

# Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:40pm

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Property Type: Single-Family Homes 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
99 Surrey St Glen Park		1	1	0	790	631.65	12/29/06	17	499,000	499,000	100.00
807 Bosworth St Glen Park		1	1	1	608	830.59	12/14/06	132	649,000	505,000	91.82
130 Roanoke St Glen Park		1	1	1	635	881.30	12/04/06	73	475,000	559,625	100.00
326 Surrey St Glen Park		3	1	1	1,164	558.42	11/02/06	113	775,000	650,000	89.90
8 Mateo St Glen Park		2	1.25	1	845	792.90	04/24/06	17	699,000	670,000	95.85
2598 Diamond St Glen Park		2	1	3	1,007	674.28	09/21/06	14	629,000	679,000	107.95
174 Arbor St Glen Park		2	1	2	756	924.60	12/01/06	56	699,000	699,000	100.00
245 Roanoke St Glen Park		1	1	1	754	928.38	04/28/06	15	679,000	700,000	103.09
334 Laidley Glen Park		2	1.25	0	1,360	529.41	12/22/06	92	769,000	720,000	96.64
277 Arlington St Glen Park		3	2	1	2,062	363.72	07/03/06	41	748,000	750,000	100.27
108 Farnum St Glen Park		2	1	1	0		12/19/06	51	759,000	759,000	100.00
2395 Diamond St Glen Park		2	1	1	1,025	746.34	03/10/06	74	995,000	765,000	76.88
190 Sussex St Glen Park		2	1	1	0		08/31/06	27	735,000	770,000	104.76
116 Moffitt St Glen Park		3	2	1	1,169	662.96	12/20/06	93	795,000	775,000	97.48
424 Arlington St Glen Park		4	2	1	1,422	547.12	07/21/06	125	789,000	778,000	101.17
221 Randall St Glen Park		2	1	1	1,000	779.00	05/26/06	95	789,000	779,000	100.00
272 Arlington St Glen Park		3	2	1	1,888	415.78	09/12/06	35	799,000	785,000	98.25
174 Fairmount St Glen Park		1	1	0	0		05/05/06	82	825,000	790,000	96.46
1317 Bosworth St Glen Park		2	1	0	1,275	631.37	03/23/06	21	699,000	805,000	115.16
33 Joost Ave Glen Park		3	1.50	1	2,100	385.71	01/27/06	103	829,000	810,000	101.38
224 Roanoke St Glen Park		2	1	2	0		10/09/06	38	769,000	810,000	105.33
246 Chenery St Glen Park		2	1	2	0		11/07/06	14	729,000	811,000	111.25
43 Whitney St Glen Park		3	1	2	1,437	566.46	06/27/06	18	790,000	814,000	103.04
486 Arlington St Glen Park		3	2	1	0		06/29/06	48	799,000	815,000	108.81
92 Whitney St Glen Park		2	1.50	1	1,126	723.80	10/11/06	47	890,000	815,000	91.57
38 Van Buren St Glen Park		3	2	1	0		09/12/06	62	869,000	831,000	95.63
156 Arlington St Glen Park		3	1.50	2	0		12/06/06	62	829,000	840,000	101.33
261 Sussex St Glen Park		3	1	1	0		06/21/06	57	879,000	845,000	96.13
238 Arlington St Glen Park		3	1.25	1	1,557	545.92	11/15/06	40	749,000	850,000	113.48
527 Congo St Glen Park		2	1	1	0		05/25/06	25	769,000	859,000	111.70
26 Roanoke St Glen Park		2	1	1	1,190	724.79	11/03/06	28	870,000	862,500	99.14
37 Mizpah St Glen Park		3	2	1	1,020	851.96	06/15/06	10	749,000	869,000	116.02
120 Farnum St Glen Park		2	2	1	0		07/20/06	25	785,000	880,000	112.10
179 Burnside Ave Glen Park		3	2	1	1,458	603.57	04/28/06	11	749,000	880,000	117.49
1730 Sanchez St Glen Park		3	1	2	1,575	565.08	09/01/06	10	799,000	890,000	111.39
56 Mizpah St Glen Park		2	1.50	1	1,100	822.73	07/25/06	65	899,000	905,000	100.67
311 Surrey St Glen Park		2	2	1	0		08/04/06	19	769,000	912,000	118.60
2632 Diamond St Glen Park		2	1	2	0		03/09/06	34	789,000	940,000	119.14
138-140 Chenery St Glen Park		4	3	0	0		07/13/06	181	1,195,000	958,000	95.90
119 Mateo St Glen Park		3	2.50	2	1,596	604.64	06/28/06	32	959,000	965,000	100.63
248 Whitney Glen Park		3	2	1	0		12/05/06	30	958,000	970,000	101.25
111 Conrad St Glen Park		4	2	1	0		05/16/06	118	1,168,000	975,000	97.60
49 Wilder St Glen Park		3	2	1	0		10/18/06	26	998,000	990,000	99.20
129 Laidley St Glen Park		2	2	1	1,320	765.15	08/07/06	32	949,000	1,010,000	106.43
112 Chenery St Glen Park		3	2	1	1,235	850.20	08/31/06	23	1,049,000	1,050,000	100.10
121 Mateo St Glen Park		3	2.50	2	0		08/30/06	61	1,195,000	1,065,000	97.26
1720 Sanchez St Glen Park		4	4	0	0		12/19/06	110	1,195,000	1,080,000	96.00
40 Brompton Ave Glen Park		3	1	2	1,825	602.74	10/18/06	21	969,000	1,100,000	113.52
465 Laidley St Glen Park		4	3	2	1,441	810.55	12/22/06	49	1,188,000	1,168,000	98.32
948 Chenery St Glen Park		3	3	2	1,952	622.44	09/26/06	8	1,195,000	1,215,000	101.67
48 Chenery Glen Park		3	2	1	1,650	748.48	05/15/06	39	1,299,000	1,235,000	95.07
