/07	14	1,150,000	1,195,000	103.91
307 San Leandro Way Balboa Terrace		4	2	2	2,114	610.22	06/22/07	22	1,195,000	1,290,000	107.95
541 Darien Way Balboa Terrace		4	3	1	0		03/20/07	14	1,395,000	1,701,000	121.94
355 Santa Ana Ave Balboa Terrace		4	2	2	2,835	652.56	07/26/07	26	1,495,000	1,850,000	123.75
306 San Benito Way Balboa Terrace		4	4.50	2	0		03/08/07	13	1,795,000	1,885,000	105.01
5532 Diamond Heights Blvd Diamond Heights		5	3.50	2	2,250	400.00	01/02/07	42	1,089,900	900,000	96.06
308 Gold Mine Dr Diamond Heights		4	3	2	2,597	385.06	03/20/07	89	1,090,000	999,999	100.00
275 Amber Dr Diamond Heights		4	2.50	2	1,953	537.63	01/09/07	36	988,000	1,050,000	106.28
83 Craggs Ct Diamond Heights		3	3	2	0		05/10/07	19	1,295,000	1,365,000	105.41
7 Topaz Way Diamond Heights		3	3	2	2,552	603.45	07/03/07	18	1,395,000	1,540,000	110.39
370 Magellan Ave Forest Hill		2	1	1	1,495	709.03	03/30/07	16	998,000	1,060,000	106.21
200 San Marcos Ave Forest Hill		2	2	2	1,727	643.89	01/12/07	78	869,000	1,112,000	127.96
428 Dewey Blvd Forest Hill		3	3	3	0		06/13/07	32	1,229,000	1,275,000	103.74
95 Ventura Ave Forest Hill		3	2	2	1,680	776.79	05/24/07	14	1,095,000	1,305,000	119.18
85 Santa Rita Ave Forest Hill		3	3.50	1	0		05/30/07	77	1,395,000	1,315,000	97.41
2019 9th Ave Forest Hill		3	3	1	0		05/01/07	30	1,225,000	1,347,000	109.96
44 Mendosa Ave Forest Hill		3	2	1	0		04/18/07	18	1,195,000	1,410,000	117.99
426 Castenada Ave Forest Hill		4	3.50	2	2,532	624.01	01/05/07	28	1,395,000	1,580,000	113.26
198 Taraval St Forest Hill		4	3	2	0		07/17/07	17	1,425,000	1,580,000	110.88
10 Marcela Ave Forest Hill		3	2.50	2	2,124	753.30	02/14/07	28	1,599,000	1,600,000	100.06
89 Castenada Ave Forest Hill		4	3	2	0		06/15/07	24	1,495,000	1,625,000	108.70
134 Taraval St Forest Hill		5	5	2	3,500	470.86	06/07/07	53	1,668,000	1,648,000	98.80
220 Magellan Ave Forest Hill		3	2.50	1	0		05/24/07	26	1,695,000	1,805,000	106.49
415 Castenada Ave Forest Hill		4	3.50	1	0		07/20/07	21	1,750,000	1,925,000	110.00
289 Magellan Ave Forest Hill		4	3	3	2,793	694.59	05/18/07	18	1,850,000	1,940,000	104.86
2155 9th Ave Forest Hill		4	2.50	2	2,727	714.34	03/30/07	24	1,295,000	1,948,000	150.42
358 Pacheco St Forest Hill		4	4.50	2	0		07/31/07	26	1,695,000	1,975,000	116.52
