

# Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:52pm

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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
3 McCormick St Nob Hill		2	2	1	1,496	748.66	06/20/06	105	1,195,000	1,120,000	98.33
1151 Washington St Nob Hill		3	2.50	2	0		10/19/06	25	1,595,000	1,565,000	98.12
60 Russell St Russian Hill		2	1	0	745	1,355.70	09/15/06	23	895,000	1,010,000	112.85
36 White St Russian Hill		2	1	2	949	1,106.43	10/06/06	27	1,050,000	1,050,000	100.00
717 Bay St Russian Hill		2	2	1	0		05/30/06	22	1,195,000	1,150,000	96.23
24 White St Russian Hill		2	2	1	1,674	1,015.53	01/06/06	23	1,599,000	1,700,000	106.32
131 Culebra Ter Russian Hill		3	3	1	1,988	930.58	06/30/06	12	1,749,000	1,850,000	105.77
2406 Larkin St Russian Hill		3	2.50	2	1,876	1,082.09	04/13/06	28	2,029,800	2,030,000	100.01
49 Florence St Russian Hill		2	2.50	1	1,524	1,377.95	05/26/06	20	2,050,000	2,100,000	102.44
2626 Hyde St Russian Hill		4	4.50	0	0		12/15/06	67	2,250,000	2,250,000	100.00
1834 Hyde St Russian Hill		3	2.50	2	0		06/15/06	12	2,150,000	2,350,000	109.30
14 Macondray Ln Russian Hill		3	3	2	2,588	1,091.58	07/20/06	37	3,250,000	2,825,000	86.92
36 Macondray Ln Russian Hill		2	3	0	2,720	1,051.47	06/06/06	24	2,850,000	2,860,000	100.35
1219 Lombard St Russian Hill		3	2	2	0		03/29/06	28	3,400,000	3,150,000	92.65
898 Francisco St Russian Hill		6	6.50	2	6,284	1,257.16	09/18/06	561	9,500,000	7,900,000	100.00
1001 Vallejo St Russian Hill		5	6.50	8	0		11/30/06	178	4,000,000	12,000,000	100.00
237 Linden Ave Van Ness/Civic Cente		2	1	1	1,040	604.81	03/02/06	30	629,000	629,000	100.00
278 Linden Ave Van Ness/Civic Cente		3	1	3	970	731.96	06/16/06	56	729,000	710,000	97.39
56 Castle St Telegraph Hill		2	1	2	760	1,184.21	05/05/06	27	999,000	900,000	90.09
28 Prescott Ct Telegraph Hill		3	2	1	0		03/24/06	19	1,395,000	1,305,000	93.55
22 Napier Ln Telegraph Hill		2	2	1	0		10/11/06	25	1,995,000	1,899,000	95.19
<b>Listing Count</b>	21	<b>Averages</b>			1,893	1,041.39		64	2,690,705	2,493,000	99.06
		<b>High</b>			12,000,000.00	<b>Low</b>	629,000.00	<b>Median</b>		1,850,000.00	

Report Count 21

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# Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:52pm

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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
1155 Pine St #14 Downtown		0	1	0	0		09/28/06	25	315,000	322,600	102.41
1001 Pine St #407 Downtown		0	1	1	450	753.33	02/08/06	125	359,000	339,000	97.13
1001 Pine St #308 Downtown		0	1	1	450	788.89	10/12/06	30	359,000	355,000	98.89
1001 Pine St #608 Downtown		1	1	1	0		12/08/06	22	369,000	369,000	100.00
900 Bush St #113 Downtown		0	1	1	0		12/05/06	158	449,000	370,000	92.73
930 Pine St #214 Downtown		0	1	1	505	811.88	03/09/06	96	435,000	410,000	94.25
900 Bush St #501 Downtown		1	1	1	612	743.46	12/07/06	24	499,000	455,000	91.18
1001 Pine St #203 Downtown		1	1	1	616	754.87	05/15/06	44	469,000	465,000	99.15
900 Bush St #111 Downtown		1	1	1	652	743.87	09/19/06	33	485,000	485,000	103.19
666 Post St #703 Downtown		1	1	0	0		06/12/06	124	538,000	488,500	99.90
666 Post #604 Downtown		1	1	1	0		06/01/06	29	518,000	499,500	100.00
900 Bush St #302 Downtown		1	1	1	579	863.56	06/02/06	42	499,000	500,000	100.20
1040 Pine St #C Downtown		1	1	1	706	743.48	11/30/06	49	529,000	524,900	99.22
1001 Pine St #302 Downtown		2	1	1	815	644.17	10/09/06	122	539,000	525,000	100.00
930 Pine St #215 Downtown		1	1	1	738	730.20	03/30/06	64	555,000	538,888	97.10
666 Post #1203 Downtown		1	1	0	800	693.75	01/10/06	33	565,000	555,000	98.23
1001 Pine St #202 Downtown		2	1	1	815	710.43	04/27/06	34	529,000	579,000	109.45
666 Post St #1104 Downtown		1	1	0	0		08/15/06	4	589,000	589,000	100.00
1001 Pine St #1202 Downtown		2	1	1	0		05/16/06	98	635,000	620,000	98.57
1001 Pine St #605 Downtown		2	1	1	815	771.78	03/17/06	32	629,000	629,000	100.00
1001 Pine St #802 Downtown		2	1	1	815	781.60	01/11/06	75	649,000	637,000	98.15
600 Sutter St #408 Downtown		2	2	1	986	708.92	08/22/06	22	699,000	699,000	100.00
25 Joice St Downtown		2	2	1	1,100	650.00	03/03/06	41	775,000	715,000	95.33
39 Dashiell Hammett St #201 Downtown		2	2	1	1,362	528.63	02/10/06	12	729,000	720,000	98.77
795 Sutter St #103 Downtown		2	1	1	1,613	515.81	04/25/06	18	795,000	832,000	104.65
39 Dashiell Hammett St #401 Downtown		2	2	1	1,726	579.32	07/14/06	54	989,900	999,900	101.01
1081 Pine St #201 Downtown		3	2	1	1,921	650.70	11/03/06	89	1,325,000	1,250,000	100.00
1081 Pine St #301 Downtown		3	2	2	1,921	713.17	11/14/06	63	1,375,000	1,370,000	99.64
1081 Pine St #401 Downtown		3	3	2	2,421	826.10	09/12/06	97	2,295,000	2,000,000	95.47
333 Grant Ave #403 Financial District		1	1	1	621	916.26	03/10/06	29	569,000	569,000	100.00
333 Grant #604 Financial District		1	1	0	606	990.10	02/21/06	21	575,000	600,000	104.35
720 Stockton St #8 Financial District		2	2	1	844	900.47	07/31/06	91	849,000	760,000	92.80
170 Pacific Ave #50 Financial District		1	1	1	914	983.59	05/17/06	37	899,000	899,000	100.00
550 Davis #1 Financial District		2	2.50	1	1,602	702.25	12/29/06	124	1,295,000	1,125,000	94.14
350 Jackson St #402 Financial District		2	2	1	1,470	918.37	05/01/06	5	1,350,000	1,350,000	100.00
170 Pacific Ave #37 Financial District		3	3	1	1,896	841.24	12/21/06	84	1,695,000	1,595,000	100.00
333 Bush St #4205 Financial District		2	2	1	1,360	1,213.24	10/23/06	4	1,675,000	1,650,000	98.51
640 Davis St #8 Financial District		3	3	1	2,251	748.56	01/18/06	123	1,880,000	1,685,000	94.66
350 Jackson St #303 Financial District		3	3	1	2,300	736.96	08/31/06	142	1,995,000	1,695,000	100.00
640 Davis #19 Financial District		3	3	1	1,826	963.31	12/15/06	21	1,759,000	1,759,000	100.00
170 Pacific #27 Financial District		3	3	1	1,985	904.28	05/05/06	12	1,795,000	1,795,000	100.00
550 Davis St #12 Financial District		3	3	1	2,295	838.78	01/31/06	0	1,925,000	1,925,000	100.00
333 Bush St #4103 Financial District		2	2	1	1,668	1,160.07	05/24/06	7	1,975,000	1,935,000	97.97
350 Jackson St #401 Financial District		3	2.50	1	2,000	997.50	08/24/06	78	1,995,000	1,995,000 (	100.00
550 Davis St #25 Financial District		3	2.50	1	2,410	892.12	03/03/06	288	2,295,000	2,150,000	95.64
1615 Jones St #3 Nob Hill		0	1	0	342	818.71	10/31/06	61	299,000	280,000	93.65
1615 Jones St #2 Nob Hill		1	1	0	415	768.67	10/18/06	65	319,000	319,000	100.00
1201-1201 California St #206 Nob Hill		0	1	1	0		01/18/06	5	325,000	325,000	100.00
1615 Jones St #5 Nob Hill		1	1	0	388	873.71	09/20/06	11	339,000	339,000	100.00
1177 California St #1103 Nob Hill		0	1	1	411	922.14	04/11/06	17	379,000	379,000 (*)	100.00
1177 California St #1103 Nob Hill		0	1	1	411	948.91	06/02/06	24	399,900	390,000	97.52
1177 California St #1511 Nob Hill		0	1	1	437	915.33	04/07/06	57	399,000	400,000	100.25
1177 California St #1111 Nob Hill		0	1	1	437	961.10	07/10/06	78	439,000	420,000	95.67