2473 Diamond St Glen Park		3	2.50	2	2,239	569.45	09/05/06	76	1,375,000	1,275,000	98.84
763 Chenery St Glen Park		2	2	1	0		11/28/06	60	1,295,000	1,300,000	100.39

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Listings as of 08/22/07 at 4:40pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
279 Randall St Glen Park		4	2	0	1,835	722.07	04/27/06	7	1,295,000	1,325,000	102.32
1712 Sanchez St Glen Park		4	3.50	1	0		03/21/06	30	1,348,000	1,375,000	102.00
30 Surrey Glen Park		4	3	1	2,700	622.22	02/15/06	14	1,680,000	1,680,000	100.00
57 Arbor St Glen Park		3	3.50	2	3,400	514.71	10/24/06	36	1,749,000	1,750,000	100.06
125 Laidley St Glen Park		4	2.50	1	0		03/30/06	15	1,729,000	1,875,000	108.44
210 Beacon St Glen Park		4	4	2	3,259	613.69	05/17/06	16	1,695,000	2,000,000	117.99
69 Downey Haight Ashbury		3	1.50	1	1,497	808.28	04/25/06	75	1,249,000	1,210,000	96.88
1727 Page St Haight Ashbury		3	2	2	2,006	645.56	03/09/06	31	1,295,000	1,295,000	100.00
173 Belvedere St Haight Ashbury		3	1.50	1	2,220	585.59	11/16/06	35	1,190,000	1,300,000	109.24
61 Parnassus Ave Haight Ashbury		3	2	0	2,042	661.12	09/19/06	13	1,345,000	1,350,000	100.37
21 Hillpoint Haight Ashbury		3	3	2	1,912	706.07	04/13/06	273	1,495,000	1,350,000	96.57
818 Shrader St Haight Ashbury		3	1.50	2	0		12/13/06	41	1,425,000	1,400,000	98.25
239 Broderick St Haight Ashbury		2	2	2	3,100	459.68	03/28/06	43	1,495,000	1,425,000	95.32
1050 Page St Haight Ashbury		4	1	3	2,616	554.28	10/20/06	70	1,650,000	1,450,000	93.55
137 Beulah St Haight Ashbury		3	2	1	2,067	769.23	08/28/06	11	1,495,000	1,590,000	106.35
459 Ashbury St Haight Ashbury		4	4	2	3,000	533.33	10/11/06	41	1,700,000	1,600,000	94.12
411-411 Clayton St Haight Ashbury		4	3	2	3,425	525.55	12/29/06	66	1,890,000	1,800,000	95.24
1375 Waller St Haight Ashbury		3	2.50	2	2,545	708.06	07/17/06	26	695,000	1,802,000	106.31
1216 Haight St Haight Ashbury		4	3.50	3	3,350	595.52	08/23/06	118	2,495,000	1,995,000	100.00
1580 Masonic Ave Haight Ashbury		4	3.50	2	3,700	945.95	04/01/06	8	3,800,000	3,500,000	92.11
1535 Guerrero St Noe Valley		3	2	0	0		08/09/06	14	599,000	657,000	109.68
2432 Castro St Noe Valley		2	1	2	950	804.21	07/31/06	22	769,000	764,000	99.35
1507 Noe St Noe Valley		2	1	0	1,050	747.62	03/10/06	19	699,000	785,000	112.30
121 Hoffman Ave Noe Valley		1	1	1	840	982.14	07/11/06	13	799,000	825,000	103.25
586 Valley St Noe Valley		2	1	0	0		02/08/06	7	799,000	827,500	103.57
2326 Castro St Noe Valley		2	2	2	1,350	618.52	04/18/06	13	749,000	835,000	111.48
2119 Castro St Noe Valley		2	1.50	0	605	1,404.96	01/06/06	16	799,000	850,000	106.38
1519 Noe St Noe Valley		2	1	0	0		06/05/06	13	799,000	865,000	108.26
3709 25th St Noe Valley		2	1	1	1,160	750.00	11/29/06	41	899,000	870,000	96.77
2149 Castro St Noe Valley		1	1.50	3	0		10/25/06	12	795,000	875,000	110.06
1320 Church St Noe Valley		1	1	3	820	1,068.29	10/26/06	23	819,000	876,000	106.96
239 Valley St Noe Valley		2	1	2	1,050	856.19	05/24/06	19	899,000	899,000	100.00
1485 Sanchez St Noe Valley		5	2	0	1,500	600.00	05/22/06	21	799,000	900,000	112.64
1655 Dolores St Noe Valley		2	1	2	1,450	620.69	01/12/06	102	949,000	900,000	94.84
447 28th St Noe Valley		2	1	1	0		10/25/06	39	879,000	901,000	102.50
3859 Cesar Chavez St Noe Valley		3	1	1	1,150	804.35	03/06/06	32	929,000	925,000	99.57
489 30th St Noe Valley		2	1	1	1,094	854.66	10/06/06	19	850,000	935,000	110.00
462 30th St Noe Valley		3	2.50	1	0		09/15/06	63	1,150,000	947,000	86.48
1356 Dolores St Noe Valley		3	1.25	1	1,237	772.03	09/27/06	65	1,099,000	955,000	93.17
520-520A Jersey St Noe Valley		2	1	1	1,950	494.87	01/03/06	71	998,000	965,000	96.69
309 30th St Noe Valley		6	1.25	1	0		02/28/06	9	899,000	970,000	107.90
405 Beacon St Noe Valley		3	2	1	1,325	740.38	09/27/06	40	979,000	981,000	100.20
1045 Sanchez St Noe Valley		2	1	2	0		11/02/06	19	980,000	985,000	100.51
917 Alvarado St Noe Valley		3	1.25	1	1,125	884.44	09/28/06	39	995,000	995,000	100.00
4174 26th St Noe Valley		3	2	0	0		07/12/06	15	799,000	995,000	124.53
1445 Diamond St Noe Valley		2	2	1	1,200	833.33	09/19/06	27	1,195,000	1,000,000	95.33
