

Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:50pm

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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
975 Baker St Anza Vista		3	3.50	2	1,981	618.37	10/03/06	13	1,198,500	1,225,000	102.21
42 Fortuna Ave Anza Vista		3	2	2	1,862	671.32	06/30/06	27	1,190,000	1,250,000	105.04
72 Fortuna Ave Anza Vista		4	3	2	2,362	563.08	01/10/06	94	1,375,000	1,330,000	96.73
471 Hickory St Hayes Valley		2	1	2	730	1,027.40	08/04/06	18	699,000	750,000	112.11
234 Laussat St Hayes Valley		2	2	0	0		01/27/06	89	895,000	830,000	100.12
320 Lily Hayes Valley		2	1.25	1	0		10/26/06	33	859,000	900,000	104.77
74 Carmelita St Hayes Valley		2	1	0	1,925	516.88	05/31/06	101	1,290,000	995,000	77.13
272 Waller St Hayes Valley		3	2	1	0		08/17/06	21	995,000	1,050,000	105.53
261 Waller St Hayes Valley		1	2	2	1,300	826.92	04/18/06	13	879,000	1,075,000	122.30
619 Hayes St Hayes Valley		3	1.50	2	1,500	766.67	03/16/06	6	899,000	1,150,000	127.92
590 Page St Hayes Valley		4	2.50	2	2,225	539.33	04/14/06	65	1,200,000	1,200,000	100.00
106 Pierce Hayes Valley		4	3	2	0		04/28/06	14	1,495,000	1,625,000	108.70
294 Page St Hayes Valley		5	2	2	5,000	472.40	10/27/06	96	2,995,000	2,362,000	85.89
1534 Baker St Lower Pacific Height		1	1	1	750	1,133.33	11/30/06	8	819,000	850,000	103.79
1619 Lyon St Lower Pacific Height		2	1	1	1,321	832.70	10/12/06	29	1,195,000	1,100,000	92.05
1 Cottage Lower Pacific Height		3	2.50	1	1,650	681.82	12/06/06	66	1,195,000	1,125,000	100.00
1705 Broderick St Lower Pacific Height		5	2	2	1,860	631.72	09/01/06	28	1,395,000	1,175,000	90.73
1689 Sutter St Lower Pacific Height		4	2	2	2,165	581.99	12/01/06	55	1,349,000	1,260,000	97.30
1515 Lyon St Lower Pacific Height		3	3	2	1,924	662.68	10/25/06	25	1,345,000	1,275,000	94.80
2825 Pine St Lower Pacific Height		4	3	1	2,280	604.17	11/30/06	78	1,650,000	1,377,500	98.75
2811 Bush St Lower Pacific Height		3	2	2	0		07/11/06	26	1,445,000	1,445,000	100.00
1825 Webster St Lower Pacific Height		3	2	2	1,602	936.33	06/28/06	69	1,595,000	1,500,000	103.45
2967 Pine St Lower Pacific Height		2	2	1	0		03/24/06	57	1,425,000	1,510,000	105.96
2209 Sutter St Lower Pacific Height		3	2.50	2	0		09/29/06	28	1,595,000	1,675,000	105.02
2148 Pine St Lower Pacific Height		5	3.50	1	0		12/21/06	151	2,150,000	1,828,000	96.26
1923 Webster St Lower Pacific Height		3	3.50	2	2,153	1,079.89	10/11/06	18	2,450,000	2,325,000	94.90
2206 Pine St Lower Pacific Height		4	3.50	2	0		06/07/06	12	2,195,000	2,365,000	107.74
1918 Pine St Lower Pacific Height		4	3.50	4	4,640	517.24	10/18/06	25	2,395,000	2,400,000	100.21
1948 Sutter St Lower Pacific Height		4	3.50	1	3,087	779.07	02/24/06	22	2,395,000	2,405,000	100.42
2872 Pine St Lower Pacific Height		3	3.50	4	0		06/23/06	32	2,685,000	2,575,000	103.62
1855 Laguna St Lower Pacific Height		4	3.50	2	3,300	806.06	04/19/06	6	2,395,000	2,660,000	111.06
3016 Pine St Lower Pacific Height		5	3.50	2	0		07/18/06	12	2,650,000	2,725,000	102.83
1839 Laguna St Lower Pacific Height		5	4.50	2	4,600	725.00	03/17/06	14	3,200,000	3,335,000	104.22
637 Steiner St Alamo Square		5	4	1	3,873	481.54	05/26/06	45	1,750,000	1,865,000	106.57
1640 Fulton St North Panhandle		6	2	2	3,245	369.49	04/20/06	51	1,199,000	1,199,000	100.00
2050 McAllister St North Panhandle		4	3	1	0		10/31/06	42	1,449,000	1,485,000	102.48

Listing Count	36	Averages		2,389	701.06		41	1,608,069	1,588,931	101.29
		High		3,335,000.00	Low		750,000.00	Median		1,353,750.00

Report Count 36

Presented By: Debbie Schedivy NM / Peletz & Company

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:50pm

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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
1325 Divisadero St #304 Anza Vista		0	1	0	416	673.08	11/28/06	16	274,000	280,000	102.19
1325 Divisadero St #201 Anza Vista		1	1	0	486	718.11	08/31/06	10	349,000	349,000	100.00
1151 Broderick St #2 Anza Vista		1	1	0	0		12/15/06	66	429,000	429,000	100.00
1151 Broderick St #4 Anza Vista		1	1	0	0		12/15/06	90	460,000	435,000	100.00
1151 Broderick St #1 Anza Vista		1	1	1	0		12/15/06	85	456,000	456,000	100.00
1151 Broderick St #3 Anza Vista		1	1	1	0		12/29/06	82	475,000	492,000	103.58
