

Single-Family Homes CMA Report

Listings as of 08/22/07 at 3:57pm

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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
33 Dashiell Hammett St Downtown		3	2	1	2,192	581.66	01/26/07	68	1,349,000	1,275,000	94.51
5 Cyrus Pl Nob Hill		3	2	1	1,510	530.46	02/28/07	16	888,000	801,000	90.20
35 Auburn St Nob Hill		4	2	1	1,380	778.99	03/30/07	107	1,149,000	1,075,000	99.63
909 Bay St Russian Hill		3	1	1	0		01/31/07	18	999,000	1,208,000	120.92
2552 Hyde Russian Hill		3	3	1	1,900	1,026.32	02/27/07	24	1,825,000	1,950,000	106.85
2626 Larkin St Russian Hill		4	4.50	1	3,100	887.10	05/23/07	94	3,000,000	2,750,000	98.21
1240 Filbert St Russian Hill		4	4	1	3,200	968.75	06/22/07	15	2,995,000	3,100,000	103.51
930 Chestnut St Russian Hill		4	3.50	1	0		04/05/07	28	3,300,000	3,750,000	113.64
109 Culebra Ter Russian Hill		4	4.50	2	0		03/08/07	13	3,800,000	4,000,000	105.26
2420 Larkin St Russian Hill		3	3.50	1	3,650	1,123.29	07/17/07	28	3,995,000	4,100,000	102.63
1059 Vallejo St Russian Hill		2	2	2	0		04/10/07	8	4,400,000	4,400,000	100.00
308 Greenwich St Telegraph Hill		2	3	2	0		07/27/07	131	2,850,000	2,368,000	91.25

Listing Count	12	Averages			2,419	842.37		46	2,545,833	2,564,750	102.50
		High	4,400,000.00	Low			801,000.00	Median		2,559,000.00	

Report Count 12

Presented By: Debbie Schedivy NM / Peletz & Company

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Condo/Coop/TIC/Loft CMA Report

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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
1001 Pine St #1107 Downtown		0	1	1	450	844.44	03/23/07	31	365,000	380,000	104.11
666 Post #704 Downtown		1	1	0	780	495.19	04/03/07	48	425,000	386,250	90.88
1001 Pine St #1307 Downtown		0	1	1	450	866.67	05/01/07	14	389,000	390,000	100.26
1001 Pine St #1408 Downtown		0	1	1	450	866.67	02/15/07	41	425,000	390,000	91.76
930 Pine St #314 Downtown		0	1	1	505	806.93	07/03/07	34	425,000	407,500	95.88
960 Bush St #110 Downtown		0	1	1	530	830.19	04/17/07	69	425,000	440,000	103.53
666 Post St #901 Downtown		1	1	0	0		05/21/07	93	499,000	450,000	90.18
1155 Pine St #6 Downtown		1	1	0	642	732.09	05/23/07	13	429,000	470,000	109.56
666 Post St #602 Downtown		1	1	0	0		07/17/07	59	490,000	490,000	100.00
666 Post St #601 Downtown		1	1	0	700	718.57	05/11/07	27	499,000	503,000	100.80
1001 Pine St #510 Downtown		1	1	1	616	819.81	05/22/07	25	534,900	505,000	94.41
900 Bush St #1203 Downtown		1	1	1	606	866.34	04/11/07	14	525,000	525,000	100.00
900 Bush #1101 Downtown		1	1	1	648	817.90	07/06/07	21	545,000	530,000	97.25
900 Bush St #1102 Downtown		1	1	1	657	837.14	04/19/07	34	550,000	550,000	100.00
930 Pine St #201 Downtown		1	1	1	705	790.78	02/28/07	137	369,500	557,500	97.89
1155 Pine St #15 Downtown		1	1	0	795	710.69	05/01/07	22	569,000	565,000	99.30
1001 Pine St #1302 Downtown		2	1	1	815	733.13	07/31/07	47	609,000	597,500	98.11
1001 Pine #702 Downtown		2	1	1	0		04/27/07	47	635,000	615,000	96.85
150 Powell St #310 Downtown		1	1.50	0	1,094	685.56	05/22/07	90	780,000	750,000	96.15
150 Powell St #514 Downtown		1	1.50	1	1,080	717.59	04/03/07	23	775,000	775,000	100.00
150 Powell St #313 Downtown		1	1	0	1,047	744.99	04/17/07	61	780,000	780,000	100.00