365 Day St Noe Valley		3	2	2	1,225	816.33	12/29/06	13	958,000	1,000,000	104.38
4168 23rd St Noe Valley		2	1	2	1,410	709.22	07/28/06	26	890,000	1,000,007	112.36
3739 26th St Noe Valley		3	1	1	1,130	902.65	05/12/06	6	1,020,000	1,020,000	100.00
752 Duncan St Noe Valley		3	2	1	1,457	700.76	11/22/06	14	979,000	1,021,000	104.29
1411 Church St Noe Valley		3	1.25	1	1,680	611.04	04/26/06	85	755,000	1,026,550	108.45
1574 Dolores St Noe Valley		2	1	1	1,020	1,014.71	03/22/06	14	998,000	1,035,000	103.71
465 Hoffman Ave Noe Valley		1	1	1	0		07/19/06	43	899,000	1,035,000	115.13
427 Valley St Noe Valley		2	2	1	0		07/18/06	19	899,000	1,038,000	115.46
3961 25th St Noe Valley		3	2	1	0		08/22/06	18	995,000	1,050,000	105.53

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
45-47 28th St Noe Valley		2	1	1	1,912	549.16	07/26/06	26	1,095,000	1,050,000	95.89
4160 22nd St Noe Valley		2	1	2	0		07/11/06	19	925,000	1,050,000	113.51
34 Clipper St Noe Valley		3	2	2	1,722	609.76	04/26/06	11	969,000	1,050,000	108.36
4529 25th St Noe Valley		3	2	4	1,400	767.86	05/25/06	47	1,149,000	1,075,000	98.62
909 Elizabeth St Noe Valley		2	2	1	0		07/11/06	18	989,000	1,075,000	108.70
4175 Cesar Chavez St Noe Valley		3	2	1	0		08/17/06	64	1,195,000	1,100,000	99.55
389 27th St Noe Valley		2	1	1	1,108	992.78	03/30/06	21	869,000	1,100,000	126.58
851 27th St Noe Valley		4	2	2	2,077	529.61	03/15/06	27	1,200,000	1,100,000	91.67
212 27th St Noe Valley		3	1	2	0		12/13/06	19	1,100,000	1,100,000	100.00
1406 Sanchez St Noe Valley		2	2	1	0		04/07/06	21	989,000	1,110,000	112.23
4226 25th St Noe Valley		3	1	0	1,784	630.61	03/29/06	27	849,000	1,125,000	132.51
1076 Guerrero St Noe Valley		3	1	2	0		10/03/06	18	995,000	1,125,000	113.07
1371 Dolores St Noe Valley		3	1	2	2,146	527.49	03/22/06	59	1,298,000	1,132,000	105.30
3955 Cesar Chavez St Noe Valley		2	1	1	1,268	895.11	10/05/06	16	1,000,000	1,135,000	113.50
205 Hoffman Ave Noe Valley		3	2	1	0		06/21/06	11	995,000	1,151,000	115.68
425 Beacon St Noe Valley		3	2	1	1,545	750.81	06/15/06	19	1,065,000	1,160,000	108.92
418 Jersey St Noe Valley		2	1	2	1,220	950.82	07/28/06	7	995,000	1,160,000	116.58
470 Day St Noe Valley		2	1	2	1,805	642.66	05/31/06	48	1,149,000	1,160,000	100.96
469 27th St Noe Valley		4	2	0	0		01/12/06	70	1,195,000	1,175,000	98.33
176 Duncan St Noe Valley		3	2	2	1,944	604.42	04/11/06	13	1,175,000	1,175,000	100.00
415 30th St Noe Valley		2	2	1	1,525	778.36	07/07/06	104	1,249,000	1,187,000	99.08
111 28th St Noe Valley		3	2	1	1,728	688.66	07/13/06	29	1,175,000	1,190,000	101.28
231 Duncan St Noe Valley		3	2	1	0		06/30/06	21	1,045,000	1,200,000	114.83
4135 23rd St Noe Valley		3	1.25	2	1,900	631.58	08/15/06	21	1,200,000	1,200,000	100.00
273-275 30th St Noe Valley		3	1.50	1	2,168	553.51	07/11/06	40	1,195,000	1,200,000	100.42
774 Duncan St Noe Valley		3	3	2	1,526	786.37	04/17/06	85	1,395,000	1,200,000	96.39
4394 26th St Noe Valley		2	1	2	1,316	911.85	02/21/06	14	1,175,000	1,200,000	102.13
3945 25th St Noe Valley		2	1	1	1,128	1,077.13	05/24/06	21	1,095,000	1,215,000	110.96
810 Alvarado St Noe Valley		3	2	1	1,993	609.63	11/07/06	36	1,259,000	1,215,000	101.67
965 Elizabeth St Noe Valley		2	2	3	0		08/04/06	67	1,395,000	1,220,000	102.09
3534 24th St Noe Valley		3	2	1	1,660	737.95	04/07/06	15	1,150,000	1,225,000	106.52
435-437 Hoffman Ave Noe Valley		2	2	0	2,300	534.35	05/24/06	18	1,229,000	1,229,000	100.00
8 Kronquist Ct Noe Valley		3	1	1	1,230	1,004.07	05/02/06	12	995,000	1,235,000	124.12
4238 23rd St Noe Valley		3	2	1	0		09/14/06	27	1,275,000	1,250,000	98.04
537 28th St Noe Valley		4	2.50	0	0		02/27/06	74	1,249,000	1,260,000	100.88
4284 26th St Noe Valley		4	2	0	2,259	564.41	03/16/06	19	1,174,100	1,275,000	108.59
1401 Diamond St Noe Valley		4	3	1	0		10/26/06	46	1,249,000	1,275,000	102.08
564 Jersey St Noe Valley		3	2	2	0		11/15/06	35	1,279,000	1,279,000	100.00
664 Douglass St Noe Valley		3	2	1	2,266	564.87	04/21/06	24	1,295,000	1,280,000	98.84
16 Fountain St Noe Valley		3	2	1	1,650	778.79	08/02/06	45	1,349,000	1,285,000	99.23
75 Clipper St Noe Valley		3	2	2	2,025	637.04	06/20/06	26	1,195,000	1,290,000	107.95