22 Lopez Ave Forest Hill		5	4	2	4,047	543.61	04/26/07	29	2,399,000	2,200,000	91.70
152 Galewood Cir Forest Knolls		2	2.50	2	1,465	532.42	02/21/07	26	749,000	780,000	104.14
381 Christopher Dr Forest Knolls		3	2	2	1,640	529.27	02/16/07	19	799,000	868,000	108.64
405 Oak Park Dr Forest Knolls		3	2	3	1,408	626.42	01/30/07	76	878,000	882,000	100.46
121 Forest Knolls Dr Forest Knolls		4	3	2	1,709	526.62	04/18/07	12	949,000	900,000	105.88
191 Devonshire Way Forest Knolls		3	3	2	1,965	474.81	01/12/07	32	885,000	933,000	105.42
60 Urbano Dr Ingleside Terrace		2	1	2	1,350	637.04	01/10/07	2	855,000	860,000	100.58
1099 Holloway Ingleside Terrace		4	2	1	1,669	620.13	05/31/07	145	1,238,000	1,035,000	95.83
45 Lunado Way Ingleside Terrace		3	2	2	2,010	659.20	05/23/07	11	1,249,000	1,325,000	106.08
85 Cerritos Ave Ingleside Terrace		4	3	3	1,792	767.30	07/12/07	22	1,100,000	1,375,000	125.00
60 Urbano Dr Ingleside Terrace		4	4	4	2,800	492.86	07/18/07	34	1,299,000	1,380,000	106.24
115 Moncada Way Ingleside Terrace		3	2.25	2	3,000	483.33	01/12/07	129	2,100,000	1,450,000	87.88
99 Cedro Ave Ingleside Terrace		5	3	1	4,038	365.28	05/02/07	32	1,400,000	1,475,000	105.36
20 Cerritos Ave Ingleside Terrace		3	2.25	2	0		07/31/07	8	1,495,000	1,705,000	114.05
275 Moncada Way Ingleside Terrace		4	3.50	2	3,850	492.21	04/20/07	14	1,895,000	1,895,000	100.00
25 Mercedes Way Ingleside Terrace		5	3	1	4,016	547.81	05/17/07	13	1,895,000	2,200,000	116.09
135 Cedro Ave Ingleside Terrace		6	5	4	4,400	670.45	05/15/07	2	2,950,000	2,950,000	100.00
20 Longview Ct Midtown Terrace		2	1	2	1,226	632.14	03/09/07	51	799,000	775,000	98.73
14 Starview Way Midtown Terrace		3	2	1	1,237	645.92	02/28/07	38	799,000	799,000	100.00
709 Panorama Dr Midtown Terrace		2	1	1	1,200	666.67	05/31/07	8	779,000	800,000	102.70
11 Aquavista Way Midtown Terrace		3	2	2	1,291	631.29	07/11/07	31	9,800,000	815,000	102.13
551 Panorama Dr Midtown Terrace		2	1	2	0		02/27/07	15	779,000	825,000	105.91
92 Clairview Ct Midtown Terrace		3	1	2	1,100	763.64	04/17/07	10	749,000	840,000	112.15
323 Panorama Dr Midtown Terrace		3	2	2	1,385	613.72	01/10/07	45	850,000	850,000	100.00
145 Olympia Way Midtown Terrace		3	2	2	1,276	693.57	02/28/07	16	789,000	885,000	112.17

