

Single-Family Homes CMA Report

Listings as of 08/22/07 at 3:55pm

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Property Types: Single-Family Homes, Condo/Coop/TIC/Loft Status: Sold (01/01/2007 to 08/01/2007)

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
12 Rico Marina		2	2	1	0		06/22/07	19	1,700,000	1,750,000	102.94
3160 Baker St Marina		3	3.50	1	0		04/06/07	60	1,995,000	1,850,000	92.73
1384 Francisco St Marina		3	2	2	0		03/07/07	28	1,850,000	1,851,000	100.05
77 Toledo Way Marina		3	3	2	0		01/26/07	12	1,795,000	1,867,500	104.04
148 Alhambra St Marina		3	3.50	2	2,301	890.92	02/12/07	8	2,050,000	2,050,000	100.00
159 Cervantes Blvd Marina		3	2.50	2	0		06/04/07	39	2,095,000	2,050,000	97.85
142 Cervantes Blvd Marina		3	3	2	2,260	1,044.25	07/11/07	7	2,290,000	2,360,000	103.06
2370 Francisco St Marina		4	3.50	1	3,445	769.23	06/15/07	34	2,650,000	2,650,000	100.00
1726 North Point St Marina		4	3.50	2	0		06/20/07	47	2,995,000	2,850,000	95.16
2209 North Point St Marina		4	3.50	2	3,600	809.03	07/06/07	71	3,095,000	2,912,500	94.10
3456 Baker St Marina		4	3.50	2	2,240	1,540.18	07/17/07	48	3,950,000	3,450,000	95.97
3321 Octavia St Marina		4	3.50	3	0		04/20/07	14	3,495,000	3,700,000	105.87
585 Marina Blvd Marina		4	4	4	0		03/30/07	58	3,875,000	3,875,000	100.00
611 Marina Blvd Marina		5	3.50	2	0		05/09/07	32	3,995,000	3,995,000	100.00
1771 North Point Marina		6	6	5	0		07/12/07	35	4,995,000	4,995,000	100.00
3460 Baker St Marina		3	5.50	2	5,600	1,419.64	06/08/07	152	7,950,000	7,950,000	100.00
2503 Clay St Pacific Heights		3	3.50	3	2,918	753.94	01/12/07	90	2,500,000	2,200,000	92.63
2700 California St Pacific Heights		5	2	0	4,080	551.47	05/22/07	11	1,995,000	2,250,000	112.78
2021 Webster Pacific Heights		4	3.50	2	3,100	740.32	01/26/07	59	2,295,000	2,295,000	100.00
2237 Steiner St Pacific Heights		3	2.50	2	1,973	1,203.75	05/29/07	2	2,200,000	2,375,000	107.95
2940 Jackson St Pacific Heights		4	2.50	1	2,943	899.59	01/19/07	37	2,895,000	2,647,500	98.24
46 Presidio Ave Pacific Heights		4	3.50	1	2,750	1,000.00	03/21/07	32	2,750,000	2,750,000	100.00
2524 Clay Pacific Heights		3	2	2	0		02/05/07	60	2,995,000	2,800,000	93.49
2611 Divisadero St Pacific Heights		4	5.50	0	0		05/10/07	99	2,995,000	2,995,000	100.00
1823 Jackson St Pacific Heights		8	6	1	5,584	546.20	05/01/07	147	3,500,000	3,050,000	100.00
3176 Clay St Pacific Heights		4	3.50	1	3,300	969.70	03/16/07	166	3,495,000	3,200,000	97.12
2450 Steiner St Pacific Heights		4	4.50	2	3,959	882.80	02/22/07	155	3,800,000	3,495,000	100.00
2467 Vallejo St Pacific Heights		4	3	1	3,729	968.09	06/20/07	91	3,950,000	3,610,000	91.39
2618 Buchanan St Pacific Heights		5	3.50	2	5,560	663.31	03/12/07	4	3,688,000	3,688,000	100.00
2707 Laguna St Pacific Heights		5	5.50	2	0		02/22/07	14	3,499,000	4,000,000	114.32
2277 Green St Pacific Heights		4	4.50	2	0		04/05/07	21	3,950,000	4,075,075	103.17
2430 Scott St Pacific Heights		4	4.50	3	0		06/08/07	14	3,995,000	4,200,000	105.13
2511 Steiner St Pacific Heights		4	3	2	0		06/05/07	9	3,850,000	4,200,000	109.09
2219 Pacific Ave Pacific Heights		4	3.50	2	4,190	1,014.32	06/12/07	24	4,200,000	4,250,000	98.84
2850 Steiner St Pacific Heights		4	3.50	3	0		05/04/07	14	4,195,000	4,650,000	110.85
2899 Vallejo St Pacific Heights		6	4	3	4,850	1,029.90	07/13/07	20	4,995,000	4,995,000	100.00
2714 Pacific Ave Pacific Heights		4	4.50	2	0		01/16/07	104	4,995,000	4,995,000	100.00
2214 Clay St Pacific Heights		6	5	6	4,989	1,066.35	05/22/07	11	4,998,000	5,320,000	106.44
2502 Broadway St Pacific Heights		5	5.50	2	0		06/21/07	11	6,300,000	6,300,000	100.00
2525 Webster St Pacific Heights		7	6.50	5	7,800	807.69	01/04/07	126	7,150,000	6,300,000	94.74
3040 Pacific Ave Pacific Heights		5	4	1	0		05/30/07	18	4,995,000	6,600,000	132.13
2855 Pacific Ave Pacific Heights		7	6.50	2	0		03/13/07	12	7,700,000	7,700,000	100.00
2863 Pacific Ave Pacific Heights		6	5.50	4	7,628	1,015.99	06/08/07	71	7,750,000	7,750,000	100.00
2864 Broadway Pacific Heights		7	5	2	0		02/06/07	6	8,500,000	8,500,000	100.00
2786 Broadway St Pacific Heights		4	4	2	7,355	1,291.64	03/29/07	172	2,500,000	9,500,000	100.00
3130 Pacific Ave Pacific Heights		5	5.75	3	8,249	1,697.18	07/12/07	7	2,495,000	14,000,000	112.04
3711 Clay Presidio Heights		4	4	1	3,714	525.04	05/10/07	19	1,950,000	1,950,000	100.00
339 Walnut St Presidio Heights		3	2.50	1	0		06/13/07	18	2,450,000	2,550,000	104.08
3732 Sacramento St Presidio Heights		4	2.50	3	3,500	757.14	01/29/07	12	2,595,000	2,650,000	102.12
101 Maple St Presidio Heights		3	3.50	2	3,229	1,183.03	06/18/07	69	3,995,000	3,820,000	95.62
3840 Clay St Presidio Heights		6	3	0	5,354	750.84	04/25/07	7	3,000,000	4,020,000	134.00
3949 Washington St Presidio Heights		5	4.50	2	0		05/01/07	13	4,950,000	4,950,000	100.00
3445 Washington St Presidio Heights		6	5	1	5,887	857.82	05/08/07	35	5,850,000	5,050,000	94.39