1420 Douglass St Noe Valley		4	2	2	0		02/24/06	11	1,250,000	1,300,000	104.00
1578 Noe St Noe Valley		2	1.50	1	1,675	776.12	11/10/06	15	1,099,000	1,300,000	118.29
4249 24th St Noe Valley		3	3	2	0		09/29/06	18	1,295,000	1,300,000	100.39
1280 Dolores St Noe Valley		3	2	2	0		11/07/06	51	1,350,000	1,300,000	96.37
1507 Dolores St Noe Valley		3	2	1	1,320	992.42	02/01/06	1	1,325,000	1,310,000	98.87
231 27th St Noe Valley		3	2	1	2,090	633.97	05/02/06	17	1,325,000	1,325,000	100.00
1424 Sanchez St Noe Valley		2	3	1	2,249	593.60	11/20/06	57	1,425,000	1,335,000	98.96
3963 22nd St Noe Valley		3	3	1	0		12/29/06	77	1,429,000	1,337,500	99.15
4056-4054 26th St Noe Valley		3	2	2	0		10/11/06	26	1,268,000	1,350,000	106.47
893 Elizabeth St Noe Valley		4	3	1	0		08/09/06	114	1,495,000	1,350,000	100.07
903 Sanchez St Noe Valley		3	2	2	1,944	694.44	06/02/06	29	1,250,000	1,350,000	108.00
3715 22nd St Noe Valley		3	1	0	1,739	784.93	03/29/06	30	1,175,000	1,365,000	116.17
355 Clipper St Noe Valley		3	2	2	1,812	758.83	03/10/06	9	1,300,000	1,375,000	105.77
4751 25th St Noe Valley		3	2	2	0		09/19/06	87	1,450,000	1,375,000	94.83

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92 Homestead St Noe Valley		4	2	1	1,844	759.22	05/11/06	33	1,489,000	1,400,000	94.02
4177 Cesar Chavez St Noe Valley		3	2	1	1,746	801.83	10/27/06	16	1,399,000	1,400,000	100.07
3704 22nd St Noe Valley		3	3	1	2,689	520.64	12/28/06	92	1,595,000	1,400,000	96.62
4301 Cesar Chavez St Noe Valley		3	2	1	2,307	608.58	06/28/06	41	1,395,000	1,404,000	100.65
76 Homestead Noe Valley		2	2	2	1,800	793.33	05/22/06	13	1,295,000	1,428,000	110.27
572 Eureka St Noe Valley		4	2	3	0		06/14/06	14	1,349,000	1,435,000	106.38
742 Elizabeth St Noe Valley		3	2.50	2	0		08/08/06	55	1,575,000	1,440,000	100.00
4287 23rd St Noe Valley		4	2.25	2	0		12/22/06	65	1,595,000	1,450,000	96.99
1059 Noe St Noe Valley		4	1.50	2	2,545	609.04	10/13/06	10	1,499,000	1,550,000	103.40
3777 22nd St Noe Valley		3	1.50	1	1,780	870.79	08/01/06	49	1,650,000	1,550,000	100.32
4332 24th St Noe Valley		3	3	2	2,271	682.52	07/17/06	15	1,395,000	1,550,000	111.11
230 Valley St Noe Valley		3	2.50	1	2,260	685.84	07/18/06	23	1,375,000	1,550,000	112.73
115 Valley St Noe Valley		4	3	1	0		11/20/06	44	1,599,000	1,560,000	97.56
76 Jersey St Noe Valley		3	2.50	2	1,750	908.57	02/10/06	17	1,435,000	1,590,000	110.80
3674 22nd St Noe Valley		4	2.50	0	2,100	759.52	08/25/06	48	1,695,000	1,595,000	100.00
754 Grand View Ave Noe Valley		2	2	2	2,184	732.60	07/25/06	4	1,489,000	1,600,000	107.45
579 Elizabeth St Noe Valley		3	2.50	1	1,945	826.22	06/09/06	9	1,075,000	1,607,000	116.87
1461 Sanchez St Noe Valley		3	3	2	2,198	741.58	09/01/06	42	1,699,000	1,630,000	95.94
1572 Noe St Noe Valley		3	2.50	1	1,800	908.33	04/05/06	14	1,399,000	1,635,000	116.87
633 Elizabeth St Noe Valley		4	2.50	1	2,200	745.45	07/31/06	15	1,449,000	1,640,000	113.18
483 Hoffman Ave Noe Valley		3	2	1	2,200	750.00	12/28/06	40	1,650,000	1,650,000	100.00
40 Day St Noe Valley		3	3.50	2	3,136	540.50	06/30/06	39	1,795,000	1,695,000	100.00
314 Day St Noe Valley		3	2.50	2	0		02/23/06	55	1,749,000	1,749,000	100.00
1606 Castro St Noe Valley		3	2.50	3	2,461	711.09	06/02/06	40	1,749,000	1,750,000	100.06
520 Jersey St Noe Valley		4	2.50	1	0		12/14/06	38	1,795,000	1,760,000	98.05
4311 24th St Noe Valley		3	2.50	2	0		04/28/06	39	1,925,000	1,800,000	93.51
766 27th St Noe Valley		3	2	1	1,735	1,037.46	05/25/06	8	1,500,000	1,800,000	120.00
4344 26th St Noe Valley		3	3	1	2,290	807.86	02/28/06	6	1,700,000	1,850,000	108.82
3910 22nd St Noe Valley		3	3.50	2	0		08/16/06	15	1,695,000	1,908,000	112.57
4052 25th St Noe Valley		4	3.50	2	3,400	588.24	09/22/06	97	2,225,000	2,000,000	95.47
1240 Diamond St Noe Valley		4	3.50	2	3,687	542.45	03/10/06	124	2,295,000	2,000,000	91.79
941 Diamond St Noe Valley		4	3.50	2	0		08/25/06	24	1,950,000	2,050,000	105.13
4270 Cesar Chavez St Noe Valley		4	3.50	2	3,576	574.66	05/10/06	10	1,995,000	2,055,000	103.01
3816 22nd St Noe Valley		2	1.50	4	3,700	567.57	02/14/06	8	2,695,000	2,100,000	77.92
346 Duncan St Noe Valley		4	3.50	1	3,325	639.10	06/14/06	65	2,198,000	2,125,000	96.68