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Single-Family Homes CMA Report

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Page 2

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
22 Starview Way Midtown Terrace		3	2	2	0		06/22/07	20	839,000	916,000	109.18
22 Mountview Ct Midtown Terrace		4	2	2	1,889	485.44	03/07/07	19	879,000	917,000	104.32
136 Midcrest Way Midtown Terrace		3	2	2	0		04/17/07	21	960,000	1,040,000	108.33
157 Marview Way Midtown Terrace		3	3	2	2,100	566.67	07/24/07	13	999,000	1,190,000	119.12
143 San Pablo Ave St. Francis Wood		2	1.50	2	2,107	688.18	06/08/07	27	1,495,000	1,450,000	96.99
37 Junipero Serra Blvd St. Francis Wood		3	2.50	3	0		03/14/07	54	1,799,000	1,650,000	97.12
35 San Rafael Way St. Francis Wood		2	1.50	1	2,005	847.88	06/20/07	7	1,595,000	1,700,000	106.58
36 San Leandro St. Francis Wood		4	3	2	2,356	751.27	04/27/07	17	1,195,000	1,770,000	148.12
11 Yerba Buena Ave St. Francis Wood		4	3	2	2,675	747.66	06/14/07	14	1,495,000	2,000,000	133.78
130 Santa Ana Ave St. Francis Wood		4	3.50	2	3,000	666.67	06/29/07	21	1,795,000	2,000,000	111.42
150 Santa Paula Ave St. Francis Wood		5	3	6	3,557	607.25	02/15/07	14	1,795,000	2,160,000	120.33
60 Santa Clara Ave St. Francis Wood		4	4	2	0		07/31/07	22	2,180,000	2,188,000	100.37
75 Santa Clara Ave St. Francis Wood		4	3	1	0		03/01/07	15	2,085,000	2,300,000	110.31
315 Santa Clara Ave St. Francis Wood		5	5.50	2	5,281	501.80	04/16/07	141	2,825,000	2,650,000 (100.00
136 Marietta Dr Miraloma Park		2	2	1	919	718.17	05/15/07	15	688,000	660,000	95.93
958 Teresita Blvd Miraloma Park		2	1	1	1,000	700.00	01/11/07	110	764,950	700,000	94.47
831 Foerster St Miraloma Park		3	2	2	1,282	569.42	01/31/07	94	925,000	730,000	94.19
965 Teresita Blvd Miraloma Park		2	1	1	1,101	681.20	02/23/07	27	749,000	750,000	100.13
554 Bella Vista Way Miraloma Park		3	2.50	1	1,532	500.00	01/25/07	70	799,000	766,000	100.92
844 Foerster St Miraloma Park		3	2	2	1,536	504.56	05/18/07	14	749,000	775,000	103.47
449 Myra Way Miraloma Park		2	1	3	970	814.43	04/27/07	14	749,000	790,000	105.47
393 Los Pamos Dr Miraloma Park		4	1	1	1,182	675.97	07/27/07	17	799,000	799,000	100.00
668 Teresita Blvd Miraloma Park		2	1	2	1,325	615.09	06/15/07	15	699,000	815,000	116.60
139 Stillings Ave Miraloma Park		2	1	2	1,108	735.56	01/05/07	40	799,000	815,000	102.00
288 Evelyn Way Miraloma Park		3	1	1	0		02/16/07	23	829,000	820,000	98.91
808 Detroit St Miraloma Park		3	2	1	0		03/09/07	20	699,000	820,000	117.31