Presented By: Debbie Schedivy NM / Peletz & Company

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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 \$
Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
28 Presidio Ter Presidio Heights		5	7	2	6,546	821.88	03/23/07	73	5,380,000	5,380,000	100.00
3512 Clay St Presidio Heights		9	4.50	0	0		07/03/07	104	7,495,000	6,750,000	100.00
3800 Washington Presidio Heights		8	7	7	17,895	1,089.69	07/10/07	653	2,800,000	19,500,000	100.00
2621 Lombard St Cow Hollow		3	1	2	1,479	757.27	02/27/07	62	1,100,000	1,120,000	101.82
3157 Steiner St Cow Hollow		2	1	3	1,137	1,187.34	03/30/07	120	1,448,000	1,350,000	93.23
2842 Filbert St Cow Hollow		3	3	2	0		02/09/07	3	2,650,000	2,550,000	96.23
2752 Filbert St Cow Hollow		4	3.50	1	3,030	1,151.82	04/13/07	9	3,385,000	3,490,000	103.10
2775 Union St Cow Hollow		4	4.50	2	4,138	1,111.65	04/12/07	16	4,095,000	4,600,000	112.33
2645 Baker St Cow Hollow		6	5	3	0		05/21/07	61	5,495,000	5,325,000	96.91
2600 Lyon St Cow Hollow		5	4.50	2	6,196	1,000.65	03/02/07	76	6,500,000	6,200,000	95.38
Listing Count	63	Averages			4,625	965.82		57	4,460,921	4,382,565	101.71
		High			19,500,000.00	Low	1,120,000.00	Median	3,700,000.00		
Report Count	63										

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 3:55pm

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Property Types: Single-Family Homes, Condo/Coop/TIC/Loft Status: Sold (01/01/2007 to 08/01/2007)