576 30th St Noe Valley		4	3.50	1	2,755	771.32	12/08/06	38	2,195,000	2,125,000	96.81
520 Clipper St Noe Valley		4	4	2	0		04/20/06	12	1,899,000	2,150,000	113.22
435 Alvarado St Noe Valley		4	3.50	2	0		08/15/06	35	2,150,000	2,150,000	100.00
2 Kronquist Ct Noe Valley		3	3	1	2,035	1,073.71	05/05/06	15	1,895,000	2,185,000	115.30
480 Duncan St Noe Valley		4	3.50	2	0		10/31/06	17	2,195,000	2,265,000	103.19
581 Eureka St Noe Valley		3	3.50	2	2,663	867.82	09/29/06	7	1,995,000	2,311,000	115.84
116 Clipper St Noe Valley		4	3.50	2	2,850	821.05	04/04/06	0	2,340,000	2,340,000	100.00
4250 23rd St Noe Valley		5	3.50	1	3,382	709.64	05/12/06	21	2,149,000	2,400,000	111.68
570 Diamond St Noe Valley		4	3.50	1	3,350	723.88	06/27/06	13	2,350,000	2,425,000	103.19
223 Fair Oaks St Noe Valley		3	2.50	3	4,000	612.50	07/20/06	50	2,695,000	2,450,000	98.20
4381 26th St Noe Valley		4	3.50	2	3,112	835.48	08/24/06	14	2,479,000	2,600,000	104.88
234 Valley St Noe Valley		3	2.50	2	0		11/09/06	32	2,750,000	2,685,000	97.64
3969 23rd St Noe Valley		4	3.50	2	0		10/26/06	34	2,795,000	2,749,400	98.37
558 Valley St Noe Valley		4	3.50	2	3,930	699.75	10/27/06	24	2,995,000	2,750,000	91.82
3774 22nd St Noe Valley		4	3.50	2	0		08/18/06	18	2,975,000	2,800,000	94.12
3976 25th St Noe Valley		4	3.50	2	4,000	725.00	11/28/06	23	2,899,000	2,900,000	100.03
986 Burnett Ave Twin Peaks		3	1	1	1,250	664.00	08/18/06	34	799,000	830,000	98.93
485 Corbett Ave Twin Peaks		3	2.50	1	0		09/21/06	96	948,000	928,288	97.92
3644 Market St Twin Peaks		3	3.75	1	2,003	499.25	08/15/06	30	998,000	1,000,000	100.20
3386 Market St Twin Peaks		3	2	0	1,975	509.87	04/21/06	39	1,275,000	1,007,000	101.00

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# Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:40pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
195 Portola Dr Twin Peaks		3	2	1	0		05/25/06	35	1,049,000	1,168,000	111.34
533 Corbett Ave Twin Peaks		4	2.50	1	0		03/31/06	40	1,250,000	1,185,000	99.16
275 Romain St Twin Peaks		3	2	2	0		03/30/06	32	1,268,000	1,230,000	97.00
498 Corbett Ave Twin Peaks		3	2.50	2	2,800	469.64	04/14/06	58	1,345,000	1,315,000	97.77
401 Twin Peaks Blvd Twin Peaks		4	4	4	4,788	417.71	08/16/06	89	2,795,000	2,000,000	87.15
159 Downey St Parnassus/Ashbury He		2	1	1	1,150	778.35	08/15/06	89	947,000	895,100	100.00
124 Downey St Parnassus/Ashbury He		2	1	2	1,056	906.25	08/03/06	12	879,000	957,000	108.87
272 Upper Terrace Parnassus/Ashbury He		3	2	2	0		06/09/06	49	1,095,000	995,000	99.60
389 Upper Terrace Parnassus/Ashbury He		2	2	2	1,858	551.67	06/02/06	16	995,000	1,025,000	103.02
4977 17th St Parnassus/Ashbury He		2	1	1	0		02/15/06	25	995,000	1,075,000	108.04
1440 Willard St Parnassus/Ashbury He		3	2	1	1,540	720.78	07/25/06	58	1,195,000	1,110,000	101.00
138 Delmar St Parnassus/Ashbury He		1	1	1	0		05/31/06	14	898,000	1,160,000	129.18
1271 Stanyan St Parnassus/Ashbury He		3	2.50	1	1,428	833.33	08/28/06	2	1,600,000	1,190,000	99.17
173 Downey St Parnassus/Ashbury He		2	1	1	1,710	701.75	06/16/06	9	899,000	1,200,000	133.48
39 Carmel St Parnassus/Ashbury He		2	2	1	1,189	1,009.25	04/21/06	35	999,000	1,200,000	103.45
49 Alma St Parnassus/Ashbury He		2	2	2	0		03/28/06	32	1,250,000	1,325,000	106.00
4963 17th St Parnassus/Ashbury He		3	2	1	0		06/01/06	15	1,149,000	1,350,000	112.97
51 Grattan St Parnassus/Ashbury He		2	1	1	0		05/12/06	10	1,195,000	1,350,000	112.97
271 Downey St Parnassus/Ashbury He		2	2.50	2	0		04/06/06	3	1,279,000	1,375,000	107.51
272 Upper Terrace Parnassus/Ashbury He		3	2	2	1,750	857.14	11/10/06	14	1,399,000	1,500,000	107.22
1543 Willard St Parnassus/Ashbury He		3	1.50	2	1,809	834.72	04/21/06	17	1,295,000	1,510,000	116.60
1155 Stanyan St Parnassus/Ashbury He		4	3.50	0	3,850	392.21	09/13/06	15	1,380,000	1,510,000	109.42
50 Clifford Ter Parnassus/Ashbury He		2	2.50	2	0		08/25/06	64	1,695,000	1,590,150	93.81
155 Downey St Parnassus/Ashbury He		3	2.50	1	1,745	945.56	10/31/06	12	1,280,000	1,650,000	128.91
209 Upper Terrace Parnassus/Ashbury He		3	3	1	0		08/18/06	91	2,100,000	1,675,000	95.71
150 Woodland Ave Parnassus/Ashbury He		5	2	1	2,403	703.91	03/15/06	15	1,395,000	1,691,500	121.25