1800 Turk St #101 Anza Vista		2	2	1	1,175	526.38	08/22/06	36	599,000	618,500	103.26
1800 Turk St #203 Anza Vista		2	1	1	963	651.09	02/22/06	15	598,000	627,000	104.85
1909 Eddy St #1 Anza Vista		2	2	1	1,243	526.95	09/12/06	30	655,000	655,000	100.00
1901 Eddy St #2 Anza Vista		3	2	1	1,466	456.34	06/22/06	46	699,000	669,000	100.00
1800 Turk St #404 Anza Vista		2	2	1	1,342	499.25	03/30/06	22	699,000	670,000	95.85
1180 Broderick St #401 Anza Vista		2	2	1	1,218	614.94	01/31/06	70	799,000	749,000	100.00
1180 Broderick St #302 Anza Vista		2	2	1	1,218	619.87	07/03/06	28	762,000	755,000	99.08
1911 Eddy St #3 Anza Vista		3	2	1	1,529	519.62	04/26/06	30	755,000	794,500	105.23
17 Fortuna Ave Anza Vista		2	1	2	1,303	652.34	07/31/06	46	849,000	850,000	100.12
645 Haight St #10 Hayes Valley		2	1	1	763	237.99	11/21/06	7	181,588	181,588	100.00
580-582 Fell St Hayes Valley		0	1	0	0		06/23/06	72	350,000	302,000	107.86
627 Fell St Hayes Valley		1	1	1	0		08/03/06	37	339,000	319,000	94.10
863 Haight St #5 Hayes Valley		0	1	1	0		10/19/06	64	305,000	330,000	108.20
963 Oak St #963 Hayes Valley		3	1	0	1,127	317.66	08/04/06	30	411,200	358,000	94.40
965 Oak St #965 Hayes Valley		2	1	0	1,339	290.14	08/04/06	30	464,200	388,500	87.06
967 Oak St #967 Hayes Valley		2	1	0	1,363	285.03	08/04/06	30	499,500	388,500	82.75
606-A Buchanan St Hayes Valley		1	1	0	800	497.50	04/14/06	90	399,000	398,000	99.75
1049 Oak St Hayes Valley		1	1	0	5,010	80.84	09/15/06	83	419,000	405,000	96.66
210-1/2 Rose St Hayes Valley		2	1	0	0		04/07/06	43	425,000	460,000	108.24
608 Buchanan St Hayes Valley		1	1	0	900	516.67	04/14/06	90	519,000	465,000	99.15
606 Buchanan St Hayes Valley		1	1	0	950	493.68	04/14/06	90	549,000	469,000	100.00
210 Rose St Hayes Valley		2	1	0	0		04/07/06	43	460,000	475,000	103.26
863 Haight St #1 Hayes Valley		1	1	0	839	578.07	10/19/06	64	499,000	485,000	97.19
758 Haight St #1 Hayes Valley		1	1	0	712	700.84	04/21/06	48	479,000	499,000	104.18
226 Scott St Hayes Valley		1	1	0	0		05/26/06	9	398,000	500,000	125.63
65 Hermann St #1 Hayes Valley		1	1	1	877	581.53	02/17/06	15	479,000	510,000	106.47
77 Webster St Hayes Valley		2	1	1	0		07/12/06	134	635,000	517,000	94.17
233 Page St Hayes Valley		2	1	0	0		04/07/06	43	495,000	525,000	106.06
863 Haight St #3 Hayes Valley		1	1	1	842	623.52	10/19/06	63	525,000	525,000	100.00
863 Haight St #4 Hayes Valley		1	1	1	0		12/29/06	118	530,000	525,000	99.06
150 Page St #404 Hayes Valley		1	1	0	555	953.15	05/05/06	35	529,000	529,000	100.00
231 Page St Hayes Valley		2	1	0	0		04/07/06	43	495,000	535,000	108.08
375 Oak St #-37 Hayes Valley		0	2	0	2,938	187.17	05/04/06	15	549,900	549,900	100.00
629 Fell St Hayes Valley		2	1.50	1	0		08/03/06	37	539,000	559,000	103.71
160 Fillmore St #C Hayes Valley		1	1	1	800	723.75	04/26/06	41	579,000	579,000	100.00
285 Hermann St Hayes Valley		1	1	1	0		05/23/06	53	619,000	600,000	100.17
863 Haight St #2 Hayes Valley		2	1	1	1,063	566.32	10/19/06	64	575,000	602,000	104.70
332 Hermann Hayes Valley		2	1.25	0	1,080	583.33	01/05/06	30	599,000	630,000	105.18
634 Laguna St #C Hayes Valley		2	1.50	1	0		02/14/06	39	599,000	634,940	106.00
243 Webster St Hayes Valley		2	1	0	0		10/11/06	20	589,000	635,000	107.81
710 Page St Hayes Valley		2	1	1	3,750	170.67	08/29/06	49	599,000	640,000	100.16
377 Oak St Hayes Valley		0	2	0	2,938	221.20	05/04/06	15	649,900	649,900	100.00
14 Laguna Hayes Valley		2	1	1	1,341	484.71	10/26/06	12	629,500	650,000	103.26
467 Oak Hayes Valley		2	1	1	1,280	507.81	12/06/06	34	649,000	650,000	100.15
490 Fillmore St #3 Hayes Valley		2	2	2	1,500	446.67	12/13/06	63	695,000	670,000	96.40
130 Scott St Hayes Valley		1	1	1	0		04/21/06	13	639,000	671,000	105.01
708 Page St Hayes Valley		2	1	1	3,750	181.33	08/29/06	49	669,000	680,000	101.64

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Listings as of 08/22/07 at 4:50pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
430 Fillmore St #B Hayes Valley		2	2	2	1,314	520.55	10/13/06	116	689,000	684,000	99.27
634 Laguna St #A Hayes Valley		3	2	1	0		11/15/06	32	699,000	690,000	98.71
380 Hermann St Hayes Valley		1	1	1	0		10/24/06	26	675,000	692,000	102.52
182 Haight St Hayes Valley		3	2	0	0		12/05/06	59	720,000	695,000	96.53