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# Condo/Coop/TIC/Loft CMA Report

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1177 California #506 Nob Hill		0	1	1	411	1,046.23	03/07/06	33	579,000	430,000	97.95
42 Salmon St Nob Hill		1	1	1	694	632.56	12/08/06	74	459,000	439,000	97.77
1177 California St #711 Nob Hill		0	1	1	437	1,006.87	09/12/06	33	450,000	440,000	97.78
1615 Jones St #1 Nob Hill		0	1	0	426	1,053.99	10/26/06	72	489,000	449,000	125.07
1177 California #702 Nob Hill		0	1	1	556	809.35	02/28/06	26	465,000	450,000	96.77
1177 California St #922 Nob Hill		1	1	1	535	850.47	08/04/06	8	4,995,000	455,000	101.12
1177 California St #1022 Nob Hill		1	1	1	535	863.09	11/29/06	31	499,000	461,754	102.84
1177 California St #1530 Nob Hill		0	1	1	656	728.66	03/02/06	144	535,000	478,000	89.35
1250 Clay St #108 Nob Hill		1	1	1	575	886.96	11/14/06	47	499,000	510,000	102.20
1650 Jackson St #507 Nob Hill		0	1	1	632	808.54	03/23/06	33	495,000	511,000	103.23
1250 Clay St #104 Nob Hill		1	1	1	575	895.65	09/15/06	46	550,000	515,000	98.10
1250 Clay St #206 Nob Hill		1	1	1	0		02/27/06	40	520,000	530,000	101.92
1461 Broadway #205 Nob Hill		1	1	1	735	733.33	08/23/06	13	539,000	539,000	100.00
1440 Broadway St #306 Nob Hill		1	1	1	818	660.15	01/05/06	197	648,000	540,000	100.19
1461 Broadway St #207 Nob Hill		1	1	1	800	681.25	11/28/06	37	539,000	545,000	101.11
1177 California St #223 Nob Hill		1	1	1	706	774.79	01/17/06	139	599,000	547,000	95.30
1720 Clay St #9 Nob Hill		1	1	1	763	720.84	01/30/06	78	599,000	550,000	95.65
1260 Clay St #205 Nob Hill		1	1	1	575	956.52	03/30/06	16	530,000	550,000	103.77
1260 Clay St #208 Nob Hill		1	1	1	575	956.52	11/28/06	14	540,000	550,000	101.85
1177 California #1223 Nob Hill		1	1	1	706	800.28	04/03/06	55	579,000	565,000	97.58
1440 Broadway St #207 Nob Hill		1	1	1	818	707.82	01/03/06	31	579,000	579,000	100.00
1201 California St #404 Nob Hill		1	1	1	0		09/29/06	55	579,000	580,000	100.17
1260 Clay St #105 Nob Hill		1	1	1	575	1,017.39	11/21/06	17	560,000	585,000	104.46
1720 Clay #8 Nob Hill		1	1	1	752	811.17	08/14/06	39	625,000	610,000	97.60
1720 Clay St #7 Nob Hill		1	1	1	0		07/14/06	26	596,000	610,000	102.35
1177 California St #933 Nob Hill		1	1	1	756	826.72	09/29/06	84	639,000	625,000	97.81
1250 Pacific Ave Nob Hill		2	1	0	1,233	510.95	03/17/06	18	599,000	630,000	105.18
1591 Jackson St #18 Nob Hill		1	1	1	907	700.11	06/27/06	24	625,000	635,000	101.60
1650 Jackson St #305 Nob Hill		1	1	1	885	723.16	07/11/06	83	629,000	640,000	101.75
1440 Jackson St Nob Hill		2	1	0	1,000	650.00	03/07/06	79	650,000	650,000	104.17
1440 Broadway #406 Nob Hill		1	1	1	841	802.62	11/10/06	42	699,000	675,000	100.00
1635 California St #24 Nob Hill		2	2	1	915	742.08	03/21/06	66	679,000	679,000	100.00
1635 California St #25 Nob Hill		2	2	1	0		03/31/06	5	679,000	679,000 (*)	100.00
1650 Jackson St #306 Nob Hill		1	1	1	875	777.14	01/31/06	13	629,000	680,000	108.11
1650 Jackson St #209 Nob Hill		1	1	1	0		06/09/06	20	685,000	685,000	100.00
1635 California St #34 Nob Hill		2	2	1	0		03/20/06	5	695,000	695,000	100.00
1635 California St #42 Nob Hill		2	2	1	866	802.54	03/28/06	30	695,000	695,000	100.00
1635 California St #32 Nob Hill		2	2	1	0		03/15/06	28	685,000	697,000	101.75
1635 California St #35 Nob Hill		2	2	1	0		03/14/06	0	695,000	698,000	100.43
1440 Broadway St #105 Nob Hill		2	2	1	1,133	616.95	01/27/06	72	739,000	699,000	100.00
1234 Washington St Nob Hill		2	1	1	1,071	662.93	11/02/06	68	699,000	710,000	101.57
1201 California #904 Nob Hill		1	2	1	0		08/18/06	11	699,000	715,000	102.29
1440 Broadway St #205 Nob Hill		2	2	1	1,128	637.41	02/01/06	246	916,000	719,000	100.00
1635 California St #45 Nob Hill		2	2	1	0		03/29/06	33	719,000	719,000	100.00
1635 California St #31 Nob Hill		2	2	1	0		05/01/06	119	715,000	725,000	101.40
1230 Clay St #303 Nob Hill		1	1	1	1,100	659.09	12/13/06	52	725,000	725,000	100.00
1333 Jones #1607 Nob Hill		1	1	1	0		09/05/06	38	687,000	728,000	105.97
1635 California St #52 Nob Hill		2	2	1	0		04/11/06	11	725,000	728,000	100.41
1340 Clay #301 Nob Hill		1	1	1	1,140	644.74	12/12/06	135	750,000	735,000	102.80
1776 Sacramento St #405 Nob Hill		2	2	1	1,091	675.99	09/28/06	33	699,000	737,500	105.51
1635 California St #55 Nob Hill		2	2	1	0		04/07/06	57	739,000	739,000	100.00
1635 California St #65 Nob Hill		2	2	1	0		03/31/06	5	749,000	749,000	100.00
1635 California St #54 Nob Hill		2	2	1	0		03/31/06	1	739,000	749,000	101.35
1240 Mason St Nob Hill		3	1	1	1,574	476.49	06/27/06	5	725,000	750,000	103.45
1545 Broadway #107 Nob Hill		2	2	1	0		03/17/06	38	775,000	750,000	96.77