150 Powell St #309 Downtown		1	1.50	0	1,076	724.91	03/22/07	18	780,000	780,000	100.00
150 Powell St #507 Downtown		1	1.50	1	1,072	736.94	02/16/07	55	790,000	790,000	100.00
900 Bush St #1107 Downtown		1	2	1	0		07/27/07	84	875,000	815,000	97.60
150 Powell St #305 Downtown		1	1.50	1	1,334	676.88	03/02/07	13	886,000	902,953	101.91
150 Powell St #304 Downtown		1	1.50	1	1,507	600.53	03/30/07	56	905,000	905,000	100.00
900 Bush St #5P Downtown		2	2	1	0		05/25/07	59	995,000	950,000	100.00
1035 Post St Downtown		1	1	1	3,800	394.74	05/25/07	10	1,700,000	1,500,000	88.24
333 Grant Ave #603 Financial District		1	1	1	0		03/09/07	14	695,000	695,000	100.00
720 Stockton St #7 Financial District		2	2	1	886	1,021.44	04/06/07	166	979,000	905,000	97.42
333 Grant Ave #701 Financial District		1	1.50	1	0		02/28/07	80	989,000	978,000	98.89
550 Davis St #6 Financial District		3	2.50	1	2,020	748.76	04/17/07	161	1,595,000	1,512,500	94.83
2 Rowland St #1 Financial District		3	3	2	2,385	731.08	02/13/07	8	1,743,625	1,743,625	100.00
550 Davis #24 Financial District		3	3	1	2,395	793.32	05/09/07	1	1,900,000	1,900,000	100.00
611 Washington St #2202 Financial District		1	2	1	1,784	1,495.52	06/26/07	6	2,695,000	2,668,000	99.00
690 Market St #2403 Financial District		3	3.50	2	3,400	1,594.12	03/30/07	133	5,420,000	5,420,000	100.00
10 Miller Pl #1001 Nob Hill		2	2	1	1,000	133.85	06/07/07	57	154,900	133,850	86.41
1155 Leavenworth St #4 Nob Hill		0	1	0	0		08/01/07	20	249,000	246,510	99.00
1615 Jones St #4 Nob Hill		1	1	0	415	790.36	03/05/07	117	339,000	328,000	96.76
1201 California St #206 Nob Hill		0	1	1	0		05/31/07	31	379,000	360,000	94.99
1177 California St #206 Nob Hill		0	1	1	411	996.35	04/16/07	53	419,000	409,500	97.73
1252-A Pacific Ave Nob Hill		1	1	0	1,096	379.56	01/10/07	28	399,000	416,000	104.26
1177 California #630 Nob Hill		0	1	1	656	739.33	02/19/07	32	499,000	485,000	97.19
10 Miller Pl #602 Nob Hill		1	1	1	600	815.00	05/30/07	68	519,000	489,000	98.19
1630 Clay #3 Nob Hill		1	1	1	0		07/23/07	50	479,000	529,000	110.44
1252 Pacific Ave Nob Hill		2	1	1	1,165	478.54	01/10/07	99	599,000	557,500	96.96
1630 Clay #2 Nob Hill		1	1	1	0		07/23/07	55	479,000	559,000	112.02
1177 California St #623 Nob Hill		1	1	1	706	800.28	05/08/07	60	559,000	565,000	101.07
1630 Clay #6 Nob Hill		1	1	1	0		07/23/07	52	539,000	574,000	106.49
1177 California #804 Nob Hill		1	1	1	645	914.73	04/17/07	25	598,000	590,000	98.66
1260 Clay St #301 Nob Hill		1	1	1	575	1,026.09	03/30/07	26	575,000	590,000	102.61
1372 Broadway Nob Hill		3	1	0	0		07/20/07	43	640,000	599,000	100.00
1177 California St #923 Nob Hill		1	1	1	706	849.86	02/08/07	96	575,000	600,000	104.35

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1201 California St #501 Nob Hill		1	1	1	0		05/30/07	219	625,000	625,000	100.00
1201 California St #603 Nob Hill		1	1	0	0		07/31/07	12	620,000	625,000	100.81
1650 Jackson St #405 Nob Hill		1	1	1	885	740.11	07/13/07	22	645,000	655,000	101.55
1255 California St #501 Nob Hill		1	1.50	1	1,160	590.52	05/25/07	62	675,000	685,000	101.48
1370 Broadway Nob Hill		3	1	1	0		07/20/07	43	690,000	695,000	100.72
1255 California St #203 Nob Hill		1	1.50	1	1,490	483.22	05/23/07	57	745,000	720,000	99.31