634 Laguna St #B Hayes Valley		3	2	1	0		04/19/06	25	699,000	699,000	100.00
71 Potomac St #B Hayes Valley		2	1	1	954	759.96	08/31/06	16	725,000	725,000	100.00
223 Octavia St Hayes Valley		2	2	2	1,150	633.91	01/10/06	64	729,000	729,000	100.00
740 Haight St Hayes Valley		4	1.50	1	1,847	405.52	10/26/06	22	749,000	749,000	100.00
580-582 Fell St Hayes Valley		3	1.50	0	0		06/23/06	72	680,000	750,000	100.00
511 Linden St #B Hayes Valley		2	2	1	1,215	618.93	08/24/06	56	769,000	752,000	97.79
422 Waller St Hayes Valley		2	1	1	0		06/23/06	17	775,000	770,000	99.35
573 Waller St Hayes Valley		3	1	0	1,395	551.97	10/12/06	14	699,000	770,000	110.16
460 Fillmore St #2 Hayes Valley		2	2	1	1,500	516.67	05/31/06	14	695,000	775,000	111.51
89 Webster St Hayes Valley		2	1.50	2	0		09/15/06	33	749,000	775,000	103.47
228 Scott St Hayes Valley		2	2	1	1,162	675.56	08/23/06	21	698,000	785,000	112.46
180 Haight St Hayes Valley		3	2	0	0		12/05/06	59	780,000	790,000	100.00
715 Page St Hayes Valley		2	2	1	1,300	611.54	12/05/06	35	795,000	795,000	100.00
257 Waller St #A Hayes Valley		3	2	1	1,935	413.44	07/18/06	56	849,000	800,000	100.13
560 Haight St #205 Hayes Valley		2	2	1	1,169	700.60	03/31/06	29	819,000	819,000	100.00
578 Waller St Hayes Valley		2	1	1	1,241	661.56	06/15/06	19	769,000	821,000	106.76
257 Waller St Hayes Valley		2	1.50	1	1,500	553.33	04/06/06	15	749,000	830,000	110.81
569 Waller St Hayes Valley		3	1.50	1	1,901	447.13	07/14/06	41	799,000	850,000	106.38
57 Webster St Hayes Valley		3	2	1	0		12/01/06	49	895,000	870,000	97.21
58 Waller St Hayes Valley		4	1	1	0		12/28/06	0	875,000	880,000	100.57
241 Pierce Hayes Valley		3	3	1	2,050	462.93	12/20/06	26	949,000	949,000	100.00
612 Haight St Hayes Valley		3	2	1	2,413	409.86	11/29/06	51	989,000	989,000	100.00
73 Potomac St Hayes Valley		3	2	1	1,873	531.23	04/13/06	14	949,000	995,000	104.85
560 Haight St #106 Hayes Valley		3	3	2	1,800	560.56	11/14/06	14	969,000	1,009,000	104.13
560 Haight St #208 Hayes Valley		2	2	2	1,525	695.08	06/18/06	31	1,075,000	1,060,000	98.60
630 Waller St Hayes Valley		3	1.50	1	1,386	873.02	03/28/06	13	850,000	1,210,000	142.35
628 Waller St Hayes Valley		3	2	1	2,009	704.33	03/17/06	13	1,050,000	1,415,000	134.76
2918 Pine St Lower Pacific Height		1	1	0	0		10/19/06	118	398,000	368,000	100.00
1730 Broderick St #11 Lower Pacific Height		0	1	1	613	657.42	03/21/06	61	399,000	403,000	101.00
2924 Pine St Lower Pacific Height		1	1	1	0		10/19/06	118	448,000	420,000	98.13
1805-1805 Pine St #36 Lower Pacific Height		1	1	0	553	813.74	08/22/06	22	379,000	450,000	118.73
1402 Post St #A Lower Pacific Height		1	1	1	685	656.93	11/03/06	77	575,000	450,000	86.96
1412 Lyon St #C Lower Pacific Height		2	1	0	923	518.96	09/01/06	16	479,000	479,000	100.00
2528 Sutter St Lower Pacific Height		3	1	1	0		08/31/06	104	600,000	500,000	100.20
2920 Pine St Lower Pacific Height		2	1	1	0		10/19/06	118	628,000	521,500	98.77
1730 Broderick St #1 Lower Pacific Height		1	1	1	828	652.17	11/28/06	76	559,000	540,000	100.19
2185 Bush St #209 Lower Pacific Height		1	1	1	830	650.60	12/20/06	49	565,000	540,000	95.58
2646 Post St #2 Lower Pacific Height		1	1	1	845	654.44	07/17/06	38	525,000	553,000	105.33
1980 Sutter St #203 Lower Pacific Height		1	1	1	829	684.56	01/05/06	55	575,000	567,500	98.70
2075 Sutter St #419 Lower Pacific Height		1	1	1	677	849.34	11/06/06	40	575,000	575,000 (*)	100.00
2646 Post St #4 Lower Pacific Height		1	1	1	845	708.88	10/27/06	13	599,000	599,000	100.00
2526 Sutter St Lower Pacific Height		3	1	0	0		08/31/06	104	675,000	600,000	93.60
1600 Webster St #103 Lower Pacific Height		1	1	1	707	854.31	11/09/06	42	619,000	604,000	100.83
2922 Pine St Lower Pacific Height		2	2	1	0		10/19/06	118	678,000	628,000	100.00
2043 Bush #1 Lower Pacific Height		2	1	1	790	796.20	11/03/06	32	629,000	629,000	100.00
560 Presidio Ave #6 Lower Pacific Height		1	1	1	746	871.31	07/28/06	24	579,000	650,000	112.26
2043 Bush St #2 Lower Pacific Height		2	1	1	795	820.13	09/22/06	40	599,000	652,000	108.85
1600 Webster #403 Lower Pacific Height		1	1	1	732	894.81	05/26/06	13	629,000	655,000	104.13
2060 Sutter St #504 Lower Pacific Height		1	1	1	730	897.26	05/16/06	16	599,000	655,000	109.35