90 Gaviota Way Miraloma Park		3	3	1	1,425	578.95	07/24/07	2	825,000	825,000	100.00
301 Bella Vista Way Miraloma Park		3	1	2	1,228	675.90	07/24/07	30	799,000	830,000	103.88
439 Teresita Blvd Miraloma Park		2	2	1	1,490	563.09	01/23/07	80	839,000	839,000	98.82
32 Agua Way Miraloma Park		2	1	2	0		05/30/07	19	799,000	852,000	106.63
45 Bella Vista Way Miraloma Park		2	1	1	1,330	649.62	01/23/07	85	879,000	864,000	100.00
487 Molimo Dr Miraloma Park		3	1.50	2	1,650	524.24	04/11/07	135	990,000	865,000	100.00
1057 Portola Dr Miraloma Park		2	2	1	0		06/11/07	27	829,000	890,000	107.36
394 Cresta Vista Dr Miraloma Park		3	2	1	1,250	716.00	01/10/07	78	985,000	895,000	99.56
207 Bella Vista Way Miraloma Park		2	1	1	0		05/21/07	17	799,000	900,000	112.64
458 Molimo Dr Miraloma Park		2	1	1	1,087	827.97	05/30/07	17	836,000	900,000	107.66
421 Los Pamos Dr Miraloma Park		3	2	1	1,249	722.98	05/16/07	28	849,000	903,000	106.36
131 Marietta Dr Miraloma Park		3	2	1	1,300	707.69	06/29/07	13	869,000	920,000	105.87
124 Burlwood Dr Miraloma Park		3	2	1	0		05/01/07	16	799,000	925,000	115.77
7 Gaviota Miraloma Park		3	1.50	2	1,431	651.99	06/29/07	28	899,000	933,000	103.78
225 Teresita Blvd Miraloma Park		2	1	1	2,060	461.17	06/29/07	13	899,000	950,000	105.67
817 Rockdale Dr Miraloma Park		2	1	1	1,125	844.44	04/18/07	22	899,000	950,000	105.67
85 Teresita Blvd Miraloma Park		2	2	2	0		07/20/07	0	965,000	965,000	100.00
860 Foerster St Miraloma Park		4	3	2	1,487	671.15	01/24/07	37	998,000	998,000	100.00
90 Chaves Ave Miraloma Park		4	3	2	1,911	523.29	03/20/07	19	969,000	1,000,000	103.20
452 Molimo Dr Miraloma Park		4	2	1	1,626	638.38	02/16/07	16	988,000	1,038,000	105.06
35 Malta Dr Miraloma Park		4	2.50	2	2,306	466.18	01/17/07	84	1,150,000	1,075,000	100.00
258 Juanita Way Miraloma Park		3	2	1	1,700	638.24	07/13/07	14	879,000	1,085,000	123.44
235 Teresita Blvd Miraloma Park		3	2	1	2,378	483.60	06/11/07	43	1,250,000	1,150,000	100.00
479 Marietta Dr Miraloma Park		3	3	2	1,954	626.92	05/16/07	11	1,225,000	1,225,000	100.00
154 Del Vale Ave Miraloma Park		5	4.50	2	0		05/10/07	63	1,295,000	1,225,000	94.59
60 Agua Way Miraloma Park		4	3	1	2,100	616.67	02/23/07	27	1,295,000	1,295,000	100.00
542 Molimo St Miraloma Park		4	3.25	2	2,577	514.16	04/30/07	23	1,050,000	1,325,000	126.19
20 Sherwood Ct Miraloma Park		4	3	2	1,812	747.79	04/10/07	22	1,195,000	1,355,000	113.39
19 Sherwood Ct Miraloma Park		4	3	2	3,234	508.04	05/31/07	42	1,395,000	1,643,000	117.78