1177 California #1212 Nob Hill		1	1	1	1,056	686.55	04/09/07	48	725,000	725,000	100.00
1340 Clay St #302 Nob Hill		1	1	1	1,030	718.45	03/30/07	19	740,000	740,000	100.00
1635 California #42 Nob Hill		2	2	1	866	854.50	06/15/07	44	769,000	740,000	98.80
1153 Leavenworth St Nob Hill		2	1	1	1,029	740.62	07/18/07	26	699,000	762,100	109.03
1776 Sacramento St #303 Nob Hill		2	2	1	1,065	718.31	05/24/07	13	695,000	765,000	110.07
1440 Broadway St #205 Nob Hill		2	2	1	1,100	707.73	06/26/07	29	788,000	778,500	98.79
9 McCormick Nob Hill		2	2	1	0		05/23/07	51	829,000	787,550	98.57
1350 California St #307 Nob Hill		2	2	1	1,165	678.11	06/29/07	33	789,000	790,000	100.13
1526 Larkin St Nob Hill		2	2	1	1,360	580.88	01/18/07	70	799,000	790,000	98.87
1524 Larkin St Nob Hill		2	2	1	1,360	587.50	01/05/07	54	799,000	799,000	100.00
1368 Broadway Nob Hill		3	1	1	0		07/20/07	43	795,000	812,000	102.14
1545 Broadway #201 Nob Hill		2	2	1	1,141	714.29	07/20/07	39	819,000	815,000	99.51
74 Bernard St Nob Hill		2	1	1	0		05/04/07	24	825,000	825,000	100.00
1177 California St #1207 Nob Hill		2	2	1	1,059	788.48	02/23/07	84	875,000	835,000	99.52
1530 Larkin St Nob Hill		2	2	1	1,360	614.71	01/16/07	72	859,000	836,000	97.32
1333 Jones St #601 Nob Hill		1	2	1	0		04/20/07	111	832,500	836,515	100.48
1520 Larkin St Nob Hill		3	2	1	1,360	617.65	01/19/07	35	859,000	840,000	97.79
1522 Larkin St Nob Hill		2	2	1	1,310	641.22	02/21/07	87	849,000	840,000	98.94
1278 Sacramento St Nob Hill		2	1.50	1	1,200	720.83	07/10/07	106	925,000	865,000	98.86
1776 Sacramento St #607 Nob Hill		2	2	1	1,731	508.38	03/23/07	5	849,000	880,000	103.65
1200 California #5A Nob Hill		1	1	1	1,474	613.98	03/29/07	62	945,000	905,000	95.77
1200 California St #7A Nob Hill		1	2	1	1,400	675.00	05/10/07	147	945,000	945,000	100.00
1200 California St #4D Nob Hill		2	2	1	0		03/29/07	135	1,195,000	990,000	82.85
1810 Polk St #306 Nob Hill		3	3	1	1,608	662.31	02/27/07	115	1,179,000	1,065,000	97.26
1333 Jones St #404 Nob Hill		1	2	1	1,400	767.86	06/21/07	109	1,098,000	1,075,000	97.91
10 Miller Pl #1201 Nob Hill		2	2	1	1,000	1,099.00	05/10/07	75	1,150,000	1,099,000	100.00
1201 California St #102 Nob Hill		2	2	1	1,590	691.82	05/21/07	42	1,189,000	1,100,000	92.51
1520 Taylor St #601 Nob Hill		3	2.50	1	1,720	639.53	01/12/07	319	1,249,900	1,100,000	100.00
1201 California St #602 Nob Hill		2	2	1	1,479	743.75	07/27/07	11	1,100,000	1,100,000	100.00
1810 Polk St #308 Nob Hill		3	3	1	1,606	700.50	01/26/07	42	1,125,000	1,125,000	100.00
1177 California St #724 Nob Hill		2	2	1	1,653	771.32	03/09/07	41	1,298,000	1,275,000	98.23
1416 Jackson St Nob Hill		3	1.50	1	0		03/09/07	19	1,199,000	1,322,000	110.26
1201 California #1403 Nob Hill		3	3	2	0		01/31/07	142	1,668,000	1,550,000	92.93
1170 Sacramento St #5B Nob Hill		2	2	1	0		01/12/07	28	1,595,000	1,600,000	100.31
1333 Jones St #1210 Nob Hill		2	2	2	0		03/23/07	35	1,995,000	1,950,000	97.74
1170 Sacramento St #17A Nob Hill		2	2.50	1	2,027	1,132.22	04/05/07	83	2,295,000	2,295,000	100.00
1170 Sacramento St #2C Nob Hill		2	2.50	1	0		03/12/07	15	2,395,000	2,395,000	100.00
1170 Sacramento St #12D Nob Hill		3	4.50	2	0		04/03/07	77	3,750,000	3,495,000 (100.00
840 Powell St #602 Nob Hill		5	3.50	2	3,077	1,299.97	06/07/07	0	3,585,000	4,000,000	111.58