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
1955 Beach St #1955A Marina		0	1	0	445	786.52	06/01/07	222	429,000	350,000	92.35
3501 Laguna St #106 Marina		0	1	1	533	956.85	02/08/07	20	510,000	510,000	100.00
3825 Scott St #204 Marina		1	1	0	526	983.84	05/11/07	23	500,000	517,500	103.50
1955-1963 Beach St #1963 Marina		1	1	0	683	768.67	06/01/07	131	529,000	525,000	109.60
1955 Beach St #1955 Marina		1	1	0	1,095	502.28	06/01/07	222	699,000	550,000	95.65
1921 Jefferson St #106 Marina		1	1	1	565	1,053.10	03/15/07	82	599,000	595,000	99.33
1955-1963 Beach St #1961 Marina		1	1	1	1,024	590.82	06/01/07	142	629,000	605,000	96.18
1890 Jefferson St #203 Marina		1	1	0	804	783.58	07/27/07	1	589,000	630,000	106.96
3010 Franklin #6 Marina		2	1	1	0		01/26/07	106	789,000	670,000	95.85
3010 Franklin #4 Marina		2	1	1	0		03/23/07	202	699,000	679,000	100.00
3010 Franklin #5 Marina		2	1	1	0		01/26/07	40	719,000	699,000	100.00
3208 Pierce St #201 Marina		1	1	1	0		08/01/07	47	759,000	767,000	95.99
1253 Francisco St Marina		2	1.50	1	1,173	664.11	02/20/07	35	779,000	779,000	100.00
1955 Beach St #1957 Marina		2	1	1	1,257	624.50	06/01/07	222	799,000	785,000	98.25
1540 Lombard St #A Marina		2	1	1	0		06/01/07	32	799,000	785,000	98.25
1239 Francisco St Marina		2	1	1	1,295	613.13	03/07/07	177	950,000	794,000	99.37
22-24 Magnolia St #22 Marina		2	1	1	1,440	555.56	02/23/07	148	880,000	800,000	96.97
1233 Francisco St Marina		2	1.50	1	1,295	624.15	04/02/07	32	829,000	808,275	97.50
1826 Beach Marina		1	1	1	1,124	720.64	02/28/07	132	899,000	810,000	97.01
3825 Scott St #302 Marina		1	1	1	884	921.95	03/29/07	29	785,000	815,000	103.82
1890 Jefferson St #302 Marina		1	1	1	1,018	803.54	07/27/07	1	765,000	818,000	106.93
400 Avila #306 Marina		2	1	1	0		04/20/07	17	799,000	825,000	103.25
22-24 Magnolia St #24 Marina		2	1	2	1,440	572.92	02/23/07	147	945,000	825,000	94.83
1540 Lombard St #L Marina		2	1	1	0		07/24/07	42	835,000	835,000	100.00
3789 Fillmore St #6 Marina		1	1	1	944	885.14	03/23/07	47	869,000	835,575	96.15
3835 Scott St #105 Marina		1	1	1	1,034	812.38	05/30/07	44	835,000	840,000	100.60
1259 Francisco St Marina		3	1.50	1	1,283	670.30	04/20/07	61	869,000	860,000	98.96
1229 Francisco St Marina		3	1	1	1,283	685.11	01/22/07	93	849,000	879,000	103.53
1257 Francisco St Marina		3	1.50	1	1,405	629.89	02/16/07	48	909,000	885,000	97.36
1955 Beach St #1959 Marina		3	2	1	1,343	658.97	06/01/07	90	899,000	885,000	98.44
1111 Bay St #304 Marina		2	2	1	1,225	734.69	04/26/07	16	899,000	900,000	100.11
1243 Francisco St Marina		3	1.50	1	1,303	697.62	04/03/07	29	909,000	909,000	98.91
3208 Pierce St #202 Marina		1	1	1	0		06/06/07	12	929,000	929,000	100.00
1241 Francisco St Marina		3	1.50	1	1,426	654.98	01/22/07	28	909,000	934,000	102.75
3615 Buchanan St #305 Marina		2	2	1	1,310	732.82	04/06/07	24	979,000	960,000	98.06
3615 Buchanan St #205 Marina		2	2	1	1,310	744.27	05/08/07	27	979,000	975,000	99.59
3700 Divisadero #303 Marina		2	2	1	1,152	850.69	06/29/07	18	889,000	980,000	99.09
3208 Pierce St #204 Marina		2	2	1	0		06/06/07	7	1,049,000	1,049,000	97.22
3208 Pierce St #404 Marina		2	1.50	1	0		06/12/07	51	1,049,000	1,100,000	95.74
3648 Webster St Marina		2	2	3	0		05/08/07	175	1,297,000	1,110,000	97.63
3650 Webster St Marina		2	1.50	1	0		05/08/07	175	1,298,000	1,110,000	97.54
1738 Lombard St #6 Marina		3	3	1	1,549	718.21	07/10/07	7	1,150,000	1,112,500	111.81
3621 Webster Marina		2	1.50	1	1,309	851.80	05/01/07	30	1,049,000	1,115,000	106.29
3208 Pierce St #401 Marina		2	2.50	1	0		06/12/07	51	1,119,000	1,149,000	100.00
3789 Fillmore St #1 Marina		2	2	1	1,216	946.34	03/23/07	77	1,185,000	1,150,750	97.11
3208 Pierce St #402 Marina		2	2.50	1	0		06/26/07	19	1,199,000	1,199,000	100.00
3208 Pierce St #102 Marina		2	2.50	1	0		06/12/07	62	1,225,000	1,200,000	97.96
1738 Lombard St #5 Marina		3	3	1	1,822	658.62	06/22/07	35	1,295,000	1,200,000	104.35
3208 Pierce St #405 Marina		2	2.50	1	0		06/12/07	18	1,225,000	1,225,000	100.00
3208 Pierce St #101 Marina		2	2.50	1	0		06/21/07	101	1,299,000	1,250,000	96.23
3423 Divisadero St Marina		2	2.50	2	1,246	1,003.21	02/18/07	51	1,249,000	1,250,000	100.08
2334 North Point Marina		2	1.50	2	0		05/31/07	63	1,395,000	1,300,000	98.11
3724-3726 Webster St #3724 Marina		1	2.50	1	2,069	628.32	07/31/07	39	1,200,000	1,300,000	108.33