1350 Cole St Parnassus/Ashbury He		3	2.50	1	2,492	712.28	07/11/06	30	1,795,000	1,775,000	98.89
124 Woodland Ave Parnassus/Ashbury He		4	3.50	2	3,300	606.06	05/18/06	16	1,895,000	2,000,000	105.54
456 Belvedere St Parnassus/Ashbury He		4	1.50	1	0		03/14/06	12	1,695,000	2,065,000	121.83
1543 Cole St Parnassus/Ashbury He		4	3.50	2	2,952	796.07	11/22/06	47	2,675,000	2,350,000	94.95
156 Delmar St Parnassus/Ashbury He		3	2.50	2	2,820	956.74	08/04/06	47	2,698,000	2,698,000	100.00
1 Ashbury Ter Parnassus/Ashbury He		4	3.50	1	0		08/15/06	9	2,395,000	2,700,000	112.73
1135 Clayton St Parnassus/Ashbury He		5	3.50	2	3,697	766.84	03/22/06	24	2,785,000	2,835,000	101.80
1187 Stanyan Parnassus/Ashbury He		5	4.50	4	4,060	714.29	06/28/06	74	2,895,000	2,900,000	90.77
872 Ashbury St Parnassus/Ashbury He		5	2.50	1	0		05/19/06	57	2,995,000	2,995,000 (	100.00
220 Upper Terrace Parnassus/Ashbury He		4	4	2	3,535	891.09	05/10/06	16	2,995,000	3,150,000	105.18
1598 Shrader St Parnassus/Ashbury He		4	3.50	2	0		11/22/06	56	3,495,000	3,290,000	99.85
1189 Stanyan Parnassus/Ashbury He		5	4.50	2	3,717	941.62	04/12/06	18	2,895,000	3,500,000	120.90
20 Alpine Ter Buena Vista Park		1	1	0	1,075	790.70	04/21/06	15	699,000	850,000	121.60
7 Divisadero St Buena Vista Park		3	2	2	0		01/15/06	63	1,295,000	1,248,000	99.84
731 Duboce Ave Buena Vista Park		4	3.50	1	2,774	549.75	08/18/06	75	1,850,000	1,525,000	98.39
118 Buena Vista Ter Buena Vista Park		3	2.50	2	2,355	700.64	07/13/06	13	1,625,000	1,650,000	101.54
105 Alpine Ter Buena Vista Park		3	1.25	1	0		09/01/06	11	1,450,000	1,701,000	117.31
816-818 Duboce Ave Buena Vista Park		5	3.50	2	0		01/13/06	3	1,850,000	1,776,900	96.05
827 Waller St Buena Vista Park		3	2	1	2,020	891.09	04/21/06	14	1,745,000	1,800,000	103.15
55 Buena Vista Ter Buena Vista Park		3	2.50	2	0		04/14/06	28	1,795,000	2,177,000	121.28
27 Buena Vista Ter Buena Vista Park		4	3	0	3,350	701.49	11/16/06	19	2,395,000	2,350,000	98.12
24 Buena Vista Ter Buena Vista Park		4	3.50	2	0		06/15/06	71	3,495,000	2,995,000 (	100.00
615 Buena Vista Ave Buena Vista Park		5	5	0	6,400	546.88	03/06/06	14	3,500,000	3,500,000	100.00
715 Buena Vista Ave Buena Vista Park		4	4	4	4,711	1,050.73	04/25/06	50	4,950,000	4,950,000	100.00
30 Levant St Corona Heights		1	1	1	0		08/23/06	21	799,000	789,000	98.75
214 Corbett Corona Heights		2	2	0	1,050	823.81	07/27/06	53	899,000	865,000	100.70
262 Roosevelt Way Corona Heights		3	2	2	1,183	794.59	03/27/06	6	929,000	940,000	101.18
2412 15th St Corona Heights		3	2	1	1,146	828.97	09/29/06	86	1,298,000	950,000	86.52
9 Douglass St Corona Heights		1	2	1	885	1,075.71	03/17/06	20	879,000	952,000	108.30

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# Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:40pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
41 States Corona Heights		2	2	2	1,260	869.05	06/01/06	32	1,095,000	1,095,000	100.00
142 Saturn St Corona Heights		3	2	0	2,769	415.31	08/23/06	101	1,399,000	1,150,000	92.00
275 Henry St Corona Heights		3	2	1	0		10/11/06	15	1,175,000	1,160,000	98.72
226 Roosevelt Way Corona Heights		2	1	2	1,940	623.71	12/07/06	34	1,195,000	1,210,000	101.26
225 Corbett Ave Corona Heights		3	1.50	1	0		10/11/06	13	998,000	1,300,000	130.26
4087 17th St Corona Heights		3	2	1	1,800	727.78	06/16/06	47	1,250,000	1,310,000	104.80
415 Roosevelt Way Corona Heights		4	3	1	2,400	572.92	08/23/06	67	1,440,000	1,375,000	95.49
125 Crown Terrace Clarendon Heights		1	1	0	854	995.32	08/22/06	55	825,000	850,000	103.03
80 Crown Terrace Clarendon Heights		2	2	2	1,336	935.63	09/28/06	97	1,495,000	1,250,000	96.53
79 Clarendon Ave Clarendon Heights		3	2.50	2	2,075	795.18	01/06/06	7	1,595,000	1,650,000	103.45
61 Twin Peaks Blvd Clarendon Heights		4	3	2	3,217	601.49	01/11/06	26	1,795,000	1,935,000	107.80
155 Graystone Ter Clarendon Heights		3	3	2	2,146	931.97	04/19/06	17	1,895,000	2,000,000	105.54
48 Clarendon Ave Clarendon Heights		4	5	2	3,730	542.90	07/18/06	25	1,995,000	2,025,000	101.50
115 Crown Terrace Clarendon Heights		3	2.50	1	3,400	605.88	11/10/06	50	2,388,000	2,060,000	94.15