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1545 Broadway #201 Nob Hill		2	2	1	0		05/15/06	28	785,000	765,000	97.45
1224 Sacramento #3 Nob Hill		1	1	1	849	901.06	11/22/06	42	798,000	765,000	95.86
1635 California St #22 Nob Hill		2	2	1	0		03/16/06	4	769,000	769,000	100.00
1545 Broadway #305 Nob Hill		2	2	1	0		04/28/06	20	799,000	770,000	96.37
1635 California St #33 Nob Hill		2	2	1	0		03/17/06	3	769,000	771,000	100.26
1350 California St #405 Nob Hill		2	2	1	1,165	665.24	10/20/06	19	749,000	775,000	103.47
1635 California St #21 Nob Hill		2	2	1	0		03/17/06	36	769,000	778,000	101.17
1776 Sacramento St #606 Nob Hill		2	2	1	1,231	633.63	11/09/06	50	799,000	780,000	97.62
1333 Jones St #1509 Nob Hill		1	1	1	0		03/03/06	62	795,000	785,000	98.74
1635 California St #43 Nob Hill		2	2	1	0		04/28/06	78	789,000	789,000	100.00
1027 Pacific Ave Nob Hill		2	1	2	1,243	639.58	06/30/06	34	819,000	795,000	97.07
1635 California St #26 Nob Hill		2	2	1	0		03/14/06	0	819,000	805,000	101.26
1776 Sacramento St #402 Nob Hill		2	2	1	0		10/31/06	20	799,000	805,000	100.75
1635 California St #23 Nob Hill		2	2	1	0		04/21/06	20	819,000	819,000	100.00
1635 California St #36 Nob Hill		2	2	1	0		03/17/06	38	819,000	819,000	100.00
1528 Larkin St Nob Hill		2	2	1	1,310	625.95	12/21/06	11	849,000	820,000	96.58
1441 Jones St #502 Nob Hill		1	1	1	900	916.67	04/07/06	26	729,000	825,000	113.17
1635 California St #46 Nob Hill		2	2	1	0		03/17/06	37	835,000	835,000	100.00
1025 Pacific Ave Nob Hill		2	1	2	1,330	628.57	06/30/06	77	849,000	836,000	98.47
1725 Washington St #7 Nob Hill		2	2	1	918	924.84	05/17/06	13	875,000	849,000	100.00
939 Jackson St #201 Nob Hill		2	2	1	991	856.71	02/07/06	39	849,000	849,000	100.00
939 Jackson St #203 Nob Hill		1	1.50	1	1,008	842.26	01/16/06	88	869,000	849,000	100.00
1069 Broadway #B Nob Hill		1	1	1	0		06/09/06	23	825,000	850,000	103.03
850 Powell St #401 Nob Hill		2	1.50	1	1,456	583.79	10/31/06	20	849,000	850,000	100.12
1725 Washington St #9 Nob Hill		2	2	1	902	952.33	05/17/06	44	859,000	859,000	100.00
939 Jackson St #303 Nob Hill		1	1.50	1	1,030	833.98	01/20/06	45	889,000	859,000	100.00
939 Jackson St #202 Nob Hill		2	2	1	981	875.64	02/08/06	35	879,000	859,000	100.00
1725 Washington St #10 Nob Hill		2	2	1	879	984.07	05/11/06	47	865,000	865,000	100.00
939 Jackson St #302 Nob Hill		2	2	1	1,004	865.54	01/31/06	109	899,000	869,000	100.00
1201 California St #1202 Nob Hill		1	1	1	0		02/13/06	89	949,000	875,000	97.33
1650 Jackson St #502 Nob Hill		2	2	1	1,103	794.20	04/19/06	12	855,000	876,000	102.46
1725 Washington St #13 Nob Hill		2	2	1	861	1,020.91	05/05/06	38	879,000	879,000	100.00
939 Jackson St #301 Nob Hill		2	2	1	991	886.98	01/27/06	30	879,000	879,000	100.00
1725 Washington St #14 Nob Hill		2	2	1	838	1,056.09	05/05/06	1	885,000	885,000	100.00
1725 Washington St #16 Nob Hill		2	2	1	1,011	885.26	05/08/06	32	895,000	895,000	100.00
1810 Polk St #509 Nob Hill		2	2	1	0		11/30/06	54	895,000	895,000	100.00
1650 Jackson #408 Nob Hill		2	2	1	1,103	811.42	10/05/06	13	870,000	895,000	102.87
1725 Washington St #15 Nob Hill		2	2	1	918	979.30	06/02/06	67	899,000	899,000	100.00
1725 Washington St #3 Nob Hill		2	2	1	857	1,052.51	05/17/06	0	879,000	902,000	102.62
1810 Polk St #511 Nob Hill		2	2	1	0		11/07/06	12	925,000	920,000	99.46
1120 Broadway #1120 Nob Hill		1	1	1	1,045	885.17	12/04/06	19	899,000	925,000	102.89
1250 Jones St #603 Nob Hill		1	1	1	1,250	769.60	04/20/06	40	998,000	962,000	96.39
1250 Jones St #803 Nob Hill		1	1	1	1,250	780.00	03/09/06	39	799,000	975,000	122.03
1333 Jones St #503 Nob Hill		1	2	1	0		08/21/06	110	1,095,000	990,000	90.41
1201 California #1401 Nob Hill		2	2	1	0		12/01/06	165	1,290,000	990,000	95.65
1551 Sacramento St Nob Hill		2	1.75	1	1,760	565.34	11/01/06	111	1,095,000	995,000	99.55
1250 Jones St #401 Nob Hill		1	1	1	1,156	878.03	07/14/06	15	950,000	1,015,000	106.84
1061 Broadway #3 Nob Hill		2	2	1	0		11/28/06	11	949,000	1,050,000	110.64
1201 California #1101 Nob Hill		2	2	1	0		07/21/06	204	1,395,000	1,075,000	89.96
1250 Jones St #403 Nob Hill		1	1	1	1,250	880.00	01/13/06	35	1,149,000	1,100,000	95.74
939 Jackson St #102 Nob Hill		3	3	1	1,390	794.96	03/01/06	4	1,150,000	1,105,000	99.10
939 Jackson St #103 Nob Hill		3	2.50	1	1,423	780.04	03/16/06	153	1,249,000	1,110,000	97.45
1201 California St #601 Nob Hill		2	2	1	0		12/05/06	150	1,195,000	1,125,000	96.32
1242 Sacramento #3 Nob Hill		1	1.50	1	0		07/26/06	54	949,000	1,130,000	119.07
1559 Sacramento St Nob Hill		3	2	1	1,840	641.30	03/10/06	21	1,190,000	1,180,000	99.16