82 Garden St Lower Pacific Height		2	2	1	1,179	559.80	01/12/06	41	679,000	660,000	97.20
2185 Bush St #206 Lower Pacific Height		2	1.25	1	915	737.70	12/22/06	62	749,500	675,000	90.06

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
2060 Sutter St #209 Lower Pacific Height		2	2	1	965	725.39	08/09/06	86	699,000	700,000	100.14
1309 Baker St Lower Pacific Height		2	1	1	1,170	606.84	03/30/06	162	749,000	710,000	101.57
1729 Pierce St Lower Pacific Height		1	1	1	1,289	555.47	02/28/06	86	680,000	716,000	106.07
2503 Post St Lower Pacific Height		2	2	0	1,600	468.13	01/03/06	17	699,000	749,000	107.15
1970 Sutter St #119 Lower Pacific Height		1	2	1	1,094	685.56	12/15/06	10	750,000	750,000	100.00
1970 Sutter St #203 Lower Pacific Height		1	2	1	1,075	703.26	02/15/06	6	738,000	756,000	102.44
1970 Sutter St #115 Lower Pacific Height		1	2	9	1,039	736.28	02/24/06	0	738,000	765,000	103.66
2075 Sutter St #535 Lower Pacific Height		2	2	2	1,193	649.62	10/17/06	92	849,000	775,000	97.00
1324 Lyon St Lower Pacific Height		3	1	1	1,682	475.62	12/07/06	36	880,000	800,000	100.00
1409 Lyon St #1/2 Lower Pacific Height		3	1.50	2	1,540	522.08	12/28/06	67	829,000	804,000	96.98
2075 Sutter St #229 Lower Pacific Height		2	2	1	1,164	702.32	06/07/06	14	785,000	817,500	103.61
1980 Sutter St #317 Lower Pacific Height		2	2	1	1,255	653.39	03/15/06	36	775,000	820,000	105.81
2237 Sutter St Lower Pacific Height		3	2	1	1,900	447.37	10/18/06	53	799,000	850,000	106.38
2696 Bush St Lower Pacific Height		2	1	1	1,303	654.64	06/14/06	16	819,000	853,000	104.15
1733 Scott St #1 Lower Pacific Height		2	2	1	1,280	716.02	04/27/06	41	899,000	916,500	101.95
1715 Pierce St #1 Lower Pacific Height		2	2	1	1,398	658.80	07/28/06	39	899,000	921,000	102.45
1942 Bush St Lower Pacific Height		3	2	1	1,747	529.48	12/29/06	49	949,000	925,000	97.47
2488 Sutter #2 Lower Pacific Height		3	2	1	1,700	558.82	02/17/06	16	859,000	950,000	110.59
2261 Bush St #6 Lower Pacific Height		3	2.50	1	1,674	594.38	03/02/06	29	995,000	995,000	100.00
1402 Post St #D Lower Pacific Height		3	2.50	1	1,686	622.78	12/05/06	41	1,095,000	1,050,000	95.89
2188 Sutter St Lower Pacific Height		3	3	1	1,965	539.44	10/24/06	14	1,049,950	1,060,000	100.96
2186 Sutter St Lower Pacific Height		4	2.50	1	2,000	537.50	10/25/06	77	1,195,000	1,075,000	100.00
1970 Scott St #1 Lower Pacific Height		3	3	1	1,707	659.05	04/10/06	9	1,125,000	1,125,000	100.00
1950 Bush St #1950 Lower Pacific Height		3	2	2	1,738	648.88	09/26/06	20	1,095,000	1,127,760	102.99
2140 Bush St #5 Lower Pacific Height		2	2	1	1,969	584.05	09/06/06	114	1,295,000	1,150,000	96.23
2549 Post St #1 Lower Pacific Height		3	2	3	1,972	611.05	05/17/06	97	1,275,000	1,205,000	98.37
1958 Bush St Lower Pacific Height		3	2	1	2,676	470.85	06/09/06	95	1,349,000	1,260,000	97.00
2031 Pine St Lower Pacific Height		3	2	2	0		07/19/06	63	1,185,000	1,275,000	107.59
1951 Pine St Lower Pacific Height		3	2.25	1	2,112	613.16	06/16/06	28	1,250,000	1,295,000	103.60
2718 Pine St Lower Pacific Height		3	2	1	2,147	633.44	11/28/06	8	1,239,000	1,360,000	109.77
2098 Pine St Lower Pacific Height		4	3	2	3,596	456.06	03/03/06	23	1,695,000	1,640,000	96.76
1948 Bush St #1948 Lower Pacific Height		4	4	2	3,100	533.30	09/26/06	20	1,595,000	1,653,240	103.65
1305 Laguna #4 Western Addition		2	1	1	0		04/05/06	113	299,000	280,000	105.62
1465 Laguna St #4 Western Addition		2	1	1	840	363.10	04/19/06	143	326,000	305,000	95.61
1315 Laguna #1 Western Addition		2	1	0	840	377.38	04/12/06	9	317,000	317,000	100.00
25 Western Shore Ln #6 Western Addition		2	1	1	840	380.95	06/09/06	59	319,000	320,000	100.31
45 Galilee Ln #4 Western Addition		2	1	1	840	396.43	12/11/06	125	349,000	333,000	96.52
5 Galilee Ln #1 Western Addition		2	1	1	840	401.79	09/08/06	43	345,000	337,500	97.83
5 Galilee Ln #4 Western Addition		3	2	1	1,050	340.00	09/26/06	86	360,000	357,000	99.17
50 Inca Ln #2 Western Addition		3	2	1	1,050	342.86	10/31/06	58	375,000	360,000	96.00
30 Quickstep Ln #5 Western Addition		3	2	1	1,050	357.14	04/27/06	103	375,000	375,000	100.00
20 Bertie Minor Ln #2 Western Addition		3	2	1	1,050	360.95	01/13/06	52	379,000	379,000	100.00
55 Western Shore Ln #5 Western Addition		3	2	1	1,050	361.90	12/29/06	42	380,000	380,000	100.00