520 Chestnut St #206 North Beach		1	1	1	789	291.07	08/01/07	26	229,652	229,652	100.00
33 Vandewater St #204 North Beach		1	1	1	0		03/30/07	14	498,000	530,000	106.43
33 Vandewater St #105 North Beach		1	1	1	0		04/17/07	50	649,000	640,000	98.61
520 Chestnut St #304 North Beach		1	1	1	0		03/14/07	87	729,000	699,000	100.00
520 Chestnut St #104 North Beach		1	1	1	0		02/28/07	27	729,000	729,000	100.00
2151 Mason St North Beach		2	1	1	1,281	576.11	07/02/07	45	699,800	738,000	105.46
520 Chestnut St #406 North Beach		1	1	1	0		03/02/07	112	789,000	749,000	100.00
807 Columbus #201 North Beach		1	1	1	0		05/03/07	19	739,000	750,000	101.49
411 Francisco St #107 North Beach		2	2	1	1,000	760.00	02/22/07	143	779,000	760,000	98.83
445 Francisco St #103 North Beach		1	1	1	1,062	720.34	03/06/07	22	744,000	765,000	102.82

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411 Francisco St #F307 North Beach		2	2	1	1,033	742.50	07/17/07	49	799,000	767,000	99.74
650 Chestnut St #304 North Beach		2	2	1	1,103	698.10	04/04/07	25	699,000	770,000	110.16
2230 Mason St #M201 North Beach		2	2	1	1,071	774.04	06/22/07	41	849,000	829,000	97.64
733 Filbert St #3 North Beach		2	2	1	1,168	718.32	01/17/07	50	849,000	839,000	98.82
520 Chestnut St #102 North Beach		2	2.50	1	0		04/27/07	51	859,000	840,000	97.79
520 Chestnut St #202 North Beach		2	2	1	0		03/07/07	5	839,000	844,000	100.60
520 Chestnut St #403 North Beach		1	1	1	0		03/07/07	113	859,000	844,000	98.25
520 Chestnut St #303 North Beach		2	2	1	0		03/14/07	55	899,000	860,000	98.40
520 Chestnut St #204 North Beach		2	2	1	0		04/11/07	32	864,000	864,000	100.00
520 Chestnut St #302 North Beach		2	2	1	0		02/28/07	70	899,000	875,000	97.33
520 Chestnut St #205 North Beach		2	2	1	0		04/05/07	28	874,000	876,000	100.23
520 Chestnut St #103 North Beach		2	2	1	0		03/30/07	17	879,000	879,000	100.00
530 Chestnut St #104 North Beach		2	2	1	1,270	700.00	03/14/07	46	889,000	889,000	100.00
2230 Mason St #M401 North Beach		2	2	1	1,071	839.40	06/06/07	23	868,000	899,000	103.57
520 Chestnut St #405 North Beach		2	2	1	0		03/09/07	110	969,000	900,000	92.88
520 Chestnut St #404 North Beach		2	2	1	0		04/03/07	6	909,000	904,000	99.45
807 Columbus #202 North Beach		2	2	2	0		05/07/07	17	989,000	989,000	100.00
807 Columbus #303 North Beach		2	2	1	0		05/16/07	41	949,000	990,000	104.32
530 Chestnut St #C408 North Beach		2	2	1	1,284	771.03	04/26/07	9	990,000	990,000	100.00
530 Chestnut #C105 North Beach		2	2.50	1	1,534	651.89	06/15/07	0	949,000	1,000,000	105.37
631 Greenwich St #C North Beach		2	2	1	0		02/28/07	48	949,000	1,050,000	110.64
520 Chestnut St #201 North Beach		2	2	1	0		04/06/07	59	1,149,000	1,075,000	97.82
690 Chestnut St #408 North Beach		3	2	1	1,448	793.51	07/20/07	32	1,149,000	1,149,000	100.00
807 Columbus #203 North Beach		2	2	1	0		05/07/07	6	1,150,000	1,150,000	100.00
445 Francisco St #402 North Beach		3	2	2	1,561	752.72	04/19/07	21	1,149,000	1,175,000	102.26
520 Chestnut St #401 North Beach		2	2.50	1	0		02/23/07	14	1,149,000	1,175,000	102.26
520 Chestnut St #402 North Beach		2	2.50	1	0		03/29/07	132	1,299,000	1,310,000	100.85
1338 Filbert St #3 Russian Hill		2	2	0	1,000	375.00	06/28/07	31	525,000	375,000	71.43