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
3724-3726 Webster St #3726 Marina		2	2	1	1,444	903.74	07/31/07	31	1,230,000	1,305,000	106.10
3623 Webster Marina		2	1.50	1	1,468	894.07	04/27/07	30	1,249,000	1,312,500	105.08
128 Cervantes Marina		2	1	1	0		06/05/07	14	1,310,000	1,325,000	101.15
1738 Lombard St #8 Marina		3	3	2	0		05/31/07	4	1,325,000	1,335,000	100.75
2449 Chestnut St Marina		2	2	2	1,516	889.84	07/13/07	38	1,349,000	1,349,000	100.00
3641 Webster Marina		2	1.50	1	1,595	846.40	05/16/07	14	1,275,000	1,350,000	105.88
1738 Lombard St #7 Marina		3	3	2	1,618	846.72	05/25/07	20	1,320,000	1,370,000	103.79
2322 North Point St Marina		2	2.50	1	0		04/09/07	4	1,450,000	1,485,000	102.41
1758 North Point Marina		2	2	1	1,475	1,016.95	04/10/07	37	1,349,000	1,500,000	111.19
1533 Beach St #3 Marina		2	2	1	2,348	649.49	05/16/07	32	1,410,000	1,525,000	108.16
2149 Bay St Marina		2	2	2	1,950	789.74	07/31/07	29	1,495,000	1,540,000	103.01
3789 Fillmore St #7 Marina		2	2	1	1,216	1,311.68	07/17/07	105	1,850,000	1,595,000	94.10
1525 Beach St Marina		3	3	2	2,643	624.29	04/27/07	20	1,650,000	1,650,000	100.00
1529 Beach St Marina		2	2	1	1,700	991.18	06/25/07	44	1,685,000	1,685,000	100.00
2149 Beach St Marina		3	2	3	2,360	775.42	03/30/07	15	1,779,000	1,830,000	102.87
1501 Beach St #402 Marina		3	3	2	2,200	840.91	07/17/07	3	1,799,000	1,850,000	102.83
2147 Beach St Marina		3	2	1	0		07/17/07	11	1,799,000	1,850,000	102.83
3435 Broderick St Marina		4	2.50	1	0		03/20/07	56	1,895,000	1,900,000	100.26
1756 North Point Marina		3	3	1	2,018	951.44	04/13/07	2	1,795,000	1,920,000	106.96
3612 Webster St Marina		3	3	2	2,550	960.78	05/31/07	18	2,350,000	2,450,000	104.26
1701 Jackson St #105 Pacific Heights		1	1	1	0		03/30/07	55	259,699	259,699	100.00
2454 Clay St #-A Pacific Heights		0	1	0	500	740.00	03/16/07	7	369,000	370,000	100.27
2211 California St #305 Pacific Heights		0	1	0	425	894.12	05/18/07	87	399,000	380,000	97.69
1896 Pacific Ave #106 Pacific Heights		0	1	0	429	885.78	02/02/07	75	399,000	380,000	95.24
2999 California St #24 Pacific Heights		0	1	0	653	612.56	06/04/07	28	429,000	400,000	88.89
1895 Pacific Ave #104 Pacific Heights		0	1	1	512	818.36	06/27/07	18	399,000	419,000	105.01
1817 California St #208 Pacific Heights		1	1	1	537	910.61	05/10/07	20	489,000	489,000	100.00
2263 Clay St Pacific Heights		0	1	0	434	1,165.90	03/28/07	14	459,000	506,000	110.24
1800 Washington St #814 Pacific Heights		0	1	1	0		03/21/07	116	549,000	532,000	96.90
2999 California St #22 Pacific Heights		1	1	1	991	541.88	01/31/07	10	550,000	537,000	97.64
1969-1975 Clay St #1973 Pacific Heights		1	1	1	0		02/08/07	79	539,000	551,000	102.23
2025 Broderick St #2 Pacific Heights		1	1	1	677	846.38	01/30/07	32	589,000	573,000	97.28
1624-1626 Vallejo St #2 Pacific Heights		1	1	1	805	718.46	06/15/07	18	549,000	578,360	105.35
3234 Washington St #3 Pacific Heights		2	2	1	1,200	524.17	01/19/07	143	649,000	629,000	105.01
3234 Washington St #4 Pacific Heights		2	2	1	1,200	524.17	01/19/07	143	679,000	629,000	106.79
2299 Sacramento #1 Pacific Heights		1	1	0	844	767.77	07/18/07	21	639,000	648,000	101.41
1800 Washington St #312 Pacific Heights		1	1	1	745	872.48	01/31/07	18	648,000	650,000	100.31
1998 Broadway #1602 Pacific Heights		1	1	1	700	964.29	06/07/07	15	649,500	675,000	103.93
1818 Broadway #301 Pacific Heights		1	1	1	700	978.57	05/23/07	23	699,000	685,000	98.00
1885 Vallejo St #5 Pacific Heights		1	1	0	0		07/15/07	20	699,000	699,000	100.00
2921 Washington St #1 Pacific Heights		1	1	0	1,070	677.57	06/20/07	13	699,000	725,000	103.72
2295 Vallejo St #103 Pacific Heights		1	1	1	0		03/30/07	36	725,000	725,000	100.00
2040 Franklin St #508 Pacific Heights		1	1.50	1	1,040	700.96	06/15/07	26	729,000	729,000	100.00
2878 Sacramento St #4 Pacific Heights		1	1	1	800	912.50	04/11/07	19	699,000	730,000	104.43
2230 Pacific Ave #202 Pacific Heights		1	1	1	730	1,001.37	06/27/07	13	725,000	731,000	100.83
1800 Washington St #216 Pacific Heights		2	2	1	1,108	663.36	01/10/07	17	729,000	735,000	100.82
2155 Buchanan St #1 Pacific Heights		1	1	1	915	819.67	07/31/07	7	729,000	750,000	102.88
1835 Franklin St #402 Pacific Heights		2	2	1	1,500	503.33	01/30/07	94	799,000	755,000	98.18
2200 Pacific Ave #9E Pacific Heights		1	1.50	1	1,323	573.70	01/17/07	30	779,500	759,000	97.37
2200 Sacramento St #604 Pacific Heights		1	1.50	1	826	962.47	05/25/07	50	795,000	795,000	100.00
2266 Pacific Ave #2 Pacific Heights		1	1	1	850	941.18	03/05/07	43	799,000	800,000	100.13
2200 Pacific Ave #6E Pacific Heights		1	1.50	1	0		01/04/07	30	785,000	805,000	102.55
3045 Jackson St #402 Pacific Heights		1	1	1	1,361	606.17	07/20/07	9	798,000	825,000	103.38
1835 Franklin St #1003 Pacific Heights		2	2	1	0		04/06/07	63	849,000	839,000	98.82
2760 Sacramento St #3 Pacific Heights		1	1	1	1,220	688.52	07/20/07	38	849,000	840,000	98.94