183 St Germain Ave Clarendon Heights		3	3.50	3	3,140	708.60	03/31/06	139	2,395,000	2,225,000	96.82
39 Villa Ter Clarendon Heights		5	3.50	2	0		01/20/06	7	2,395,000	2,250,000	93.95
150 St Germain Clarendon Heights		3	2.50	2	2,436	938.83	12/06/06	26	1,795,000	2,287,000	127.41
2 Boynton Ct Duboce Triangle		3	2	0	1,324	600.45	04/21/06	24	799,000	795,000	99.50
3654 16th St Duboce Triangle		3	1.50	1	1,540	827.92	06/20/06	32	1,249,000	1,275,000	102.08
466 Sanchez St Eureka Valley/Dolore		2	2	2	1,110	666.67	10/10/06	42	889,000	740,000	83.24
4658 18th St Eureka Valley/Dolore		2	1	0	0		12/28/06	18	625,000	750,000	120.00
379 Hill St Eureka Valley/Dolore		1	1	0	655	1,274.81	09/28/06	45	749,000	835,000	111.48
614 Noe St Eureka Valley/Dolore		1	1	0	831	1,016.85	09/27/06	27	650,000	845,000	130.00
3837 18th St Eureka Valley/Dolore		2	1	0	1,616	538.37	10/11/06	84	930,000	870,000	97.97
21 Carson St Eureka Valley/Dolore		2	1	1	725	1,241.38	08/11/06	60	899,000	900,000	112.53
216 Grand View Ave Eureka Valley/Dolore		2	1	1	1,050	857.14	05/04/06	74	925,000	900,000	100.11
39 Chattanooga St Eureka Valley/Dolore		2	1	0	0		06/21/06	26	749,000	902,000	120.43
308 Diamond St Eureka Valley/Dolore		4	2	2	1,205	751.04	08/08/06	32	825,000	905,000	109.70
446 Diamond St Eureka Valley/Dolore		2	2	2	1,458	631.94	12/06/06	65	995,000	921,375	97.50
4404 18th St Eureka Valley/Dolore		2	2	1	1,500	616.67	02/14/06	24	895,000	925,000	103.35
22 Hancock St Eureka Valley/Dolore		3	2	2	1,580	632.91	06/30/06	28	1,100,000	1,000,000	90.91
352 Diamond St Eureka Valley/Dolore		4	2	1	1,578	633.71	07/07/06	51	999,000	1,000,000	100.10
4618 19th St Eureka Valley/Dolore		2	1	2	1,700	617.65	08/07/06	63	1,279,950	1,050,000	105.01
204 Eureka St Eureka Valley/Dolore		3	1	0	2,687	390.77	01/25/06	42	1,095,000	1,050,000	97.67
144 Danvers St Eureka Valley/Dolore		3	2	1	1,280	859.38	01/17/06	29	1,195,000	1,100,000	92.05
4103 21st St Eureka Valley/Dolore		3	1	1	1,232	892.86	07/21/06	42	1,089,000	1,100,000	101.01
254 Eureka St Eureka Valley/Dolore		3	2	1	1,802	637.62	09/29/06	44	939,000	1,149,000	112.76
485 Eureka St Eureka Valley/Dolore		2	1	2	1,265	917.00	02/14/06	21	949,000	1,160,000	122.23
4241 20th St Eureka Valley/Dolore		2	1	1	0		07/27/06	24	1,095,000	1,161,000	106.03
521 Liberty St Eureka Valley/Dolore		3	1	1	0		06/13/06	27	995,000	1,161,500	116.73
110 Liberty St Eureka Valley/Dolore		2	2.50	1	1,405	829.18	11/29/06	44	1,185,000	1,165,000	98.31
17 Hattie St Eureka Valley/Dolore		4	2.50	1	2,234	525.96	09/21/06	35	1,175,000	1,175,000	100.00
359 Diamond St Eureka Valley/Dolore		3	1.50	0	0		09/29/06	66	1,295,000	1,195,000	100.00
331 Collingwood St Eureka Valley/Dolore		3	2	1	1,340	891.79	06/19/06	41	1,195,000	1,195,000	100.00
402 Sanchez St Eureka Valley/Dolore		2	2	1	0		10/24/06	34	1,200,000	1,200,000	100.00
24 Romain St Eureka Valley/Dolore		2	1.50	5	1,300	961.54	05/20/06	25	1,225,000	1,250,000	102.04
71 Eagle St Eureka Valley/Dolore		2	2	1	2,050	621.95	07/18/06	32	1,350,000	1,275,000	94.44
109 Grand View Ave Eureka Valley/Dolore		3	2	1	1,145	1,113.54	11/09/06	60	1,345,000	1,275,000	100.47
20 Ford St Eureka Valley/Dolore		3	1.50	0	0		02/10/06	15	1,289,000	1,290,000	100.08
28 Prosper St Eureka Valley/Dolore		4	2	1	0		05/10/06	13	1,195,000	1,300,000	108.79
312 Douglass St Eureka Valley/Dolore		4	3	2	1,722	754.94	09/13/06	37	1,445,000	1,300,000	100.39
20 Eagle St Eureka Valley/Dolore		3	2	1	0		05/05/06	12	1,050,000	1,310,000	124.76
4319 21st St Eureka Valley/Dolore		3	3	2	2,257	593.71	11/08/06	15	1,299,000	1,340,000	103.16
3936 20th St Eureka Valley/Dolore		3	2.50	1	0		02/17/06	7	1,249,000	1,350,000	108.09
818 Noe St Eureka Valley/Dolore		2	1.50	2	0		09/08/06	75	1,449,000	1,350,000	98.18

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# Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:40pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
219 Hartford St Eureka Valley/Dolore		3	1	3	0		05/26/06	31	1,500,000	1,400,000	93.33
111 Caselli Ave Eureka Valley/Dolore		3	2	1	1,720	813.95	06/15/06	25	1,359,000	1,400,000	103.02
450 Liberty St Eureka Valley/Dolore		3	2.50	2	2,026	691.02	09/29/06	9	1,199,000	1,400,000	116.76