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# Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:52pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
10 Miller Pl #701 Nob Hill		2	2	1	1,000	1,180.00	05/05/06	46	1,195,000	1,180,000	98.74
1220 Jones St #302 Nob Hill		2	2	1	1,300	915.23	10/31/06	22	1,198,000	1,189,800	99.32
1177 California St #309 Nob Hill		2	2	2	1,660	722.89	10/06/06	19	1,225,000	1,200,000	97.96
1563 Clay St Nob Hill		3	2	2	1,800	666.67	10/13/06	70	1,275,000	1,200,000	96.00
1333 Jones #1403 Nob Hill		1	2	1	0		09/15/06	125	1,325,000	1,214,000	91.62
1177 California St #324 Nob Hill		2	2	1	1,653	744.10	05/18/06	208	1,289,000	1,230,000	96.93
1049 Clay St Nob Hill		2	2	1	1,859	661.65	08/15/06	51	1,175,000	1,230,000	104.68
1177 California St #1414 Nob Hill		2	2.50	1	1,399	893.50	02/22/06	50	1,295,000	1,250,000	96.53
1557 Sacramento Nob Hill		3	2.50	1	1,840	687.50	08/30/06	47	1,239,000	1,265,000	102.10
1220 Jones St #201 Nob Hill		2	2	1	0		10/17/06	104	1,350,000	1,275,000	98.15
1438 Jackson St Nob Hill		4	3	0	2,400	541.67	03/07/06	79	1,300,000	1,300,000	101.96
850 Powell St #502 Nob Hill		2	2.50	1	1,808	746.68	09/15/06	14	1,399,000	1,350,000	96.50
1129 Leavenworth St Nob Hill		3	2	2	2,050	659.02	07/10/06	14	1,095,000	1,351,000	123.38
1333 Jones #1102 Nob Hill		1	2	1	0		02/28/06	67	1,399,000	1,375,000	98.28
1200 California #15D Nob Hill		2	2	1	1,800	775.00	11/01/06	24	1,395,000	1,395,000	100.00
1414 Jackson St Nob Hill		3	2	1	1,980	707.07	02/24/06	85	1,595,000	1,400,000	98.25
1200 California #10C Nob Hill		3	3	1	2,500	590.00	04/14/06	188	1,695,000	1,475,000	92.48
1150 Sacramento St #203 Nob Hill		2	2	1	1,868	829.76	06/28/06	63	1,695,000	1,550,000	94.22
1333 Jones St #1010 Nob Hill		2	2	2	0		05/12/06	66	1,695,000	1,550,000	98.41
1333 Jones #1204 Nob Hill		1	2	1	0		11/15/06	59	1,698,000	1,575,000	92.76
1333 Jones St #806 Nob Hill		2	2	1	0		12/21/06	56	1,595,000	1,595,000	100.00
30 Miller Pl #11 Nob Hill		3	2	1	0		11/29/06	104	1,850,000	1,600,000	103.23
1022 Powell St #3 Nob Hill		2	2	1	1,590	1,022.01	06/05/06	15	1,625,000	1,625,000	100.00
1333 Jones St #1501 Nob Hill		2	2	1	0		12/16/06	0	1,500,000	1,626,000	108.40
1200 California #14B Nob Hill		2	2	1	1,800	941.67	03/31/06	32	1,695,000	1,695,000	100.00
840 Powell St #401 Nob Hill		3	3.50	2	0		07/20/06	12	1,725,000	1,725,000	100.00
1201 California St #1601 Nob Hill		2	2.50	1	0		07/28/06	161	2,065,000	1,810,000	90.73
1333 Jones St #805 Nob Hill		2	2	1	0		08/01/06	60	2,500,000	2,285,000	91.40
1220 Jones St #501 Nob Hill		3	3	2	0		03/10/06	3	2,988,000	3,250,000	108.77
1170 Sacramento St #6D Nob Hill		3	3.50	1	0		06/28/06	1	3,750,000	3,750,000	100.00
460 Francisco St #102 North Beach		1	1	1	0		01/09/06	34	499,000	500,000	100.20
690 Chestnut St #107 North Beach		1	1	1	529	998.11	11/16/06	20	525,000	528,000	100.57
55 Vandewater St #6 North Beach		1	1	1	630	896.83	12/14/06	72	575,000	565,000	98.26
631 Greenwich St #B North Beach		1	1	1	575	1,017.39	09/29/06	157	649,000	585,000	98.32
33 Vandewater St #104 North Beach		1	1	1	600	1,066.67	05/30/06	18	580,000	640,000	110.34
2149 Mason St North Beach		2	1	1	1,254	514.35	03/31/06	35	589,000	645,000	100.94
2230 Mason St #204 North Beach		1	1	1	747	868.81	10/31/06	31	649,000	649,000	100.00
600 Chestnut St #102C North Beach		2	2	1	1,181	575.78	10/17/06	36	699,000	680,000	97.28
2151 Mason St North Beach		2	1	1	1,281	535.52	03/31/06	35	609,000	686,000	112.64
600 Chestnut St #210 North Beach		2	2	1	1,279	594.21	11/30/06	12	699,000	760,000	108.73
690 Chestnut St #205 C North Beach		2	2	1	1,046	745.70	02/07/06	51	819,000	780,000	97.62
530 Chestnut St #409 North Beach		2	2	1	1,111	711.07	10/26/06	37	839,000	790,000	94.16
650 Chestnut St #103B North Beach		2	2	1	1,187	665.54	08/08/06	49	815,000	790,000	96.93
2147 Mason St North Beach		3	2	1	1,650	484.85	03/31/06	35	699,000	800,000	114.45
411 Francisco St #112 North Beach		2	2	1	0		03/16/06	43	825,000	825,000	100.00
600 Chestnut St #310 North Beach		2	2	1	1,279	651.29	01/31/06	21	819,000	833,000	101.71
690 Chestnut St #208 North Beach		3	2	1	1,448	586.33	03/07/06	98	899,000	849,000	100.00
654 Lombard St North Beach		3	2	1	1,467	589.64	05/30/06	112	899,000	865,000	99.54
530 Chestnut St #C102 North Beach		2	2.50	1	1,612	564.52	06/30/06	35	899,000	910,000	101.22
774 Green St North Beach		2	1	1	1,135	807.05	06/23/06	42	899,000	916,000	101.89
530 Chestnut St #402 North Beach		2	2	1	1,249	800.64	12/14/06	57	1,050,000	1,000,000	95.24
1852 Powell St North Beach		2	2	1	1,473	723.01	03/24/06	23	1,195,000	1,065,000	92.69
776 Green St North Beach		2	1	1	1,370	782.48	04/06/06	23	929,000	1,072,000	115.39
1188 Green St #10 Russian Hill		0	1	0	260	1,184.62	03/24/06	0	329,000	308,000	93.62
1050 North Point St #505 Russian Hill		0	1	1	0		11/30/06	84	349,000	360,000	103.15