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
2299 Sacramento St #9 Pacific Heights		2	1	0	1,270	662.99	03/30/07	22	829,000	842,000	101.57
1701 Jackson St #409 Pacific Heights		2	2	1	1,041	809.80	03/21/07	70	859,000	843,000	99.29
2945 Pacific Ave #10 Pacific Heights		1	1	1	1,041	815.56	05/22/07	55	895,000	849,000	100.00
1895 Pacific #206 Pacific Heights		1	1	1	1,165	729.61	04/17/07	71	849,000	850,000	100.12
1701 Jackson St #209 Pacific Heights		2	2	1	1,038	835.26	05/25/07	46	869,000	867,000	99.77
1701 Jackson St #301 Pacific Heights		2	2	1	1,058	820.42	03/08/07	39	868,000	868,000	100.00
1800 Washington St #416 Pacific Heights		2	2	1	1,108	784.30	04/24/07	19	869,000	869,000	100.00
1800 Washington St #519 Pacific Heights		2	2	1	1,042	833.97	07/18/07	46	875,000	869,000	99.31
1701 Jackson St #501 Pacific Heights		2	2	1	1,058	827.03	02/14/07	29	869,000	875,000	100.69
2801 Jackson St #304 Pacific Heights		2	1	1	0		02/21/07	11	899,000	899,000	100.00
2400 Webster St #1 Pacific Heights		2	1.50	1	0		06/13/07	22	895,000	905,000	101.12
2194 Pacific St Pacific Heights		1	1	1	0		06/20/07	20	875,000	910,000	104.00
1701 Jackson St #603 Pacific Heights		2	2	1	1,109	825.07	06/07/07	33	918,000	915,000	99.67
2200 Sacramento St #408 Pacific Heights		2	2	1	947	976.77	03/07/07	26	925,000	925,000	100.00
3140 Clay St #5 Pacific Heights		2	1	1	1,062	903.95	06/27/07	17	929,000	960,000	103.34
2114 Baker St #2 Pacific Heights		3	1.50	0	1,221	794.43	06/06/07	17	899,000	970,000	107.90
2200 Sacramento St #108 Pacific Heights		2	2	1	947	1,029.57	05/31/07	22	929,000	975,000	104.95
2919 Pacific Ave #7 Pacific Heights		2	2	0	0		07/26/07	12	935,000	980,000	104.81
2111 Franklin St #1 Pacific Heights		3	2	1	1,617	618.43	03/09/07	51	1,099,000	1,000,000	97.18
1998 Pacific Ave #305 Pacific Heights		2	2	1	1,020	988.24	05/30/07	14	949,000	1,008,000	106.22
1865 California St #4 Pacific Heights		3	2	1	1,570	668.79	03/16/07	39	995,000	1,050,000	105.53
1950 Gough St #201 Pacific Heights		2	1.50	1	1,210	870.25	04/05/07	14	899,000	1,053,000	117.13
3110 California St #3A Pacific Heights		3	2	1	0		07/06/07	34	1,075,000	1,075,000	100.00
1865 Clay #2 Pacific Heights		3	2	1	1,633	658.30	06/29/07	12	1,075,000	1,075,000	100.00
1865 Clay #1 Pacific Heights		3	2	1	1,633	658.30	05/31/07	38	1,195,000	1,075,000	100.00
1740 Franklin St #3 Pacific Heights		2	2	1	1,688	648.70	02/15/07	21	1,095,000	1,095,000	100.00
1919 Broderick St Pacific Heights		2	2	1	1,367	804.68	03/30/07	78	1,195,000	1,100,000	95.65