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Page 3

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750 Laguna Honda Blvd Forest Hill Extensio		3	2	2	1,755	518.52	03/30/07	110	979,000	910,000	97.95
69 Idora Ave Forest Hill Extensio		3	2	1	1,550	644.52	02/16/07	25	999,000	999,000	100.00
54 Idora Ave Forest Hill Extensio		3	2	2	0		03/07/07	18	895,000	999,999	111.73
175 Hernandez Ave Forest Hill Extensio		3	1	2	0		07/17/07	41	1,075,000	1,150,000	115.23
181 Idora Ave Forest Hill Extensio		3	2	1	0		06/27/07	14	979,000	1,200,000	122.57
200 Woodside Ave Forest Hill Extensio		3	2	2	0		03/22/07	33	1,150,000	1,200,000	104.35
50 Balceta Ave Forest Hill Extensio		3	2	1	1,900	644.74	02/23/07	20	1,079,000	1,225,000	113.53
44 Rockaway Ave Forest Hill Extensio		3	2	2	0		07/03/07	24	1,195,000	1,272,000	106.44
425 Dewey Blvd Forest Hill Extensio		3	2	1	3,057	500.16	04/13/07	182	1,349,000	1,529,000	102.00
86 Idora Ave Forest Hill Extensio		4	4	1	0		05/17/07	21	1,495,000	1,600,000	107.02
685 Laguna Honda Blvd Forest Hill Extensio		4	3.50	2	0		04/24/07	14	1,475,000	1,685,000	114.24
471 Lansdale Ave Sherwood Forest		3	2	2	0		01/19/07	7	849,000	871,000	102.59
550 Lansdale Ave Sherwood Forest		3	3	2	0		05/31/07	70	929,000	930,000	100.11
115 Dalewood Way Sherwood Forest		3	2	2	1,451	641.63	04/16/07	7	850,000	931,000	109.53
476 Lansdale Ave Sherwood Forest		3	2	2	0		02/13/07	45	1,195,000	1,180,000	98.74
355 Casitas Ave Sherwood Forest		4	2	2	2,373	517.91	05/01/07	13	1,229,000	1,229,000	100.00
272 Dalewood Way Sherwood Forest		3	3.50	2	2,000	625.00	04/04/07	35	1,199,000	1,250,000	104.25
388 Lansdale Ave Sherwood Forest		5	5	2	0		01/31/07	48	1,875,000	1,950,000	104.00
55 Robinhood Dr Sherwood Forest		5	3.50	4	0		05/30/07	19	1,988,000	2,025,000	101.86
160 Miraloma Dr Sherwood Forest		4	4.50	2	0		03/13/07	24	2,695,000	2,695,000	100.00
110 Fernwood Dr Monterey Heights		3	2	2	0		07/19/07	15	1,275,000	1,310,000	102.75
192 Yerba Buena Ave Monterey Heights		3	2.50	2	0		05/01/07	14	1,495,000	1,550,000	103.68
170 St Elmo Way Monterey Heights		3	3	2	3,000	650.00	04/04/07	5	1,850,000	1,950,000	105.41
20 Maywood Dr Monterey Heights		4	3	2	0		05/31/07	14	1,695,000	2,210,000	130.38
110 Kenwood Way Mount Davidson Manor		2	1	1	1,140	692.98	02/16/07	17	719,000	790,000	109.87
31 Westgate Dr Mount Davidson Manor		3	1.25	2	1,700	501.18	01/17/07	19	769,950	852,000	110.66
124 Dorado Ter Mount Davidson Manor		4	3	2	2,215	413.09	04/19/07	23	899,000	915,000	101.78