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
2130 Leavenworth St #1	Russian Hill	0	1	0	0		12/15/06	62	399,000	380,000	95.24
1000 North Point St #1004	Russian Hill	0	1	1	0		03/30/06	44	385,000	380,000	98.70
1000 North Point St #804	Russian Hill	0	1	1	0		06/02/06	37	399,000	395,500	99.12
1000 North Point #405	Russian Hill	0	1	1	0		07/10/06	62	399,000	399,000	100.00
2 Fallon Pl #47	Russian Hill	1	1	1	650	753.85	10/25/06	32	495,000	490,000	98.99
1000 North Point St #406	Russian Hill	1	1	1	0		09/12/06	249	599,000	493,000	93.19
2 Fallon Pl #1	Russian Hill	1	1	1	665	777.44	05/23/06	43	549,000	517,000	103.61
2418-2422 Polk St #2422A	Russian Hill	1	1	1	0		06/19/06	42	528,000	518,000	98.11
1335 Union St #8	Russian Hill	1	1	1	1,000	525.00	04/11/06	19	499,000	525,000	105.21
1267 Chestnut #2	Russian Hill	2	1	1	1,086	497.24	09/29/06	29	499,000	540,000	108.22
1145 Green St #6	Russian Hill	1	1	0	0		07/14/06	34	550,000	550,000	100.00
1267 Chestnut #3	Russian Hill	2	1	1	1,086	515.65	09/29/06	27	539,000	560,000	103.90
2 Fallon Pl #6	Russian Hill	1	1	1	0		02/28/06	33	549,000	565,000	102.91
2555 Leavenworth St #20	Russian Hill	2	1	1	900	638.89	10/17/06	39	569,000	575,000	101.05
1380 Greenwich St #204	Russian Hill	1	1	1	625	928.00	03/03/06	37	599,000	580,000	96.83
1000 North Point St #803	Russian Hill	1	1	1	0		04/14/06	173	625,000	585,000	97.66
2555 Leavenworth St #308	Russian Hill	2	1	1	0		11/30/06	20	599,000	600,000	100.17
2135 Taylor St #-2	Russian Hill	2	1	0	1,386	443.72	12/15/06	121	600,000	615,000	102.50
1342 Green St #1	Russian Hill	1	1	1	0		04/26/06	60	635,000	618,000	97.32
1267 Chestnut #6	Russian Hill	2	1	1	1,086	569.98	10/20/06	80	589,000	619,000	105.09
34-36 Aladdin Ter #34	Russian Hill	2	1	0	1,050	604.76	02/15/06	68	599,000	635,000	106.01
1335 Union St #12	Russian Hill	1	1	1	1,000	640.00	01/23/06	183	549,000	640,000	101.75
2115-A Larkin	Russian Hill	2	2	0	0		07/18/06	75	649,000	649,000	100.00
1845 Taylor St	Russian Hill	1	1	0	1,017	647.98	07/28/06	70	679,000	659,000	100.00
1425 Vallejo #306	Russian Hill	1	1	1	0		02/15/06	8	659,900	659,900	100.00
1080 Chestnut #4D	Russian Hill	1	1.50	1	0		09/15/06	120	799,000	662,500	95.32
2115 Larkin	Russian Hill	2	1.50	1	0		06/20/06	41	579,000	670,000	115.72
2117 Larkin	Russian Hill	1	1	1	0		06/20/06	41	579,000	675,000	116.58
1438 Filbert St #102	Russian Hill	1	1	1	823	849.33	07/06/06	45	789,000	699,000 (*)	100.00
28-34 Kent St #32	Russian Hill	1	1	1	0		05/05/06	63	649,000	729,000	112.33
999 Green #903	Russian Hill	1	1	1	0		10/26/06	8	750,000	730,000	97.33
1907 Leavenworth St #2	Russian Hill	1	1	0	0		04/21/06	28	689,000	735,000	106.68
1907 Leavenworth St #6	Russian Hill	1	1	1	0		03/10/06	15	695,000	740,000	106.47
1450 Greenwich St #102	Russian Hill	1	1	2	900	833.33	11/10/06	15	759,000	750,000	98.81
1450 Greenwich #103	Russian Hill	1	1	1	900	843.33	06/07/06	21	749,000	759,000	101.34
2363 Larkin St #24	Russian Hill	1	1	1	934	824.41	08/31/06	33	775,000	770,000	99.35
1125 Francisco St #3	Russian Hill	2	1	1	1,183	675.40	10/23/06	49	889,000	799,000	89.88
1806 Leavenworth St	Russian Hill	2	1	1	923	866.74	06/22/06	21	749,000	800,000	106.81
1267 Green St	Russian Hill	3	1	1	0		01/27/06	77	799,000	805,000	100.75
1097 Green St #3	Russian Hill	1	1	1	1,044	771.07	01/06/06	12	795,000	805,000	101.26
2363 Larkin St #34	Russian Hill	1	1	1	934	872.59	08/15/06	16	795,000	815,000	102.52
1000 North Point St #501	Russian Hill	2	2	1	0		10/04/06	36	828,888	822,888	99.28
1438 Green St #7B	Russian Hill	1	1	1	974	847.02	05/23/06	21	799,000	825,000	103.25
1747 Jones St	Russian Hill	3	1	0	1,024	810.55	04/14/06	74	848,000	830,000	97.88
1632 Taylor St #2	Russian Hill	2	1	0	0		10/19/06	36	899,000	835,000	98.35
1328 Greenwich St	Russian Hill	2	2	1	1,465	580.20	02/10/06	20	840,000	850,000	100.59
2119 Larkin	Russian Hill	2	2	1	0		06/20/06	41	799,000	870,000	108.89
2340 Larkin St #4	Russian Hill	1	1	1	0		12/06/06	20	799,000	870,000	108.89
1841 Taylor St	Russian Hill	2	1	1	1,180	741.53	10/13/06	33	899,000	875,000	97.33
1000 North Point St #1207	Russian Hill	2	1	1	0		05/02/06	23	875,000	875,000	100.00
757 North Point St #2	Russian Hill	2	2	1	1,260	705.47	02/14/06	26	888,000	888,888	100.10
967 Bay St	Russian Hill	2	2	1	1,508	616.05	08/08/06	56	979,000	929,000	100.00
1045 Filbert St	Russian Hill	2	1.25	1	1,310	724.43	07/13/06	49	949,000	949,000	100.00
1097 Green St #11	Russian Hill	1	1	1	1,107	857.27	10/27/06	12	949,000	949,000	100.00
1097 Green St #10	Russian Hill	2	1.50	1	1,200	791.67	06/28/06	47	1,125,000	950,000	95.19