1338 Filbert St #4 Russian Hill		2	2	0	1,149	339.43	06/28/07	39	600,000	390,000	65.00
1338 Union St #3 Russian Hill		1	1	0	0		03/06/07	48	489,000	489,000	100.00
2139 Taylor St #-2 Russian Hill		1	1	0	1,049	466.16	02/08/07	22	486,000	489,000	100.62
1338 Union St #4 Russian Hill		1	1	0	0		02/02/07	34	499,000	509,000	102.00
1925 Leavenworth St #17 Russian Hill		0	1	0	589	898.13	03/07/07	50	529,000	529,000	100.00
1338 Filbert St #2 Russian Hill		2	2	0	1,259	426.53	06/28/07	39	635,000	537,000	84.57
1925 Leavenworth St #17 Russian Hill		1	1	1	589	949.07	07/27/07	43	559,000	559,000	100.00
1944 Mason Russian Hill		1	1	1	0		06/29/07	25	579,000	579,000	100.00
1000 North Point St #606 Russian Hill		1	1	1	0		07/19/07	73	625,000	600,000	96.00
2 Fallon Pl #29 Russian Hill		1	1	1	611	1,008.18	01/25/07	42	629,000	616,000	97.93
1342 Green St #4 Russian Hill		1	1	1	1,000	620.00	06/05/07	123	649,000	620,000	95.53
1281 Vallejo St #2 Russian Hill		1	1	1	0		01/02/07	53	625,000	625,000	100.00
1335 Filbert St #204 Russian Hill		1	1	1	0		02/27/07	38	699,000	665,000	97.94
1050 North Point St #501 Russian Hill		2	2	1	0		01/05/07	90	700,000	695,000	99.29
28 Kent St #-34 Russian Hill		2	2	1	0		04/10/07	59	695,000	708,000	101.87
1000 North Point St #302 Russian Hill		2	1	1	0		04/19/07	47	725,000	715,000	98.62
1338 Filbert St #1 Russian Hill		2	2	0	1,740	422.41	06/28/07	42	840,000	735,000	87.50
1277 Union St Russian Hill		1	1	0	0		01/05/07	69	825,000	742,000	92.87
1275-A Union St Russian Hill		2	1	0	0		03/23/07	148	785,000	745,000	98.68
2 Fallon Pl #28 Russian Hill		1	1	1	651	1,167.43	06/14/07	73	849,000	760,000	89.52
48 Bonita St Russian Hill		1	1	1	918	860.57	06/08/07	14	699,000	790,000	113.02
2 Fallon Pl #46 Russian Hill		2	2	2	973	822.20	06/05/07	36	799,000	800,000	100.13
2511-A Polk St Russian Hill		2	1.50	1	1,131	729.44	07/12/07	50	849,000	825,000	100.00
1237 Chestnut St #3 Russian Hill		2	1	1	1,248	665.06	04/27/07	23	799,000	830,000	103.88
1097 Green St #12 Russian Hill		1	1	1	1,256	667.99	07/12/07	50	899,000	839,000	93.33
60 Allen St Russian Hill		2	1	1	0		08/01/07	20	795,000	840,000	105.66
1101 Green St #1302 Russian Hill		1	1	1	931	918.37	04/24/07	4	850,000	855,000	100.59

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1000 North Point St #608 Russian Hill		2	2	1	0		07/23/07	11	875,000	900,000	102.86
2555 Leavenworth St #303 Russian Hill		2	2	2	1,120	821.43	03/30/07	229	985,000	920,000	93.40
2112 Leavenworth St Russian Hill		2	1	1	1,515	613.86	06/13/07	51	849,000	930,000	109.54
1184 Greenwich St Russian Hill		2	2	1	0		02/07/07	29	949,000	945,000	99.58
1750 Taylor St #804 Russian Hill		1	1.50	1	1,020	932.35	02/01/07	20	899,000	951,000	105.78
999 Green St #1405 Russian Hill		1	1	1	986	1,004.06	03/30/07	47	990,000	990,000	100.00
1 Florence St #3 Russian Hill		2	2	1	1,159	893.01	04/24/07	20	1,035,000	1,035,000	100.00
745 Chestnut St #102 Russian Hill		2	2	1	1,115	955.95	02/28/07	19	949,000	1,065,888	112.32
975 Union St Russian Hill		1	1	1	0		07/03/07	70	679,000	1,100,000	161.76
1438 Green St #5A Russian Hill		2	2	1	1,206	932.84	05/16/07	7	1,049,000	1,125,000	107.24
1070 Green St #102 Russian Hill		2	2	1	1,660	699.40	07/31/07	19	1,089,000	1,161,000	106.61