2632 Fillmore St #5 Pacific Heights		2	1.50	1	0		07/25/07	26	1,095,000	1,110,000	101.37
2090 Pacific Ave #702 Pacific Heights		1	1	1	1,501	742.84	03/06/07	13	1,099,000	1,115,000	101.46
2325 Divisadero St Pacific Heights		3	2	0	1,741	643.31	04/26/07	52	1,150,000	1,120,000	97.39
1865 Clay #5 Pacific Heights		3	2	1	1,633	704.23	05/15/07	38	1,195,000	1,150,000	96.23
2421 Buchanan St #B Pacific Heights		2	2	1	1,738	661.68	07/03/07	20	1,095,000	1,150,000	105.02
1751 Vallejo St Pacific Heights		2	2	1	0		07/17/07	20	975,000	1,152,000	118.15
2439 Pacific Ave Pacific Heights		2	2.25	1	1,850	632.43	02/09/07	26	1,195,000	1,170,000	97.91
2134 Green St #2 Pacific Heights		2	2	0	2,040	588.24	05/31/07	209	1,399,000	1,200,000	100.00
2050 Divisadero St #1 Pacific Heights		3	2	1	1,669	721.99	02/06/07	5	999,000	1,205,000	120.62
2243 Franklin St Pacific Heights		2	2	1	0		05/31/07	34	1,249,000	1,249,000	100.00
2145 Franklin St #5 Pacific Heights		2	2	1	1,810	704.42	06/27/07	18	1,225,000	1,275,000	104.08
2539 Clay St #5 Pacific Heights		2	2	1	1,550	835.48	05/24/07	29	1,295,000	1,295,000	100.00
2016 Pacific Ave #205 Pacific Heights		2	2.50	1	1,434	906.56	04/06/07	8	1,250,000	1,300,000	104.00
1998 Broadway #905 Pacific Heights		3	2.50	1	0		07/06/07	15	1,195,000	1,310,000	109.62
1969 Clay St Pacific Heights		3	2	1	1,852	716.36	03/27/07	23	1,325,000	1,326,700	98.35
2200 Pacific Ave #11D Pacific Heights		2	2	1	0		07/13/07	29	1,350,000	1,350,000	100.00
3124 Clay St Pacific Heights		3	2	1	0		05/15/07	28	1,295,000	1,375,000	106.18
2632 Laguna St Pacific Heights		2	2.50	1	2,225	642.70	06/06/07	74	1,595,000	1,430,000	95.65
2226 Clay St Pacific Heights		2	2	1	1,935	749.35	05/29/07	25	1,425,000	1,450,000	101.75
2402 Washington St Pacific Heights		3	2	1	1,471	999.32	05/08/07	15	1,295,000	1,470,000	113.51
3178 Washington St Pacific Heights		3	2	1	0		06/21/07	12	1,375,000	1,475,000	107.27
2218 Washington St Pacific Heights		2	2	1	0		06/08/07	14	1,395,000	1,502,500	107.71
2547 Washington St #3 Pacific Heights		2	2	1	1,240	1,250.00	05/03/07	22	1,450,000	1,550,000	106.90
2243-A Green St Pacific Heights		3	2	1	1,546	1,009.06	06/19/07	8	1,395,000	1,560,000	111.83
1870 Jackson St #303 Pacific Heights		2	2.50	1	1,900	825.26	01/29/07	149	1,650,000	1,568,000	95.03
2436 Jackson St #1 Pacific Heights		2	3	2	2,319	687.80	02/26/07	44	1,595,000	1,595,000	100.00
2200 Pacific Ave #10A Pacific Heights		2	2	1	1,856	864.76	06/29/07	28	1,495,000	1,605,000	107.36
1854 Vallejo St #B Pacific Heights		3	2	1	2,293	719.58	04/11/07	76	1,795,000	1,650,000	99.70