20 Bertie Minor Ln #5 Western Addition		3	2	0	1,050	362.86	08/03/06	18	383,500	381,000	99.35
1401 Eddy St #3 Western Addition		1	1	1	588	655.95	09/28/06	69	410,000	385,700	96.67
1530 Ofarrell St #6 Western Addition		3	2	1	1,050	370.48	06/21/06	67	389,000	389,000	100.00
988 Fulton St #317 Western Addition		1	1	1	417	959.23	06/22/06	13	400,000	400,000	100.00
1348 Scott St #B Western Addition		1	1	1	653	627.87	01/13/06	87	410,000	410,000	102.76
1350 Scott St #B Western Addition		1	1	1	0		09/28/06	35	425,000	415,000	97.65
1860 Ellis St #D Western Addition		2	1	1	816	550.25	05/24/06	27	449,000	449,000	100.00
1977 Ofarrell St #C Western Addition		2	1	1	816	563.73	11/17/06	16	450,000	460,000	102.22
1329 Pierce St #3 Western Addition		1	1	0	856	539.72	02/24/06	32	439,000	462,000	105.24
988 Fulton St #132 Western Addition		1	1	1	700	741.43	08/17/06	2	519,000	519,000	100.00
1696 Golden Gate Ave #202 Western Additio		2	2	1	853	621.34	05/08/06	51	549,000	530,000	96.54
988 Fulton St #232 Western Addition		1	1	1	662	808.16	06/28/06	102	535,000	535,000	100.00

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988 Fulton St #133 Western Addition		1	1	1	695	769.78	08/25/06	24	535,000	535,000	100.00
988 Fulton St #242 Western Addition		1	1	1	669	799.70	08/28/06	6	545,000	535,000	98.17
988 Fulton St #233 Western Addition		1	1	1	662	812.16	08/10/06	22	519,000	537,651	103.59
988 Fulton St #231 Western Addition		1	1	1	700	770.00	08/03/06	12	519,000	539,000	103.85
1303 Scott St Western Addition		1	1	1	729	751.71	04/18/06	27	545,000	548,000	100.55
1200 Laguna St #A Western Addition		2	2	1	1,080	508.33	01/27/06	91	589,000	549,000	100.00
1777 Turk St Western Addition		2	2	2	1,765	328.05	08/10/06	56	579,000	579,000	100.00
66 Cleary Ct #1502 Western Addition		3	2	1	1,099	541.40	04/14/06	33	595,000	595,000	100.00
988 Fulton St #345 Western Addition		2	1	1	0		09/21/06	23	659,000	605,000	97.58
1365 Scott St #6 Western Addition		2	2	1	976	620.90	05/31/06	25	599,000	606,000	101.17
66 Cleary Ct #507 Western Addition		3	2	1	1,100	554.55	04/06/06	8	559,000	610,000	109.12
1301 Scott St Western Addition		2	1	1	853	715.12	11/02/06	22	595,000	610,000	102.52
1365 Scott St #3 Western Addition		2	2	1	976	638.32	04/27/06	15	595,000	623,000	104.71
1770 Ofarrell St #13 Western Addition		2	2	1	1,061	589.07	04/03/06	16	625,000	625,000	100.00
1280 Ellis St #8 Western Addition		3	2	1	1,267	493.29	04/04/06	37	650,000	625,000	96.15
1520 Steiner St #5 Western Addition		2	2	1	1,061	589.07	02/17/06	59	599,000	625,000	100.97
66 Cleary Ct #708 Western Addition		3	2	1	1,105	574.66	06/16/06	41	645,000	635,000	98.45
1828 Eddy St #103 Western Addition		2	2	2	950	687.37	09/18/06	82	649,000	653,000	100.62
1307 Scott St Western Addition		2	1	1	836	785.29	04/14/06	21	595,000	656,500	110.34
988 Fulton St #338 Western Addition		2	2	1	900	737.08	08/31/06	14	659,000	663,373	100.66
988 Fulton St #334 Western Addition		2	2	1	900	743.84	08/01/06	32	659,000	669,457	101.59
1359 Scott St Western Addition		2	2	1	1,351	499.63	06/27/06	19	689,000	675,000	97.97
65 Cleary Ct #6 Western Addition		3	2	2	0		02/15/06	44	669,000	675,000	100.90
988 Fulton St #315 Western Addition		2	2	1	900	754.44	09/15/06	41	695,000	679,000	100.00
1280 Ellis St #8 Western Addition		3	2	1	1,267	535.91	12/26/06	19	679,000	679,000	100.00
66 Cleary Ct #701 Western Addition		2	2	1	0		03/31/06	29	675,000	680,000	100.74
66 Cleary Ct #809 Western Addition		3	2	1	1,102	621.60	08/22/06	30	685,000	685,000	100.00
988 Fulton St #344 Western Addition		2	1	1	1,017	673.55	07/18/06	17	685,000	685,000	100.00
988 Fulton St #320 Western Addition		2	2	1	900	772.22	08/10/06	36	695,000	695,000	100.00
66 Cleary Ct #1501 Western Addition		3	2	1	1,082	642.33	08/22/06	35	695,000	695,000	100.00
66 Cleary Ct #1002 Western Addition		3	2	1	1,099	632.39	12/26/06	56	649,000	695,000	100.00
988 Fulton St #327 Western Addition		2	2	1	900	776.67	06/27/06	28	699,000	699,000	100.00
1733 Turk St Western Addition		2	1	1	0		04/28/06	37	699,000	699,000	100.00
988 Fulton St #314 Western Addition		2	2	1	900	779.33	06/09/06	28	695,000	701,394	100.92
1200 Laguna St #C Western Addition		3	2.50	1	2,200	340.45	01/10/06	114	749,000	749,000	100.00