57 Westgate Dr Mount Davidson Manor		3	1.25	1	0		06/08/07	31	829,000	930,000	112.18
20 Manor Dr Mount Davidson Manor		4	3	2	2,527	502.57	04/09/07	24	1,169,000	1,270,000	108.64
160 Westgate Dr Mount Davidson Manor		3	1.50	1	0		05/30/07	19	1,365,000	1,365,000	100.00
255 Westgate Dr Mount Davidson Manor		4	3	2	2,604	624.04	03/09/07	97	1,795,000	1,625,000	95.87
540 Melrose Ave Westwood Highlands		2	1	2	0		01/12/07	22	649,000	700,000	107.86
199 Cresta Vista Dr Westwood Highlands		2	1.50	1	1,026	730.02	04/20/07	108	825,000	749,000	100.00
156 Cresta Vista Dr Westwood Highlands		3	2	2	1,085	807.37	07/31/07	28	795,000	876,000	110.19
305 Valdez Ave Westwood Highlands		2	1	1	1,377	653.59	04/12/07	16	750,000	900,000	120.00
324 Ridgewood Ave Westwood Highlands		2	1	1	0		07/19/07	7	849,000	930,000	109.54
360 Valdez Ave Westwood Highlands		2	1	1	1,410	798.58	02/23/07	29	959,000	1,126,000	117.41
275 Valdez Ave Westwood Highlands		3	1.25	2	1,791	691.79	07/27/07	10	996,000	1,239,000	124.40
280 Hazelwood Ave Westwood Highlands		3	2	2	1,787	735.87	03/23/07	21	1,079,000	1,315,000	121.87
634 Los Pamos Dr Westwood Highlands		5	3	3	2,956	489.81	07/31/07	49	1,539,000	1,447,875	94.08
629 Los Pamos Dr Westwood Highlands		5	3.50	2	3,800	456.58	02/22/07	102	1,895,000	1,735,000	96.66
20 Ridgewood Ave Westwood Park		2	1.50	1	1,408	504.26	03/30/07	21	659,000	710,000	107.74
101 San Ramon Way Westwood Park		2	1	1	1,375	541.82	01/12/07	49	749,000	745,000	99.47
1242 Plymouth Westwood Park		3	2	1	1,000	750.00	07/20/07	39	750,000	750,000	100.00
1246 Plymouth Ave Westwood Park		2	1.50	2	1,200	670.83	03/29/07	33	785,000	805,000	102.55
1392 Plymouth Ave Westwood Park		2	1	2	990	829.29	03/30/07	17	849,000	821,000	96.70
840 Faxon Ave Westwood Park		2	2	1	1,517	560.32	03/22/07	7	660,000	850,000	128.79
557 Wildwood Way Westwood Park		3	2	2	0		05/15/07	27	848,000	931,000	109.79
640 Faxon Westwood Park		3	3	2	1,730	543.35	01/11/07	75	1,049,000	940,000	99.05
1566 Plymouth Ave Westwood Park		2	2	1	1,550	612.26	02/22/07	74	949,000	949,000	105.56
131 Eastwood Dr Westwood Park		3	1.50	1	1,428	665.27	07/24/07	28	839,000	950,000	113.23
845 Monterey Blvd Westwood Park		4	3	1	2,343	425.95	01/25/07	64	959,000	998,000	104.07
900 Faxon Ave Westwood Park		3	2	4	0		04/20/07	15	1,190,000	1,245,000	104.62
700 Miramar Ave Westwood Park		3	1.25	3	2,171	603.41	04/05/07	22	1,215,000	1,310,000	107.82
395 Joost Ave Sunnyside		2	1	1	1,178	530.56	05/31/07	157	666,000	625,000	93.84