1160 Greenwich St #100 Russian Hill		1	1	1	1,017	1,175.02	07/03/07	21	1,195,000	1,195,000	100.00
2 Fallon Pl #53 Russian Hill		2	2	2	1,371	1,093.36	05/17/07	11	1,499,000	1,499,000	100.00
2356 Larkin Russian Hill		2	1	1	2,072	723.94	03/31/07	50	1,500,000	1,500,000	100.00
999 Green St #1204 Russian Hill		2	2	1	0		02/13/07	23	1,395,000	1,500,000	107.53
2111 Hyde St #400 Russian Hill		3	3	1	1,975	784.81	04/10/07	90	1,549,000	1,550,000	96.94
2164 Hyde #510 Russian Hill		4	3	1	0		07/18/07	85	1,790,000	1,630,000	96.45
1020 Union St #11 Russian Hill		3	2	1	2,187	768.18	05/01/07	57	1,395,000	1,680,000	120.43
1750 Taylor St #502 Russian Hill		2	2	2	1,640	1,036.59	07/19/07	90	1,700,000	1,700,000	100.00
1020 Union St #24 Russian Hill		3	2	1	0		05/24/07	63	1,875,000	1,712,000	91.31
1080 Chestnut St #4A Russian Hill		2	2	1	0		01/12/07	103	1,850,000	1,750,000	94.59
2201 Leavenworth St Russian Hill		3	2.50	2	1,750	1,002.50	02/08/07	0	1,850,000	1,754,375	94.83
1344 Filbert St Russian Hill		4	2	2	0		07/24/07	22	1,729,000	1,780,000	102.95
1853 Jones St Russian Hill		3	2	2	1,552	1,193.94	04/30/07	20	1,749,000	1,853,000	105.95
999 Green St #2402 Russian Hill		3	2.50	1	1,709	1,316.56	07/31/07	42	2,595,000	2,250,000	93.95
1100 Union St #300 Russian Hill		2	2.50	1	0		06/01/07	122	2,495,000	2,442,000	97.88
2222 Hyde St #4 Russian Hill		3	3	1	2,775	882.88	05/30/07	13	2,450,000	2,450,000 (100.00
1100 Union St #700 Russian Hill		2	3.50	1	2,600	1,038.46	01/30/07	59	2,950,000	2,700,000	100.19
1750 Taylor St #1503 Russian Hill		3	3	2	0		04/03/07	105	3,500,000	3,250,000	100.00
1090 Chestnut St #7 Russian Hill		4	3.50	2	3,300	1,515.15	06/29/07	18	4,000,000	5,000,000	125.00
1090 Chestnut St #9 Russian Hill		4	3	2	3,300	2,045.45	06/26/07	4	6,250,000	6,750,000	108.00
83 McAllister St #409 Van Ness/Civic Cente		0	1	0	0		05/16/07	103	258,000	258,000	100.00
83 McAllister St #402 Van Ness/Civic Cente		0	1	0	0		02/15/07	42	273,000	273,000	100.00
601 Van Ness Ave #148 Van Ness/Civic Cen		0	1	1	526	617.87	07/17/07	74	325,000	325,000	100.00
83 McAllister St #210 Van Ness/Civic Cente		0	1	0	0		04/30/07	118	335,000	335,000	100.00
83 McAllister St #211 Van Ness/Civic Cente		0	1	0	0		06/12/07	186	335,000	335,000	100.00
601 Van Ness Ave #808 Van Ness/Civic Cen		0	1	1	0		03/01/07	21	384,000	335,000	95.74
83 McAllister St #301 Van Ness/Civic Cente		1	1	0	0		04/24/07	110	364,000	364,000	100.00
83 McAllister St #511 Van Ness/Civic Cente		0	1	0	0		05/30/07	180	407,000	391,000	100.00
83 McAllister St #512 Van Ness/Civic Cente		0	1	0	0		05/07/07	154	402,000	399,000	99.25
83 McAllister St #502 Van Ness/Civic Cente		0	1	0	0		05/07/07	40	391,000	409,000	104.60
83 McAllister St #113 Van Ness/Civic Cente		2	1	0	0		03/06/07	7	412,000	412,000	100.00
1 Daniel Burnham Ct #319 Van Ness/Civic Ce		0	1	1	562	738.43	02/07/07	53	419,000	415,000	99.05
83 McAllister St #505 Van Ness/Civic Cente		0	1	0	0		04/02/07	97	417,000	417,000	100.00
1 Daniel Burnham Ct #207 Van Ness/Civic Ce		0	1	1	562	750.89	04/27/07	103	425,000	422,000	99.29
601 Van Ness #122 Van Ness/Civic Cente		1	1	1	0		02/15/07	30	429,000	425,000	99.07
1700 Gough St #309 Van Ness/Civic Cente		1	1	1	540	793.52	06/07/07	120	449,500	428,500	102.02
601 Van Ness Ave #521 Van Ness/Civic Cen		1	1	1	0		03/16/07	153	439,000	430,000	97.95