1124 Eddy St #C Western Addition		3	3	1	0		06/29/06	25	649,000	750,000	115.56
4 Seymour St Western Addition		2	3	2	1,400	550.00	02/10/06	19	699,000	770,000	110.16
1960 Ellis St Western Addition		3	2	1	1,785	490.20	05/26/06	61	985,000	875,000	103.06
1404 Golden Gate Ave Western Addition		4	3	1	2,100	422.38	10/25/06	93	949,000	887,000	98.67
923-A Fulton St Alamo Square		0	1	0	0		11/15/06	4	245,000	245,000	100.00
955 Grove St #3 Alamo Square		0	1	1	0		01/27/06	75	299,000	299,000	100.00
955 Grove St #2 Alamo Square		0	1	1	0		01/27/06	75	449,000	410,000	102.76
1118-1120 Fell St #20-1 Alamo Square		1	1	0	0		04/26/06	119	449,000	419,000	100.00
1077 Fell St Alamo Square		1	1	1	0		09/27/06	28	399,000	440,000	110.28
1118-1120 Fell St #18 -2 Alamo Square		2	1	1	0		04/26/06	119	499,000	454,000	98.91
1118-1120 Fell St #20-2 Alamo Square		2	1	1	0		04/26/06	119	509,000	462,000	98.51
930 Scott St #1 Alamo Square		2	1	1	1,038	447.98	02/17/06	95	485,000	465,000	101.31
955 Grove St #1 Alamo Square		3	2	1	0		01/27/06	75	469,000	469,000	100.00
930 Scott St #2 Alamo Square		2	1	1	1,038	457.61	02/17/06	48	525,000	475,000	101.28
590 Steiner St #302 Alamo Square		1	1	1	575	836.52	05/30/06	24	479,000	481,000	100.42
930 Scott St #5 Alamo Square		2	1	1	1,038	501.93	02/17/06	44	550,000	521,000	100.39
930 Scott St #3 Alamo Square		2	1	1	1,038	505.78	02/17/06	94	535,000	525,000	105.21
930 Scott St #6 Alamo Square		2	1	1	1,038	510.60	02/17/06	35	569,000	530,000	93.15
930 Scott St #4 Alamo Square		2	6	1	1,038	520.23	02/17/06	15	545,000	540,000	99.08
923 Fulton St Alamo Square		1	1	0	0		11/15/06	36	575,000	565,000	98.26

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921 Fulton St Alamo Square		2	1	0	0		11/15/06	36	595,000	585,000	98.32
871 Hayes St Alamo Square		4	2	0	0		03/29/06	133	599,000	600,000	100.17
1228 Grove St #5 Alamo Square		2	1	0	866	698.61	12/22/06	33	589,000	605,000	102.72
869 Hayes St Alamo Square		4	2	0	0		05/17/06	179	649,000	655,000	100.92
957 Grove St Alamo Square		2	2	1	0		01/27/06	77	699,000	665,000	102.47
590 Steiner St #101 Alamo Square		3	2	1	1,096	620.44	02/09/06	50	699,000	680,000	97.28
1102 Fulton St Alamo Square		2	1	0	1,275	537.25	06/23/06	29	599,000	685,000	114.36
867 Hayes St Alamo Square		4	2	0	0		05/18/06	4	699,000	699,000	100.00
740 Fell St Alamo Square		3	2	1	1,700	411.76	06/23/06	81	789,000	700,000	100.14
1390 McAllister St Alamo Square		3	2	1	0		06/23/06	92	715,000	710,000	99.30
1102-1/2 Fulton St Alamo Square		2	1.25	1	1,275	580.39	06/23/06	29	699,000	740,000	105.87
948 Divisadero St Alamo Square		2	1	1	1,514	511.89	01/13/06	24	749,000	775,000	103.47
950 Divisadero St Alamo Square		4	2	1	2,388	324.54	01/13/06	24	749,000	775,000	103.47
1439 McAllister St #1 Alamo Square		3	2	1	1,333	599.40	09/26/06	11	799,000	799,000	100.00
1439 McAllister St #2 Alamo Square		3	2	1	1,333	637.66	09/15/06	29	859,000	850,000	106.38
814 Hayes St #2 Alamo Square		3	2.50	1	0		05/23/06	17	799,000	865,000	108.26
969 Hayes #1 Alamo Square		2	2	1	0		06/29/06	13	789,000	867,000	109.89
1373-A Grove St North Panhandle		1	1	0	0		03/15/06	155	399,000	365,000	96.31
147-153 Ashbury St #147 North Panhandle		1	1	0	0		07/20/06	125	375,000	365,000	100.00
147-153 Ashbury St #153 North Panhandle		1	1	1	0		07/20/06	125	399,000	379,000	100.00
147-153 Ashbury St #149 North Panhandle		1	1	1	0		07/20/06	125	399,000	380,000	100.26
1371-A Grove St North Panhandle		1	2	1	0		03/15/06	155	479,000	390,000	97.74
830 Broderick St #2 North Panhandle		1	1	2	0		11/30/06	48	419,000	414,000	98.81
830 Broderick St #5 North Panhandle		1	1	1	0		12/14/06	63	399,000	415,000	104.01
147-153 Ashbury St #151 North Panhandle		1	1	1	0		07/20/06	125	415,000	415,000	100.00
1927 Hayes St #3 North Panhandle		1	1	1	608	682.57	08/25/06	30	479,000	415,000	97.65
830 Broderick St #6 North Panhandle		1	1	2	0		12/14/06	39	439,000	440,000	100.23
1927 Hayes St #3 North Panhandle		1	1	1	608	756.58	10/19/06	12	459,000	460,000	100.22
1373-B Grove St North Panhandle		2	2	1	0		10/27/06	345	510,000	479,000	100.00
1950 Golden Gate North Panhandle		2	1	0	1,095	446.58	02/24/06	12	489,000	489,000	100.00
1612 Fulton St North Panhandle		2	1	1	1,123	448.80	08/29/06	53	499,000	504,000	101.00