3987 20th St Eureka Valley/Dolore		3	3.50	2	0		11/14/06	52	1,525,000	1,425,000	100.00
4552 19th St Eureka Valley/Dolore		3	1.50	2	1,840	797.55	04/11/06	20	1,395,000	1,467,500	105.20
4616 18th St Eureka Valley/Dolore		4	3	4	2,540	584.65	07/17/06	27	1,495,000	1,485,000	99.33
4133 20th St Eureka Valley/Dolore		3	2	2	1,980	770.20	11/15/06	44	1,550,000	1,525,000	98.39
323 Hill St Eureka Valley/Dolore		3	2	2	0		06/06/06	12	1,450,000	1,530,000	105.52
2 Romain St Eureka Valley/Dolore		3	2	1	0		10/13/06	7	1,395,000	1,535,000	110.04
457 Collingwood St Eureka Valley/Dolore		3	2	2	1,796	868.60	06/01/06	12	1,550,000	1,560,000	100.65
336 Collingwood St Eureka Valley/Dolore		2	2	1	1,179	1,352.84	03/24/06	19	1,595,000	1,595,000	100.00
3769 20th St Eureka Valley/Dolore		3	2.50	2	2,281	699.25	11/03/06	44	1,695,000	1,595,000	100.00
714 Castro St Eureka Valley/Dolore		4	3	1	2,020	790.35	07/13/06	33	1,489,000	1,596,500	107.22
3773 20th St Eureka Valley/Dolore		3	2.50	2	0		12/08/06	23	1,650,000	1,600,000	96.97
274 Hartford St Eureka Valley/Dolore		3	2	2	2,830	568.90	10/19/06	59	1,695,000	1,610,000	97.63
4650 18th St Eureka Valley/Dolore		4	4.50	2	0		03/06/06	104	1,695,000	1,620,000	95.58
127 Romain St Eureka Valley/Dolore		3	3	2	2,500	660.00	07/21/06	23	1,695,000	1,650,000	97.35
3933 20th St Eureka Valley/Dolore		3	2	2	0		06/27/06	38	1,695,000	1,687,550	99.56
259 Hartford St Eureka Valley/Dolore		3	1.50	2	0		05/12/06	17	1,625,000	1,700,000	104.62
875 Castro St Eureka Valley/Dolore		5	1.50	2	0		04/06/06	56	1,795,000	1,700,000	100.29
373 Liberty St Eureka Valley/Dolore		3	2	2	0		11/06/06	22	1,695,000	1,735,000	102.36
4349 20th St Eureka Valley/Dolore		3	2	2	2,724	645.01	05/26/06	25	1,695,000	1,757,000	103.66
350 Hill St Eureka Valley/Dolore		3	3.50	2	3,072	572.92	01/31/06	15	1,599,000	1,760,000	110.07
3833 21st St Eureka Valley/Dolore		4	2.50	1	2,208	815.22	06/14/06	43	1,895,000	1,800,000	94.99
426 Hill St Eureka Valley/Dolore		3	3	2	2,012	899.60	09/08/06	8	1,599,000	1,810,000	113.20
3911 19th St Eureka Valley/Dolore		4	3	2	2,801	660.48	01/20/06	70	1,939,000	1,850,000	95.41
352 Cumberland St Eureka Valley/Dolore		4	4	0	1,937	960.25	03/21/06	8	1,650,000	1,860,000	112.73
345 Collingwood St Eureka Valley/Dolore		3	2	2	0		11/21/06	10	1,895,000	1,895,000	100.00
31 Caselli Ave Eureka Valley/Dolore		4	4	2	0		04/12/06	16	1,888,000	1,928,000	102.12
30 Chattanooga St Eureka Valley/Dolore		4	2.50	3	2,136	911.99	05/05/06	23	1,895,000	1,948,000	102.80
185 Corwin St Eureka Valley/Dolore		3	2	2	0		08/28/06	39	1,995,000	1,975,000	99.00
4136 21st St Eureka Valley/Dolore		3	2.50	2	2,104	938.69	10/31/06	9	1,795,000	1,975,000	110.03
3627 21st St Eureka Valley/Dolore		3	3	2	3,003	666.00	10/25/06	21	1,975,000	2,000,000	101.27
381 Douglass St Eureka Valley/Dolore		3	3	1	0		05/10/06	13	1,795,000	2,055,000	114.48
3860 21st St Eureka Valley/Dolore		4	2.50	0	2,300	913.04	08/01/06	13	1,795,000	2,100,000	116.99
3872 19th St Eureka Valley/Dolore		3	3.50	1	2,155	974.48	06/30/06	15	1,895,000	2,100,000	110.82
332 Cumberland St Eureka Valley/Dolore		3	2	1	2,300	956.52	11/10/06	2	2,200,000	2,200,000	100.00
378 Collingwood St Eureka Valley/Dolore		2	2	2	2,570	933.85	03/29/06	14	2,350,000	2,400,000	102.13
466 Hill St Eureka Valley/Dolore		4	4	1	0		05/10/06	46	2,565,000	2,425,000	101.08
429 Douglass St Eureka Valley/Dolore		4	4	1	0		03/14/06	27	3,100,000	3,000,000	96.77
775 Sanchez St Eureka Valley/Dolore		3	3	2	0		01/25/06	122	4,500,000	3,700,000	94.87
184 Linda St Mission Dolores		2	1	1	1,000	725.00	03/03/06	16	589,000	725,000	123.09
77 Oakwood St Mission Dolores		3	1	1	1,245	702.81	09/27/06	15	799,000	875,000	109.51
63 Linda St Mission Dolores		2	1	2	1,176	935.37	05/30/06	14	995,000	1,100,000	110.55
126 Dolores St Mission Dolores		3	1.50	1	2,280	611.84	01/17/06	19	1,395,000	1,395,000	100.00
<b>Listing Count</b>	373	<b>Averages</b>			1,976	739.67		37	1,392,359	1,409,690	102.83
		<b>High</b>			4,950,000.00	<b>Low</b>		499,000.00	<b>Median</b>	1,275,000.00	
<b>Report Count</b>	373										

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