83 McAllister St #201 Van Ness/Civic Cente		1	1	0	0		03/09/07	39	441,000	441,000	100.00
83 McAllister St #208 Van Ness/Civic Cente		1	1	0	0		03/29/07	95	451,000	451,000	100.00
601 Van Ness Ave #623 Van Ness/Civic Cen		1	1	1	721	625.52	06/01/07	49	457,000	451,000	98.69
601 Van Ness Ave #201 Van Ness/Civic Cen		1	1	2	750	606.67	05/23/07	14	480,000	455,000	94.79
601 Van Ness Ave #607 Van Ness/Civic Cen		1	1	1	608	756.58	07/24/07	95	495,000	460,000	100.00
601 Van Ness Ave #742 Van Ness/Civic Cen		1	1	1	677	679.47	04/30/07	30	469,000	460,000	98.08
601 Van Ness #606 Van Ness/Civic Cente		1	1	1	0		05/09/07	33	469,000	470,000	100.21

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601 Van Ness Ave #652	Van Ness/Civic Cen	1	1	1	755	642.38	06/20/07	48	490,000	485,000	98.98
1000 Franklin St #303	Van Ness/Civic Cente	1	1	1	649	747.30	04/26/07	181	525,000	485,000	99.18
368 Elm St #204	Van Ness/Civic Cente	0	1	1	699	699.57	06/18/07	168	489,000	489,000	100.00
368 Elm St #304	Van Ness/Civic Cente	0	1	1	699	715.31	04/27/07	85	499,000	500,000	100.20
368 Elm	Van Ness/Civic Cente	0	1	1	0		05/10/07	0	515,000	515,000	100.00
368 Elm #404	Van Ness/Civic Cente	0	1	1	0		05/11/07	0	519,000	519,000	100.00
1483 Sutter St #521	Van Ness/Civic Cente	1	1	1	775	705.81	03/30/07	30	569,000	547,000	96.13
368 Elm #102	Van Ness/Civic Cente	1	1	1	679	808.54	04/24/07	151	549,000	549,000	100.00
1 Daniel Burnham Ct #303	Van Ness/Civic Ce	1	1	1	745	738.26	04/17/07	21	499,000	550,000	110.22
720 Gough #56	Van Ness/Civic Cente	1	1	1	780	706.41	04/16/07	20	499,000	551,000	110.42
368 Elm #206	Van Ness/Civic Cente	1	1	1	0		05/10/07	0	549,000	554,000	100.91
601 Van Ness Ave #36	Van Ness/Civic Cente	2	2	1	1,004	556.77	03/23/07	41	569,000	559,000	98.24
368 Elm St #306	Van Ness/Civic Cente	1	1	1	679	832.11	05/17/07	117	565,000	565,000	100.00
368 Elm St #202	Van Ness/Civic Cente	1	1	1	679	832.11	06/18/07	116	565,000	565,000	100.00
301 Gough St #2	Van Ness/Civic Cente	1	1	1	628	899.68	04/10/07	27	599,000	565,000	98.26
1483 Sutter St #519	Van Ness/Civic Cente	1	1	1	758	751.98	07/03/07	24	565,000	570,000	100.88
368 Elm #302	Van Ness/Civic Cente	1	1	1	0		05/08/07	1	579,000	579,000	100.00
368 Elm #406	Van Ness/Civic Cente	1	1	1	0		05/11/07	0	585,000	585,000	100.00
601 Van Ness Ave #41	Van Ness/Civic Cente	2	2.50	0	1,004	599.60	03/01/07	39	649,000	602,000	100.50
342 Hayes #H	Van Ness/Civic Cente	1	1.50	1	804	758.71	03/12/07	64	663,000	610,000	100.83
601 Van Ness Ave #925	Van Ness/Civic Cen	2	2	1	0		06/28/07	50	618,000	615,000	99.51
368 Elm #402	Van Ness/Civic Cente	1	1	1	0		05/11/07	0	619,000	619,000	100.00
1635 Bush St #8	Van Ness/Civic Cente	2	2	1	934	669.16	06/15/07	24	599,000	625,000	104.34
1200 Gough St #18E	Van Ness/Civic Cente	1	1	1	900	694.44	06/29/07	34	599,000	625,000	104.34
236 Myrtle St	Van Ness/Civic Cente	2	1	0	1,014	623.27	07/06/07	15	629,000	632,000	100.48
601 Van Ness Ave #1045	Van Ness/Civic Ce	2	2	1	894	723.71	04/09/07	17	619,000	647,000	104.52
601 Van Ness Ave #62	Van Ness/Civic Cente	2	2	1	1,286	505.05	06/28/07	98	675,000	649,500	100.00
1483 Sutter St #903	Van Ness/Civic Cente	1	1	1	907	755.24	04/27/07	53	729,000	685,000	100.00