826 Central Ave North Panhandle		2	1	0	0		02/23/06	28	489,000	507,150	103.71
1952 Golden Gate North Panhandle		2	1	0	1,207	432.48	02/24/06	49	569,000	522,000	99.43
828 Central Ave North Panhandle		2	1	0	0		02/23/06	28	510,000	527,850	103.50
2001 McAllister St #13 North Panhandle		1	1	1	650	813.85	04/05/06	11	529,000	529,000	100.00
17 Ashbury St #2 North Panhandle		2	1	1	0		06/30/06	19	525,000	530,000	100.95
1301 Fulton St #302 North Panhandle		2	1	1	962	550.94	05/31/06	96	589,000	530,000	100.19
1680 Fulton St North Panhandle		2	1.50	0	1,000	549.00	02/10/06	30	539,000	549,000	101.86
1982 Hayes St North Panhandle		2	1	0	0		01/20/06	0	575,000	550,000	95.65
1954 Golden Gate North Panhandle		2	1	0	1,522	361.37	02/24/06	39	579,000	550,000	100.18
17 Ashbury St #1 North Panhandle		2	1	1	0		06/30/06	19	530,000	555,000	104.72
2001 McAllister St #120 North Panhandle		1	1	1	680	829.41	04/12/06	37	574,000	564,000	98.26
2001 McAllister St #133 North Panhandle		1	1	1	0		10/12/06	33	569,000	568,000	99.82
1610 Fulton St North Panhandle		2	1	1	1,239	460.05	08/29/06	53	559,000	570,000	101.97
17 Ashbury St #4 North Panhandle		2	1	1	0		06/30/06	19	535,000	570,000	106.54
2001 McAllister St #314 North Panhandle		1	1	1	707	813.30	04/19/06	50	575,000	575,000	102.86
1371-B Grove St North Panhandle		2	2	1	0		03/15/06	155	549,000	575,000	104.74
1984 Hayes North Panhandle		3	2	0	1,216	472.86	01/20/06	29	595,000	575,000	96.64
1873 Turk St North Panhandle		2	1	1	872	659.40	06/22/06	11	549,000	575,000	104.74
1682 Fulton St North Panhandle		2	1.50	0	1,000	579.00	02/10/06	30	569,000	579,000	101.76
2001 McAllister St #243 North Panhandle		1	1	1	686	845.48	07/19/06	16	585,000	580,000	99.15
2001 McAllister #329 North Panhandle		1	1	1	666	890.39	06/23/06	8	599,000	593,000	99.00
1924 Hayes St #3 North Panhandle		2	1.50	1	840	708.33	05/25/06	34	650,000	595,000	99.33
724-728 Lyon St #-724 North Panhandle		4	1	0	5,061	118.36	09/15/06	140	639,000	599,000	100.00
1835 Golden Gate Ave #4 North Panhandle		1	1	1	988	606.28	10/11/06	115	599,000	599,000	100.00

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1927 Hayes St #4 North Panhandle		2	2	1	1,192	502.52	09/13/06	175	649,000	599,000	98.20
1468 Grove St North Panhandle		2	1	1	1,025	585.37	11/06/06	86	649,000	600,000	96.93
1608 Fulton St North Panhandle		3	1	1	1,287	470.09	08/29/06	51	599,000	605,000	101.00
815 Masonic Ave North Panhandle		2	1	1	1,200	504.17	03/02/06	42	549,000	605,000	110.20
2040 Fell St #9 North Panhandle		1	1	1	1,040	586.54	03/17/06	29	599,000	610,000	101.84
2040 Fell St #2 North Panhandle		1	1	1	1,036	588.80	11/03/06	23	610,000	610,000	100.00
1566 Fell St North Panhandle		2	1.50	0	0		02/17/06	21	649,000	619,000	95.38
724-728 Lyon St #-726 North Panhandle		3	1	0	5,061	122.51	09/15/06	140	659,000	620,000	97.03
1702 Fell St #3 North Panhandle		2	1	1	1,037	602.70	11/30/06	71	699,000	625,000	96.30
1927 Hayes St #7 North Panhandle		2	2	1	1,209	520.26	09/13/06	46	667,000	629,000	100.00
1684 Fulton St North Panhandle		3	1.50	0	1,400	456.43	02/10/06	30	629,000	639,000	101.59
148 Cole St North Panhandle		2	1	0	1,026	628.66	10/06/06	25	599,000	645,000	107.68
228 Shrader St North Panhandle		3	2	0	1,670	388.62	08/25/06	20	635,000	649,000	102.20
1960 Hayes St #11 North Panhandle		1	1	2	696	936.78	06/23/06	18	575,000	652,000	113.39
1927 Hayes St #6 North Panhandle		2	2	1	1,192	550.34	04/28/06	27	679,000	656,000	96.61
1927 Hayes St #5 North Panhandle		2	2	1	1,209	545.91	04/14/06	11	657,000	660,000	100.46
724-728 Lyon St #-728 North Panhandle		3	2	0	5,061	130.41	09/15/06	140	699,000	660,000	100.15
226 Shrader St North Panhandle		3	2	0	1,800	380.56	08/25/06	20	685,000	685,000	100.00
2001 McAllister St #104 North Panhandle		2	2	2	944	730.93	05/10/06	29	739,000	690,000	98.71
1761 Hayes St North Panhandle		2	1	1	0		02/15/06	14	699,000	700,000	100.14
1680 McAllister North Panhandle		3	1	1	1,600	437.50	01/20/06	203	599,000	700,000	100.14
1682 McAllister North Panhandle		3	1	1	1,600	437.50	01/20/06	203	649,000	700,000	107.86
2001 McAllister #153 North Panhandle		2	2	2	0		08/10/06	61	725,000	706,000	98.19
1684 McAllister North Panhandle		3	1	1	1,700	426.47	01/20/06	203	699,000	725,000	103.72