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
1901 California St #8 Pacific Heights		3	2	1	0		03/09/07	32	1,795,000	1,800,000	100.28
2245 Washington St Pacific Heights		3	2.50	2	1,742	1,062.00	04/19/07	14	1,750,000	1,850,000	105.71
1998 Vallejo St #8 Pacific Heights		3	3	1	1,900	1,000.00	04/13/07	208	2,200,000	1,900,000	95.10
2204 Green St Pacific Heights		3	2	1	2,173	922.69	03/29/07	15	1,795,000	2,005,000	111.70
2855 Jackson St #301 Pacific Heights		4	3	1	0		02/22/07	15	1,995,000	2,125,000	106.52
2837 Washington St Pacific Heights		3	3	0	2,350	936.17	07/12/07	11	1,765,000	2,200,000	124.65
1855 Broadway Pacific Heights		3	3	1	2,262	988.06	06/08/07	34	1,975,000	2,235,000	113.16
2041 Sacramento St #TOP Pacific Heights		3	3	2	2,503	913.38	06/12/07	17	2,075,000	2,286,200	110.18
2460 Vallejo St Pacific Heights		2	2.50	2	0		05/08/07	35	2,095,000	2,305,000	110.02
2100 Pacific Ave #6A Pacific Heights		3	3	1	2,680	876.87	07/31/07	96	2,600,000	2,350,000	94.00
2312 Divisadero St Pacific Heights		4	2	1	2,841	827.17	06/13/07	13	2,150,000	2,350,000	109.30
2861 Washington St Pacific Heights		3	3.50	1	2,796	858.37	06/11/07	18	2,195,000	2,400,000	109.34
2170 Jackson St #4 Pacific Heights		3	3.50	1	3,480	775.86	08/01/07	64	2,999,000	2,700,000	90.03
2106 Jackson St #7 Pacific Heights		4	3	1	0		01/03/07	14	2,595,000	2,700,000	104.05
2190 Broadway St #3E Pacific Heights		3	3.50	1	3,200	1,029.69	06/15/07	14	3,195,000	3,295,000	103.13
1800 Gough St #PH Pacific Heights		4	4.50	2	0		06/29/07	168	4,750,000	4,000,000	88.99
1940 Broadway #7 Pacific Heights		4	3.50	2	0		02/20/07	21	5,245,000	5,245,000 (100.00
1940 Broadway #9 Pacific Heights		3	3.50	2	0		05/02/07	29	5,600,000	5,600,000 (100.00
3720 Sacramento St #5 Presidio Heights		0	1	1	0		04/20/07	61	319,000	319,000	100.00
3720 Sacramento St #1 Presidio Heights		1	1	1	0		04/23/07	81	479,000	449,000	100.00
3720 Sacramento St #4 Presidio Heights		1	1	1	0		06/08/07	126	549,000	475,000	105.79
3720 Sacramento St #2 Presidio Heights		2	1	1	0		05/21/07	97	549,000	499,000	100.00
3720 Sacramento St #3 Presidio Heights		1	1	1	0		04/23/07	83	549,000	499,000	100.00
112 Arguello Blvd #4 Presidio Heights		2	1	1	0		01/11/07	27	659,000	645,000	97.88
3657 Clay St Presidio Heights		2	2	0	893	800.67	07/31/07	16	739,000	715,000	96.75
3318 California St #1 Presidio Heights		2	2	1	1,180	936.44	04/12/07	13	995,000	1,105,000	111.06
3412 California St Presidio Heights		2	2.50	1	0		01/30/07	77	1,192,000	1,125,000	94.38
3335 Clay Presidio Heights		2	2	1	0		04/30/07	25	1,125,000	1,235,000	109.78
339 Presidio Ave Presidio Heights		2	1	2	1,472	849.18	04/12/07	20	1,095,000	1,250,000	114.16
3828 Sacramento St #2 Presidio Heights		3	2	1	0		03/09/07	9	1,195,000	1,250,000	104.60
3416 California St Presidio Heights		2	2.50	1	0		01/25/07	89	1,273,000	1,250,000	98.19
3328 California St #2 Presidio Heights		3	2	1	1,393	908.11	06/05/07	10	1,189,000	1,265,000	106.39
3744 Sacramento St Presidio Heights		4	2	1	0		07/03/07	18	1,325,000	1,325,000	100.00
3746 Sacramento St #3746 Presidio Heights		2	2	1	0		07/03/07	18	1,325,000	1,325,000	100.00
3581 Sacramento St Presidio Heights		3	2	1	1,450	944.14	03/23/07	36	1,420,000	1,369,000	96.41
3316 California St #3 Presidio Heights		4	3	1	1,779	801.01	06/22/07	15	1,425,000	1,425,000	100.00
3446 Clay St Presidio Heights		3	3	0	0		05/15/07	31	1,499,000	1,499,000	100.00
3967 Clay St Presidio Heights		3	2	1	1,900	842.11	06/04/07	87	1,599,000	1,600,000	100.06
3318 California St #4 Presidio Heights		4	3	1	2,140	771.03	03/23/07	48	1,699,000	1,650,000	97.12
3439 Sacramento St #302 Presidio Heights		3	2	2	1,933	889.81	02/02/07	10	1,695,000	1,720,000	101.47
3320 California St #3 Presidio Heights		4	3	2	2,583	708.48	05/31/07	24	1,695,000	1,830,000	107.96
3439 Sacramento St #201 Presidio Heights		3	2	2	2,053	935.22	01/23/07	6	1,775,000	1,920,000	108.17
3469 Jackson St Presidio Heights		3	2	0	0		03/30/07	9	1,795,000	1,950,000	108.64
3701 Clay St #4 Presidio Heights		3	2	1	0		03/27/07	15	1,795,000	1,975,000	110.03
3271 Jackson St Presidio Heights		3	2	1	2,629	848.23	04/12/07	7	1,995,000	2,230,000	111.78
146 Locust St Presidio Heights		4	2.50	1	3,200	750.00	06/05/07	14	2,250,000	2,400,000	106.67
3953 Washington Presidio Heights		4	3	1	0		05/22/07	37	2,495,000	2,525,000	101.20
2945 Baker St #6 Cow Hollow		0	1	0	0		04/18/07	191	328,500	258,000	100.00
2415 Van Ness Ave #103 Cow Hollow		1	1	0	629	786.96	03/14/07	5	495,000	495,000	100.00
2787 Union St Cow Hollow		1	1	0	1,300	461.54	02/16/07	1	600,000	600,000	100.00
2785-2789 Union St Cow Hollow		1	1	0	1,000	626.00	02/16/07	23	569,000	626,000	110.02
282 Moulton St Cow Hollow		1	1	1	913	717.42	01/31/07	110	749,000	655,000	111.39
2222-2228 Filbert St #2228 Cow Hollow		2	1	1	995	702.51	03/23/07	49	669,000	699,000	104.48
2222-2228 Filbert St #2222 Cow Hollow		2	1	1	993	709.97	03/23/07	49	669,000	705,000	105.38
2222-2228 Filbert St #2224 Cow Hollow		2	1	1	1,003	717.85	03/23/07	49	699,000	720,000	103.00