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
972 Union St Russian Hill		2	1.25	1	1,281	753.32	07/13/06	63	995,000	965,000	96.98
2063 Larkin St Russian Hill		2	1	1	1,296	748.46	07/07/06	8	895,000	970,000	108.38
969 Bay St Russian Hill		2	2	1	1,342	723.55	08/11/06	40	899,000	971,000	108.01
15 Glover St Russian Hill		2	2	1	1,134	868.61	05/24/06	20	959,000	985,000	102.71
866 Union Russian Hill		3	1.25	2	1,500	693.33	10/18/06	10	995,000	1,040,000	104.52
2038 Leavenworth St Russian Hill		2	2	1	1,322	794.25	04/03/06	50	1,095,000	1,050,000	95.89
2050 Leavenworth Russian Hill		2	1	2	1,561	675.85	02/17/06	132	1,095,000	1,055,000	96.35
54 Allen St Russian Hill		2	2	1	0		12/04/06	99	1,295,000	1,075,000	89.96
60 Bret Harte Ter Russian Hill		2	2	1	0		06/21/06	21	995,000	1,100,000	110.55
2034 Leavenworth St #2 Russian Hill		2	2	0	1,392	790.23	03/27/06	12	995,000	1,100,000	110.55
1215 Greenwich #4D Russian Hill		2	2	1	0		04/28/06	20	949,000	1,100,000	115.91
999 Green St #2205 Russian Hill		1	1	1	986	1,117.65	03/25/06	15	1,100,000	1,102,000	100.18
1750 Taylor St #302 Russian Hill		2	2	1	0		04/27/06	241	1,350,000	1,125,000	94.14
1205 Filbert St Russian Hill		2	2	1	1,675	671.64	12/15/06	397	1,475,000	1,125,000	94.14
1080 Chestnut St #7B Russian Hill		1	1.50	1	0		11/02/06	39	1,175,000	1,130,000	96.17
1150 Lombard St #32 Russian Hill		2	2	2	0		05/02/06	151	1,295,000	1,146,000	88.49
1150 Lombard St #18 Russian Hill		2	2	2	1,438	825.80	12/27/06	30	1,200,000	1,187,500	98.96
836 North Point St Russian Hill		2	2	1	0		01/31/06	60	1,295,000	1,215,000	93.82
770 Bay St Russian Hill		2	2	1	1,688	740.52	03/31/06	141	1,325,000	1,250,000	100.08
66 Bret Harte Ter Russian Hill		3	2	1	1,628	767.81	10/20/06	39	1,295,000	1,250,000	96.53
748 North Point #2 Russian Hill		3	2	2	1,422	899.44	10/25/06	25	1,295,000	1,279,000	98.76
1000 North Point #1208 Russian Hill		2	2	1	0		05/03/06	159	1,300,000	1,300,000	100.00
1364 Union St #C Russian Hill		2	2	1	1,879	705.16	06/08/06	25	1,150,000	1,325,000	115.22
2111 Hyde St #400 Russian Hill		3	3	1	0		09/13/06	41	1,395,000	1,370,000	98.21
1070 Green St #302 Russian Hill		2	2	1	0		06/15/06	55	1,395,000	1,395,000	100.00
1177 Filbert Russian Hill		2	2.50	1	0		12/13/06	68	1,399,000	1,410,000	100.79
1438 Green St #6D Russian Hill		3	2	2	1,440	1,041.67	06/02/06	23	1,550,000	1,500,000	96.77
1020 Union #1 Russian Hill		3	2	1	0		05/10/06	90	2,150,000	1,550,000	97.18
999 Green St #1502 Russian Hill		3	3	1	1,709	933.29	03/24/06	17	1,595,000	1,595,000	100.00
1042 Filbert St Russian Hill		2	2.50	2	1,941	862.96	10/31/06	256	1,895,000	1,675,000	95.71
2164 Hyde St #202 Russian Hill		2	2	1	0		01/04/06	67	1,750,000	1,685,000	96.29
999 Green St #1504 Russian Hill		2	2	1	0		08/24/06	12	1,595,000	1,700,000	106.58
1190 Green St Russian Hill		3	3	2	2,290	757.64	01/20/06	40	1,695,000	1,735,000	102.36
1020 Union St #7 Russian Hill		3	3	1	0		05/19/06	173	1,995,000	1,850,000	92.73
1750 Taylor #1602 Russian Hill		2	2	1	1,448	1,277.62	11/30/06	35	1,850,000	1,850,000	100.00
2061 Hyde St Russian Hill		4	2.50	1	3,000	648.33	12/06/06	166	2,095,000	1,945,000	100.00
999 Green St #2604 Russian Hill		2	2	1	0		06/16/06	12	2,295,000	2,325,000	101.31
1000 North Point St #1802 Russian Hill		3	3.50	2	0		06/20/06	66	2,950,000	2,400,000	86.02
1028 Chestnut St Russian Hill		3	3	1	0		08/08/06	18	2,100,000	2,400,000	114.29
1020 Union St #26 Russian Hill		3	3.50	1	2,340	1,068.38	03/24/06	41	2,395,000	2,500,000	104.38
1038 Chestnut St Russian Hill		3	3	2	0		10/27/06	12	2,195,000	2,608,000	118.82
2222 Hyde St #1 Russian Hill		3	3	1	0		04/03/06	54	3,250,000	2,940,000	90.46
1045 Vallejo St Russian Hill		3	2.50	2	0		06/22/06	2	3,400,000	3,500,000	102.94
1750 Taylor #1201 Russian Hill		3	3.50	3	0		10/05/06	164	5,550,000	3,650,000	92.41
2390 Hyde St #3 Russian Hill		3	3.50	2	0		02/24/06	125	4,250,000	3,900,000	97.62
999 Green St #2905 Russian Hill		2	2	2	0		12/07/06	33	4,650,000	4,600,000	98.92
1750 Taylor St #1301 Russian Hill		2	2.50	1	3,200	1,875.00	06/07/06	100	6,000,000	6,000,000 (	100.00
83 McAllister St #405 Van Ness/Civic Cente		0	1	0	0		12/08/06	16	288,000	288,000	100.00
601 Van Ness Ave #347 Van Ness/Civic Cen		0	1	1	0		08/23/06	16	318,500	313,000	98.27
601 Van Ness Ave #123 Van Ness/Civic Cen		0	1	1	550	618.18	05/26/06	103	340,000	340,000	100.00
601 Van Ness Ave #948 Van Ness/Civic Cen		0	1	1	522	680.08	02/14/06	46	368,000	355,000	97.26
601 Van Ness Ave #808 Van Ness/Civic Cen		0	1	1	0		08/31/06	30	349,000	375,000	107.45
1200 Gough St #9B Van Ness/Civic Cente		0	1	1	550	695.45	12/05/06	123	429,000	382,500	98.33
785 Golden Gate Ave #302 Van Ness/Civic C		0	1	1	650	615.38	11/01/06	31	389,000	400,000	102.83
601 Van Ness Ave #431 Van Ness/Civic Cen		1	1	1	558	725.81	06/01/06	197	425,000	405,000	101.50