1375 Grove St North Panhandle		4	2	1	0		03/15/06	154	699,000	725,000	103.72
42 Cole North Panhandle		2	1	1	0		03/28/06	18	619,000	725,000	117.12
1702 Fell St #2 North Panhandle		2	2	1	1,373	528.04	05/03/06	33	675,000	725,000	107.41
2040 Fell St #5 North Panhandle		2	1	1	1,391	528.40	08/04/06	27	689,000	735,000	106.68
2001 McAllister #210 North Panhandle		2	2	2	1,015	724.14	08/31/06	19	749,000	735,000	98.13
1944 McAllister St North Panhandle		2	1	1	1,240	596.77	12/19/06	81	749,000	740,000	98.80
1994 Grove St North Panhandle		3	1.50	1	1,500	494.55	08/18/06	50	725,000	741,827	102.32
101 Ashbury North Panhandle		2	1	1	0		07/26/06	40	765,000	750,000	98.04
2143 Golden Gate Ave North Panhandle		2	1.50	0	1,342	558.87	08/14/06	37	799,000	750,000	93.87
1444 Grove St #Top North Panhandle		2	1.50	1	1,600	480.63	04/21/06	39	769,000	769,000	100.00
1465 Hayes St North Panhandle		3	1	0	2,163	358.30	03/16/06	23	815,000	775,000	95.09
224 Shrader St North Panhandle		3	2	0	1,900	407.89	08/25/06	20	635,000	775,000	101.31
1727 Grove St North Panhandle		2	2	1	1,170	670.94	10/19/06	34	735,000	785,000	106.80
1963 McAllister St #2 North Panhandle		2	2	1	1,261	630.45	09/08/06	16	799,000	795,000	99.50
280 Shrader St North Panhandle		2	2	1	0		08/31/06	33	799,000	799,000	100.00
2001 McAllister St #141 North Panhandle		2	2.50	1	1,340	597.01	07/17/06	27	838,000	800,000	97.80
550 Stanyan St #9 North Panhandle		2	1	1	1,113	718.78	11/15/06	50	819,000	800,000	102.70
1358 Grove North Panhandle		2	1	1	1,712	467.58	08/18/06	46	749,000	800,500	106.88
1614 Hayes St North Panhandle		4	2	3	1,700	473.53	11/29/06	61	799,000	805,000	100.75
1356 Grove North Panhandle		3	1	2	1,776	456.08	08/18/06	46	799,000	810,000	101.38
1562 Fell St North Panhandle		3	1.50	0	0		05/31/06	49	799,000	810,000	101.38
500 Masonic Ave #2 North Panhandle		2	2.50	2	1,220	671.31	03/24/06	49	819,000	819,000	100.00
2067 Golden Gate North Panhandle		2	1	1	1,215	674.90	04/07/06	2	820,000	820,000	100.00
2167 Hayes St North Panhandle		3	1	0	1,850	445.95	09/26/06	56	799,000	825,000	103.25
1732 Fell St North Panhandle		3	1.25	1	1,574	533.67	12/07/06	24	799,000	840,000	105.13
1820 McAllister St North Panhandle		2	1	2	0		07/12/06	32	799,000	850,000	106.38
2139 Golden Gate Ave North Panhandle		3	1.50	1	1,652	516.95	11/03/06	35	849,000	854,000	100.59
2152 Grove St North Panhandle		2	2	1	0		03/09/06	6	799,000	857,000	107.26
1718 Fell St North Panhandle		3	1	1	1,558	555.20	03/30/06	15	700,000	865,000	108.26
1780 Hayes St North Panhandle		2	1	1	1,272	683.18	09/01/06	36	869,000	869,000	100.00
1730 Fell North Panhandle		3	1.50	1	1,489	594.36	03/09/06	14	799,000	885,000	110.76

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:50pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1616 Hayes St North Panhandle		3	2	3	1,800	493.33	09/06/06	0	888,000	888,000	100.00
2057 Hayes St North Panhandle		2	1.25	1	1,700	525.29	05/05/06	26	699,000	893,000	127.75
1770 Fell St #2 North Panhandle		2	2	1	0		03/03/06	20	799,000	901,000	112.77
1770 Fell St #4 North Panhandle		2	2	1	0		03/16/06	34	859,000	910,000	108.46
1378 Hayes St North Panhandle		2	1	1	1,552	605.67	03/17/06	7	775,000	940,000	121.29
420 Stanyan St #8 North Panhandle		3	2	2	1,496	634.36	08/17/06	35	949,000	949,000	100.00
1770 Fell St #3 North Panhandle		2	2	1	0		02/24/06	20	839,000	950,000	110.59
1836 Golden Gate Ave North Panhandle		4	1.25	1	1,952	486.68	01/19/06	34	899,000	950,000	105.67
1770 Fell St #3 North Panhandle		2	2	1	0		12/05/06	74	995,000	965,000	100.00
1770 Fell St #1 North Panhandle		3	3	1	0		03/10/06	32	949,000	990,000	104.32
2186 Fell St North Panhandle		3	2	2	1,580	629.75	07/28/06	32	949,000	995,000	104.85
1734 Fell St North Panhandle		3	1.50	1	2,630	399.24	11/30/06	24	995,000	1,050,000	105.53
44 Ashbury St North Panhandle		3	3	1	1,960	548.47	10/16/06	22	1,099,000	1,075,000	97.82
1941 Grove St North Panhandle		3	2	1	2,020	594.06	08/29/06	21	1,100,000	1,200,000	109.09
Listing Count	342	Averages			1,334	571.71		49	658,493	664,188	102.06
		High			1,653,240.00	Low		181,588.00	Median		650,000.00
Report Count	342										

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