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1551 Filbert St #1 Cow Hollow		1	1	1	980	736.96	06/08/07	97	769,000	722,222	99.07
2060 Union St #5 Cow Hollow		2	1	1	0		02/16/07	40	735,000	735,000	100.00
2222-2228 Filbert St #2226 Cow Hollow		2	1	1	1,184	654.56	03/23/07	49	749,000	775,000	103.47
1633 Lombard Cow Hollow		2	2	1	1,032	760.66	04/27/07	74	849,000	785,000	95.15
3126 Laguna St Cow Hollow		2	1	1	0		07/20/07	23	740,000	790,000	106.76
2806 Union St #7 Cow Hollow		1	1	0	992	826.61	04/25/07	9	820,000	820,000	100.00
3117 Buchanan St Cow Hollow		2	1	1	0		05/30/07	17	799,000	846,000	105.88
2286 Filbert St Cow Hollow		2	1.50	0	1,150	743.48	04/02/07	55	850,000	855,000	100.59
1755 Filbert St #1J Cow Hollow		2	2	2	1,289	709.85	02/06/07	189	995,000	915,000	98.92
2939 Webster St Cow Hollow		3	1.50	1	0		03/19/07	40	1,050,000	1,057,000	100.67
2743 Gough St #1 Cow Hollow		3	2	1	1,875	666.67	03/05/07	6	1,248,000	1,250,000	100.16
2766 Union St Cow Hollow		3	2	1	0		07/27/07	27	1,450,000	1,425,000	98.28
2391 Filbert St Cow Hollow		5	3	1	2,180	665.14	06/01/07	216	1,598,000	1,450,000	96.73
2746 Gough St #1 Cow Hollow		3	2	1	1,887	776.36	07/17/07	31	1,295,000	1,465,000	113.13
2847 Baker St Cow Hollow		3	2	1	2,101	864.83	05/08/07	15	1,699,000	1,817,000	106.95

Listing Count	233	Averages		1,426	792.98		47	1,164,464	1,174,566	102.13
		High		5,600,000.00	Low		258,000.00	Median		1,049,000.00

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