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# Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:52pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
242 Ivy St Van Ness/Civic Cente		1	1	1	0		04/21/06	1	395,000	405,000	102.53
240 Ivy St Van Ness/Civic Cente		1	1	1	0		04/21/06	11	399,000	410,000	102.76
1700 Gough St #209 Van Ness/Civic Cente		1	1	1	640	640.63	12/21/06	97	475,000	410,000	86.32
1 Daniel Burnham Ct #1416 Van Ness/Civic C		0	1	1	563	738.01	08/23/06	15	390,000	415,500	106.54
601 Van Ness Ave #409 Van Ness/Civic Cen		1	1	1	0		07/21/06	61	440,000	425,000	99.42
1 Daniel Burnham Ct #620 Van Ness/Civic Ce		0	1	1	0		06/05/06	41	429,000	425,000	99.07
244 Ivy St Van Ness/Civic Cente		1	1	1	0		04/21/06	18	425,000	430,000	101.18
246 Ivy St Van Ness/Civic Cente		1	1	1	0		04/21/06	10	425,000	435,000	102.35
601 Van Ness Ave #221 Van Ness/Civic Cen		1	1	1	725	600.00	07/28/06	80	459,000	435,000	99.09
601 Van Ness Ave #246 Van Ness/Civic Cen		1	1	1	730	616.44	05/02/06	37	469,000	450,000	95.95
1483 Sutter St #709 Van Ness/Civic Cente		0	1	1	567	802.47	02/15/06	98	449,000	455,000	101.34
601 Van Ness Ave #803 Van Ness/Civic Cen		1	1	1	721	643.55	10/20/06	114	499,000	464,000	100.00
601 Van Ness Ave #241 Van Ness/Civic Cen		1	1	0	958	490.61	12/29/06	40	489,000	470,000	98.95
1483 Sutter St #1702 Van Ness/Civic Cente		1	1	1	650	738.46	11/14/06	19	8,990,000	480,000	97.98
1 Daniel Burnham Ct #806 Van Ness/Civic Ce		1	1	1	750	653.33	04/28/06	57	499,000	490,000	98.20
1 Daniel Burnham Ct #206 Van Ness/Civic Ce		1	1	1	732	670.77	08/28/06	36	505,000	491,000	97.23
1 Daniel Burnham Ct #201 Van Ness/Civic Ce		1	1	1	749	666.22	11/01/06	139	499,000	499,000	100.00
601 Van Ness Ave #141 Van Ness/Civic Cen		1	1.50	1	889	561.30	11/28/06	35	499,000	499,000	100.00
1 Daniel Burnham Ct #1006 Van Ness/Civic C		1	1	0	752	664.89	12/06/06	36	515,000	500,000	97.09
1 Daniel Burnham Ct #814 Van Ness/Civic Ce		1	1	1	800	637.50	02/17/06	41	498,000	510,000	102.41
1 Daniel Burnham Ct #701 Van Ness/Civic Ce		1	1	1	772	663.21	07/12/06	28	525,000	512,000	97.52
601 Van Ness Ave #929 Van Ness/Civic Cen		1	1	1	672	781.25	05/16/06	11	495,000	525,000	106.06
1 Daniel Burnham Ct #214 Van Ness/Civic Ce		1	1	1	800	656.25	02/22/06	39	539,000	525,000	100.00
1200 Gough St #3D Van Ness/Civic Cente		1	1	1	900	583.33	02/22/06	32	525,000	525,000	100.00
1 Daniel Burnham Ct #405 Van Ness/Civic Ce		1	1	1	750	700.00	12/06/06	75	499,000	525,000	105.21
1200 Gough St #7F Van Ness/Civic Cente		1	1	1	840	629.76	05/23/06	73	549,000	529,000	100.00
1 Daniel Burnham Ct #1504 Van Ness/Civic C		1	1	1	821	645.55	02/14/06	20	549,000	530,000	96.54
1200 Gough St #4C Van Ness/Civic Cente		1	1	1	840	641.67	06/14/06	36	539,000	539,000	100.00
301 Gough St #3 Van Ness/Civic Cente		1	1	1	0		02/08/06	30	537,000	540,000	100.56
1 Daniel Burnham Ct #1010 Van Ness/Civic C		1	1	1	829	657.42	08/21/06	23	545,000	545,000	100.00
1 Daniel Burnham Ct #622 Van Ness/Civic Ce		1	1.25	1	818	673.59	04/18/06	27	521,000	551,000	105.76
1200 Gough #11-D Van Ness/Civic Cente		1	1	1	900	622.17	06/20/06	15	559,950	559,950	100.00
1 Daniel Burnham Ct #905 Van Ness/Civic Ce		1	1	1	725	772.41	05/01/06	104	588,000	560,000	98.59
601 Van Ness Ave #1024 Van Ness/Civic Ce		1	1	1	743	767.16	03/15/06	5	499,000	570,000	114.23
1483 Sutter St #710 Van Ness/Civic Cente		1	1	1	767	743.16	11/14/06	7	589,000	570,000	96.77
601 Van Ness Ave #31 Van Ness/Civic Cente		2	2	1	1,072	536.38	02/02/06	94	575,000	575,000	100.00
1483 Sutter St #501 Van Ness/Civic Cente		1	1	1	801	735.33	10/12/06	36	599,000	589,000	98.33
1483 Sutter St #803 Van Ness/Civic Cente		1	1	1	907	650.50	02/14/06	32	599,000	590,000	98.50
1200 Gough St #16E Van Ness/Civic Cente		1	1	1	900	661.11	01/24/06	28	599,000	595,000	99.33
246 Myrtle St Van Ness/Civic Cente		2	1	1	936	641.03	06/16/06	44	599,000	600,000	101.87
851 Van Ness Ave #202 Van Ness/Civic Cen		2	1.50	1	895	673.18	02/02/06	7	579,000	602,500	104.06
1483 Sutter St #422 Van Ness/Civic Cente		1	1	1	780	775.64	01/16/06	71	639,000	605,000	101.00
601 Van Ness Ave #57 Van Ness/Civic Cente		2	2	1	969	624.36	08/04/06	39	625,000	605,000	96.80
601 Van Ness Ave #59 Van Ness/Civic Cente		2	2	1	969	625.90	09/22/06	24	629,000	606,500	96.42
601 Van Ness Ave #75 Van Ness/Civic Cente		2	2	1	1,286	475.89	06/14/06	93	655,000	612,000	97.92
1200 Gough St #23D Van Ness/Civic Cente		2	1	1	900	694.44	01/05/06	1	625,000	625,000	100.00
151 Alice B. Toklas Pl #504 Van Ness/Civic C		1	1	1	1,095	593.61	04/20/06	95	669,000	650,000	98.63
601 Van Ness #422 Van Ness/Civic Cente		2	2	1	0		05/02/06	39	655,000	650,000	99.24
1000 Franklin St #206 Van Ness/Civic Cente		2	2	1	1,049	643.47	12/28/06	75	729,000	675,000	100.00
1 Daniel Burnham Ct #223 Van Ness/Civic Ce		2	2	1	1,131	618.04	09/14/06	46	699,000	699,000	100.00
851 Van Ness Ave #300 Van Ness/Civic Cen		2	2	1	1,047	668.58	05/26/06	21	695,000	700,000	100.72
851 Van Ness Ave #301 Van Ness/Civic Cen		2	2	1	1,054	665.09	06/30/06	51	695,000	701,000	100.86
1483 Sutter St #517 Van Ness/Civic Cente		2	2	1	1,024	693.36	04/28/06	23	699,000	710,000	101.57
151 Alice B. Toklas Pl #402 Van Ness/Civic C		2	2	1	1,257	564.84	03/16/06	28	699,000	710,000	101.57
720 Gough St #51 Van Ness/Civic Cente		2	2	1	0		04/04/06	73	719,000	715,000	99.44