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Page 4

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
539 Mangels Ave Sunnyside		2	1	1	1,052	627.38	03/16/07	44	700,000	660,000	94.29
4 Foerster St Sunnyside		2	1	2	937	715.05	05/02/07	61	669,000	670,000	100.15
390 Staples Ave Sunnyside		2	1	2	1,079	620.95	07/27/07	25	649,000	670,000	103.24
100 Congo St Sunnyside		2	1	2	920	733.70	02/26/07	117	699,000	675,000	96.57
363 Staples Ave Sunnyside		2	1	2	880	770.45	02/07/07	16	595,000	678,000	113.95
215 Foerster St Sunnyside		2	1	2	989	687.56	03/16/07	34	699,000	680,000	100.15
170 Judson Ave Sunnyside		3	2	1	995	703.52	01/05/07	65	688,888	700,000	101.61
459 Joost Ave Sunnyside		2	1	2	0		01/04/07	41	699,000	705,000	100.86
180 Mangels Ave Sunnyside		2	1	1	800	906.25	07/10/07	21	689,000	725,000	105.22
311 Mangels Ave Sunnyside		3	2	2	1,221	601.97	07/13/07	77	715,000	735,000	95.18
148 Marston Ave Sunnyside		3	1	1	1,048	704.20	02/22/07	29	738,000	738,000	100.00
330 Baden St Sunnyside		2	1	1	1,075	688.37	04/13/07	13	699,000	740,000	105.87
490 Joost Ave Sunnyside		3	1	2	1,058	704.16	05/15/07	18	699,000	745,000	106.58
74 Staples Ave Sunnyside		3	2	2	1,355	553.51	02/22/07	79	749,500	750,000	100.07
537 Flood Ave Sunnyside		2	1	1	0		02/06/07	56	789,000	750,000	101.49
100 Baden St Sunnyside		2	1	1	1,075	720.93	04/11/07	77	889,000	775,000	101.31
383 Melrose Ave Sunnyside		2	1	1	957	809.82	07/17/07	19	698,000	775,000	111.03
297 Joost Ave Sunnyside		2	1	1	0		03/21/07	17	749,000	790,000	105.47
567 Mangels Ave Sunnyside		3	2	4	1,045	764.59	02/06/07	28	799,000	799,000	100.00
372 Hearst Ave Sunnyside		3	1.50	3	0		02/21/07	14	698,000	801,000	114.76
124 Baden St Sunnyside		2	1	1	1,075	753.49	05/30/07	13	725,000	810,000	111.72
381 Mangels Ave Sunnyside		3	1	2	1,233	657.75	06/12/07	8	779,000	811,000	104.11
274 Joost Ave Sunnyside		2	1	3	1,150	708.70	07/17/07	24	749,000	815,000	108.81
118 Joost Ave Sunnyside		2	1	1	812	1,022.17	06/29/07	10	695,000	830,000	119.42
234 Flood Ave Sunnyside		3	1.50	1	1,385	600.00	07/20/07	26	845,000	831,000	98.34
96 Staples Ave Sunnyside		2	1	2	1,322	646.75	06/14/07	15	849,000	855,000	100.71
508 Joost Ave Sunnyside		3	2	2	0		03/01/07	46	898,000	880,000	98.00
245 Joost Ave Sunnyside		2	2	1	0		07/18/07	28	729,000	899,000	123.32
539 Mangels Ave Sunnyside		4	2	1	0		07/27/07	9	900,000	900,000	100.00
339 Melrose Ave Sunnyside		4	3	2	3,960	270.20	07/25/07	24	4,495,000	1,070,000	113.23
2547 14th Ave West Portal		3	1.50	2	1,744	573.39	07/06/07	29	980,000	1,000,000	102.04
325 Wawona St West Portal		2	1	2	1,560	657.05	07/20/07	27	975,000	1,025,000	105.13
12 Madrone Ave West Portal		2	1	2	1,412	779.04	07/11/07	18	999,000	1,100,000	110.11
225 Claremont Blvd West Portal		3	1	2	0		07/03/07	20	1,025,000	1,120,000	109.27
135 Madrone Ave West Portal		3	1.50	2	1,914	757.58	04/17/07	14	1,095,000	1,450,000	132.42
62 Forest Side Ave West Portal		3	2	1	0		06/13/07	12	1,295,000	1,510,000	116.60