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Listings as of 08/22/07 at 4:52pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
342 Hayes St #C Van Ness/Civic Cente		2	2.50	1	1,013	710.76	10/03/06	42	759,000	720,000	100.14
1483 Sutter St #704 Van Ness/Civic Cente		2	2	1	1,316	553.95	09/18/06	94	749,000	729,000	100.00
1 Daniel Burnham Ct #609 Van Ness/Civic Ce		2	2	1	1,149	635.34	04/07/06	35	699,000	730,000	104.43
342 Hayes St #A Van Ness/Civic Cente		2	2.50	1	1,095	693.15	02/22/06	35	759,000	759,000	100.00
1452 Bush St #16 Van Ness/Civic Cente		2	2.50	1	1,212	639.44	06/30/06	80	849,000	775,000	100.00
1388 Gough St #703 Van Ness/Civic Cente		2	2	1	1,192	650.17	10/31/06	42	799,000	775,000	97.00
1483 Sutter St #512 Van Ness/Civic Cente		2	2	1	1,336	588.32	08/11/06	28	799,000	786,000	98.37
1483 Sutter St #1004 Van Ness/Civic Cente		2	2	1	1,316	607.14	06/27/06	39	849,000	799,000	100.00
1388 Gough St #906 Van Ness/Civic Cente		2	2	1	1,290	620.16	06/30/06	29	750,000	800,000	106.67
1388 Gough St #507 Van Ness/Civic Cente		2	2	1	1,296	621.14	11/30/06	41	750,000	805,000	107.33
601 Van Ness Ave #28 Van Ness/Civic Cente		3	2	1	1,436	574.51	08/15/06	119	825,000	825,000	100.00
1388 Gough St #803 Van Ness/Civic Cente		2	2	1	1,192	704.70	02/03/06	134	865,000	840,000	97.11
151 Alice B. Toklas Pl #708 Van Ness/Civic C		1	1	1	1,229	703.82	10/05/06	14	850,000	865,000	101.76
1673 Bush St Van Ness/Civic Cente		3	2	1	2,000	493.00	11/30/06	68	995,000	986,000	98.60
151 Alice B. Toklas #813 Van Ness/Civic Cer		2	3	2	2,601	699.73	06/16/06	96	1,995,000	1,820,000	91.23
487 Vallejo St Telegraph Hill		1	1	1	0		10/27/06	18	439,000	500,000	113.90
485 Vallejo St Telegraph Hill		1	1	1	0		11/29/06	60	529,000	515,000	97.35
487 Greenwich St #4 Telegraph Hill		1	1	0	0		10/31/06	92	578,000	515,000	95.55
312-316 Union St #314 Telegraph Hill		2	1	3	0		09/21/06	93	639,000	620,000	97.03
455 Vallejo #205 Telegraph Hill		1	1	1	0		07/14/06	9	619,000	625,000	100.97
454 Lombard St #7 Telegraph Hill		1	1	1	700	928.57	07/25/06	57	675,000	650,000	96.30
34 Castle St Telegraph Hill		2	1	1	0		05/18/06	21	625,000	662,000	110.52
201 Telegraph Hill Blvd #6 Telegraph Hill		1	1	1	710	956.34	06/22/06	15	679,000	679,000 (*)	100.00
33 Midway St #304 Telegraph Hill		2	1.50	1	885	837.29	09/14/06	32	765,000	741,000	96.86
402 Vallejo St Telegraph Hill		2	1	1	0		01/09/06	19	735,000	808,000	109.93
1815-1827 Stockton St #1819 Telegraph Hill		1	1	1	1,400	592.86	07/07/06	38	789,000	830,000	105.20
241 Telegraph Hill Blvd #302 Telegraph Hill		2	2	1	0		04/18/06	16	899,000	975,000	108.45
1451 Montgomery St #1 Telegraph Hill		2	2	1	1,465	784.98	02/17/06	25	1,150,000	1,150,000	100.00
303 Greenwich St #9 Telegraph Hill		2	2	1	1,223	941.95	05/08/06	32	1,049,000	1,152,000	109.82
2020 Stockton St Telegraph Hill		3	2	1	1,578	763.62	01/31/06	37	1,490,000	1,205,000	104.87
303 Greenwich St #1 Telegraph Hill		2	2	1	1,393	987.08	11/21/06	75	1,495,000	1,375,000	98.21
345 Filbert St #1 Telegraph Hill		2	2.50	1	2,796	545.42	07/10/06	59	1,550,000	1,525,000	98.39
350 Greenwich St Telegraph Hill		2	2	0	1,440	1,145.14	12/22/06	34	1,649,000	1,649,000	100.00
240 Lombard St #235 North Waterfront		0	1	1	494	840.08	07/14/06	57	429,000	415,000	96.74
240 Lombard #634 North Waterfront		1	1	1	503	914.51	05/02/06	245	529,000	460,000	92.01
220 Lombard St #519 North Waterfront		1	1	1	709	661.50	03/03/06	89	489,000	469,000	100.00
240 Lombard St #932 North Waterfront		1	1	1	597	818.26	03/22/06	4	488,000	488,500	100.10
111 Chestnut St #204 North Waterfront		1	1	1	647	765.07	02/17/06	110	510,000	495,000	100.00
240 Lombard St #736 North Waterfront		1	1	1	617	808.75	10/13/06	31	499,000	499,000	100.00
240 Lombard St #427 North Waterfront		1	1	1	586	853.24	09/21/06	36	499,000	500,000	100.20
240 Lombard St #732 North Waterfront		1	1	1	597	837.52	07/06/06	98	499,000	500,000	102.25
240 Lombard St #926 North Waterfront		1	1	1	586	882.25	11/21/06	2	519,000	517,000	99.61
220 Lombard St #522 North Waterfront		0	1	1	603	859.04	10/12/06	44	523,000	518,000	99.04
101 Lombard St #202E North Waterfront		1	1	1	0		03/10/06	36	565,000	565,000	100.00
101 Lombard St #314W North Waterfront		1	1	1	1,030	572.82	01/17/06	58	598,000	590,000	98.66
101 Lombard St #211W North Waterfront		1	1	1	923	677.14	05/01/06	38	619,000	625,000	100.97
111 Chestnut St #806 North Waterfront		1	1	1	613	1,027.73	07/27/06	0	639,000	630,000	98.59
150 Lombard St #101 North Waterfront		1	1	1	1,190	529.41	08/04/06	42	650,000	630,000	96.92
152 Lombard St #309 North Waterfront		2	2	1	1,053	607.79	08/23/06	33	673,000	640,000	98.61
152 Lombard St #508H North Waterfront		2	2	1	1,218	560.34	06/15/06	59	699,000	682,500	97.64
150 Lombard St #509 North Waterfront		2	2	1	1,285	536.97	11/21/06	90	715,000	690,000	98.71
152 Lombard St #301 North Waterfront		2	2	1	1,112	642.99	07/10/06	58	715,000	715,000	100.00
152 Lombard St #407 North Waterfront		2	2	1	1,160	625.00	05/16/06	18	725,000	725,000	100.00
152 Lombard St #404 North Waterfront		2	2	1	1,395	553.41	09/29/06	57	775,000	772,000	103.07
152 Lombard St #707 North Waterfront		2	2	1	1,460	547.95	06/14/06	34	799,000	800,000	100.13

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101 Lombard St #101E North Waterfront		2	2	1	1,368	584.80	03/20/06	121	825,000	800,000	98.77
154 Lombard St #59 North Waterfront		2	2.50	1	1,300	619.23	09/12/06	67	849,000	805,000	100.75
156 Lombard St #34 North Waterfront		2	2.50	1	1,403	591.59	05/15/06	4	829,000	830,000	100.12
101 Lombard St #702 W North Waterfront		2	2	1	1,532	554.83	05/17/06	5	850,000	850,000 (*)	100.00
156 Lombard St #22 North Waterfront		2	2.50	1	1,353	635.62	11/21/06	54	875,000	860,000	101.30
101 Lombard St #109W North Waterfront		2	2	1	1,712	520.18	05/19/06	6	899,000	890,550	99.06
101 Lombard St #406W North Waterfront		2	2	1	1,467	621.68	05/26/06	4	895,000	912,000	101.90
101 Lombard St #405 W North Waterfront		2	2	1	0		03/31/06	129	920,000	920,000	100.00
111 Chestnut St #201 North Waterfront		2	2	1	1,479	634.89	10/03/06	36	949,000	939,000	100.00
111 Chestnut St #411 North Waterfront		2	2	1	1,458	668.72	06/26/06	24	965,000	975,000	101.04
154 Lombard St #66 North Waterfront		3	2.50	1	1,828	555.25	06/09/06	57	1,049,000	1,015,000	96.76
101 Lombard #915W North Waterfront		2	2	1	1,532	750.65	03/06/06	49	1,150,000	1,150,000	100.00
101 Lombard St #901W North Waterfront		2	2	1	1,368	932.02	09/12/06	43	1,350,000	1,275,000	94.44
101 Lombard St #902W North Waterfront		2	2	1	1,443	887.04	02/28/06	51	1,325,000	1,280,000	96.60
631 Ofarrell St #610 Tenderloin		1	1	0	520	566.35	10/16/06	42	269,000	294,500	100.00
631 Ofarrell St #710 Tenderloin		0	1	0	520	605.77	11/15/06	111	325,000	315,000	96.92
631 Ofarrell St #811 Tenderloin		0	1	0	520	605.77	01/04/06	63	329,000	315,000	96.92
631 Ofarrell St #603 Tenderloin		0	1	0	520	616.54	04/21/06	34	295,000	320,600	108.68
631 Ofarrell St #1512 Tenderloin		0	1	0	520	653.85	10/31/06	34	350,000	340,000	97.14
625 Larkin St #302 Tenderloin		1	1	1	466	740.34	11/08/06	90	368,000	345,000	93.75
631 Ofarrell St #814 Tenderloin		0	1	0	520	673.08	12/12/06	75	369,000	350,000	100.00
631 Ofarrell St #1004 Tenderloin		0	1	0	520	693.27	05/25/06	21	325,000	360,500	110.92
631 Ofarrell St #407 Tenderloin		0	1	0	520	701.92	03/31/06	32	360,000	365,000	101.39
631 Ofarrell St #1116 Tenderloin		0	1	0	480	760.42	10/10/06	74	370,000	365,000	98.65
631 Ofarrell St #1405 Tenderloin		0	1	0	520	713.46	09/14/06	27	369,000	371,000	100.54
631 Ofarrell St #1701 Tenderloin		1	1	0	610	611.48	11/28/06	30	389,000	373,000	98.42
631 Ofarrell St #812 Tenderloin		0	1	0	520	721.15	04/03/06	18	325,000	375,000	115.38
631 Ofarrell St #1104 Tenderloin		0	1	0	520	751.92	05/15/06	17	379,000	391,000	103.17
631 Ofarrell St #1802 Tenderloin		1	2	0	895	648.04	07/24/06	29	515,000	580,000	112.62
545 Leavenworth St #7 Tenderloin		1	2	1	869	684.70	12/07/06	37	609,000	595,000	97.70
<b>Listing Count</b>	468	<b>Averages</b>			1,099	749.88		54	1,118,028	877,858	99.97
		<b>High</b>			6,000,000.00	<b>Low</b>		280,000.00	<b>Median</b>		732,500.00
<b>Report Count</b>	468										

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