Listing Count	199	Averages	1,828	630.61	34	1,966,117	1,158,999	106.68
		High	2,950,000.00	Low	625,000.00	Median	998,000.00	

Report Count 199

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 3:44pm

Page 5

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
175 Red Rock Way #209 Diamond Heights		0	1	1	474	727.85	02/28/07	56	355,000	345,000	97.18
175 Red Rock Way #K303 Diamond Heights		0	1	1	592	616.55	05/03/07	9	365,000	365,000	100.00
15 Red Rock Way #310-N Diamond Heights		0	1	1	474	801.69	03/21/07	34	369,900	380,000	102.73
15 Red Rock Way #N105 Diamond Heights		0	1	1	650	589.23	06/20/07	58	419,000	383,000	101.06
15 Red Rock Way #N-203 Diamond Heights		0	1	1	592	706.08	02/22/07	106	424,000	418,000	104.76
175 Red Rock Way #K201 Diamond Heights		0	1	1	592	707.77	04/10/07	27	425,000	419,000	98.59
175 Red Rock Way #304K Diamond Heights		0	1	1	0		04/17/07	12	419,000	419,000	100.00
5330 Diamond Heights Blvd #J208 Diamond H		1	1	1	682	665.69	02/16/07	4	449,000	454,000	101.11
255 Red Rock Way #H207 Diamond Heights		1	1	1	744	618.28	07/24/07	43	469,950	460,000	97.88
5320-5330 Diamond Heights Blvd #K305 Diar		1	1	1	657	729.07	05/15/07	16	489,000	479,000	100.00
215 Red Rock Way #201 Diamond Heights		2	1	1	990	494.95	07/09/07	50	529,000	490,000	98.20
950 Duncan St #E102 Diamond Heights		1	1	1	744	661.29	07/06/07	150	509,000	492,000	98.99
5160 Diamond Heights Blvd #307C Diamond		1	1	1	744	672.04	04/10/07	47	508,000	500,000	98.43
990 Duncan St #307G Diamond Heights		1	1	1	744	672.04	03/29/07	25	500,000	500,000	99.01
940 Duncan St #D307 Diamond Heights		1	1	1	744	685.48	04/27/07	31	497,000	510,000	102.62
15 Red Rock Way #N312 Diamond Heights		1	1	1	830	632.53	07/06/07	7	499,000	525,000	105.21
255 Red Rock Way #H-301 Diamond Heights		2	1	1	990	540.40	06/28/07	59	565,000	535,000	97.27
215 Red Rock Way #301J Diamond Heights		2	1	1	990	555.56	03/22/07	74	560,000	550,000	100.00
990 Duncan St #G208 Diamond Heights		2	2	1	1,175	492.77	04/27/07	28	579,000	579,000	100.00
5080 Diamond Heights Blvd #B Diamond Heig		2	2	1	1,052	556.08	05/16/07	36	585,000	585,000	100.00
5082 Diamond Heights Blvd #a Diamond Heig		2	1.50	1	1,095	578.54	07/19/07	32	625,000	633,500	101.36
5150 Diamond Heights Blvd #B308 Diamond H		2	2	1	1,175	552.34	05/04/07	20	649,000	649,000	100.00
5116 Diamond Heights Blvd #A Diamond Heig		2	1.50	1	0		03/16/07	11	625,000	650,000	104.00
5160 Diamond Heights Blvd #C105 Diamond		2	2	1	1,175	560.00	03/09/07	34	658,000	658,000	103.13
5120 Diamond Heights Blvd #B Diamond Heig		2	2	2	1,100	620.91	04/11/07	43	709,000	683,000	96.33
5175 Diamond Heights Blvd #220 Diamond H		2	2	1	1,200	575.00	07/27/07	27	649,000	690,000	106.32
5 Red Rock Way Diamond Heights		3	2	1	0		05/22/07	46	689,000	700,000	101.60
242 Red Rock Way Diamond Heights		3	2.50	2	1,366	519.77	07/02/07	32	700,000	710,000	101.43
5118 Diamond Heights Blvd #A Diamond Heig		3	2	2	1,440	520.83	01/26/07	24	750,000	750,000	100.00
5124 Diamond Heights Blvd Diamond Heights		3	2	2	0		06/08/07	62	819,000	775,000	97.00
5011 Diamond Heights Blvd Diamond Heights		3	2.50	2	2,173	408.02	05/25/07	102	979,000	886,625	98.62
2 Carnelian Way Diamond Heights		3	2.50	2	2,124	430.56	04/26/07	14	928,000	914,500	98.55
144 Carnelian Way Diamond Heights		3	2.50	2	1,959	494.13	04/17/07	21	899,000	968,000	107.68
309 Crestmont Dr Forest Knolls		2	1	2	0		01/09/07	99	549,000	481,000	92.68
690 Clarendon Ave Forest Knolls		2	2.50	2	1,583	527.48	04/26/07	19	799,000	835,000	104.51
660 Clarendon Forest Knolls		3	2.50	2	0		06/01/07	43	995,000	899,000	100.00
1920 Ocean Ave #1C Mount Davidson Manoi		2	1	1	900	524.44	07/13/07	48	495,000	472,000	102.83
8 Keystone Way #3A Mount Davidson Manor		2	1	1	744	651.88	07/27/07	63	489,500	485,000	99.08
1920 Ocean Ave #2D Mount Davidson Manoi		2	1	1	990	494.95	06/21/07	46	499,000	490,000	98.20
18 Dorado Ter #8 Mount Davidson Manor		3	2.50	1	1,723	420.78	01/19/07	17	695,000	725,000	104.32
370 Monterey Blvd #101 Sunnyside		1	1	1	0		06/29/07	39	183,235	183,235	100.00
370 Monterey Blvd #313 Sunnyside		1	1	1	649	299.99	06/01/07	65	194,691	194,691	100.00
780 Monterey Blvd #302 Sunnyside		2	1	1	813	713.41	05/25/07	30	559,000	580,000	103.76
695 Monterey Blvd #303 Sunnyside		3	2	1	1,424	435.39	03/30/07	51	647,000	620,000	98.73
2760 19th Ave #14 West Portal		3	2	1	1,745	398.28	04/18/07	33	695,000	695,000	100.00

Listing Count	45	Averages		1,048	575.05		42	577,673	571,457	100.62
		High		968,000.00	Low		183,235.00	Median		535,000.00

Report Count 45

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