1 Daniel Burnham Ct #311	Van Ness/Civic Ce	2	2	1	1,131	632.18	07/06/07	27	719,000	715,000	99.44
368 Elm St #105	Van Ness/Civic Cente	2	2	2	0		06/06/07	0	749,000	734,000	98.00
342 Hayes St #B	Van Ness/Civic Cente	2	2.25	1	1,082	682.99	07/03/07	10	719,000	739,000	102.78
368 Elm #107	Van Ness/Civic Cente	2	2	2	0		05/10/07	0	749,000	745,000	99.47
368 Elm #207	Van Ness/Civic Cente	2	2	1	0		05/10/07	0	749,000	749,000	100.00
1483 Sutter St #1501	Van Ness/Civic Cente	1	1	1	1,050	722.86	03/20/07	37	759,000	759,000	100.00
368 Elm #103	Van Ness/Civic Cente	2	2	2	0		05/10/07	0	769,000	769,000	100.00
368 Elm #203	Van Ness/Civic Cente	2	2	2	0		05/10/07	0	769,000	769,000	100.00
368 Elm #305	Van Ness/Civic Cente	2	2	1	0		05/10/07	0	775,000	775,000	100.00
368 Elm St #307	Van Ness/Civic Cente	2	2	2	1,249	620.50	04/30/07	72	775,000	775,000	100.00
1483 Sutter St #818	Van Ness/Civic Cente	2	2	1	1,024	761.72	07/16/07	18	759,000	780,000	102.77
368 Elm #301	Van Ness/Civic Cente	2	2	1	1,249	631.71	05/24/07	0	789,000	789,000	100.00
851 Van Ness #404	Van Ness/Civic Cente	2	2.50	1	1,374	582.24	06/07/07	82	800,000	800,000	100.00
368 Elm St #407	Van Ness/Civic Cente	2	2	1	1,249	648.52	06/06/07	87	819,000	810,000	98.90
368 Elm #405	Van Ness/Civic Cente	2	2	1	0		05/11/07	0	810,000	810,000	100.00
1388 Gough St #508	Van Ness/Civic Cente	2	2	1	1,267	639.31	03/20/07	35	775,000	810,000	104.52
368 Elm St #403	Van Ness/Civic Cente	2	2	1	1,153	706.85	06/06/07	125	839,000	815,000	97.14
151 Alice B. Toklas Aly #808	Van Ness/Civic	1	1	1	1,218	672.82	04/27/07	34	845,500	819,500	96.92
151 Alice B. Toklas Pl #402	Van Ness/Civic C	2	2	1	1,200	683.33	04/26/07	136	799,900	820,000	102.51
1452 Bush St #9	Van Ness/Civic Cente	2	2.50	1	1,329	620.02	06/29/07	27	824,000	824,000	100.00
301 Gough St #5	Van Ness/Civic Cente	2	2.50	1	1,132	734.98	05/25/07	12	749,000	832,000	111.08
151 Alice B. Toklas Pl #602	Van Ness/Civic C	2	2	1	1,257	668.26	01/17/07	93	850,000	840,000	98.82
525 Gough St #105	Van Ness/Civic Cente	2	3	1	1,411	637.14	05/24/07	104	929,000	899,000	100.00
1388 Gough St #1001	Van Ness/Civic Cente	2	2	1	1,382	669.32	03/30/07	3	950,000	925,000	97.37
1483 Sutter St #1205	Van Ness/Civic Cente	2	2	1	1,440	739.58	06/08/07	29	935,000	1,065,000	113.90
270 Linden St #301	Van Ness/Civic Cente	3	2	2	1,600	768.75	07/12/07	19	1,000,099	1,230,000	111.92
1483 Sutter St #1705	Van Ness/Civic Cente	2	2.50	2	2,016	731.65	07/11/07	15	1,375,000	1,475,000	107.27

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439 Greenwich St #13 Telegraph Hill		0	1	1	408	1,115.20	03/14/07	15	439,000	455,000	103.64
483 Vallejo St Telegraph Hill		1	1	1	0		01/03/07	33	449,000	482,000	107.35
51 Edith St Telegraph Hill		1	1	1	0		01/31/07	78	479,000	495,000	103.34
216 Filbert St #3 Telegraph Hill		1	1	0	0		03/13/07	36	550,000	495,034	90.01
216 Filbert St #2 Telegraph Hill		2	1	0	0		06/11/07	77	475,000	505,000	106.32
510 Vallejo St Telegraph Hill		2	2	0	1,145	450.27	04/26/07	28	495,000	515,563	104.15
49 Edith St Telegraph Hill		1	1	1	0		01/31/07	73	529,000	529,000	100.00
552 Greenwich St Telegraph Hill		1	1	1	0		01/31/07	66	539,000	530,000	98.33
216 Filbert St #4 Telegraph Hill		2	1	0	0		03/13/07	36	600,000	545,034	90.84
312-316 Union St #312 Telegraph Hill		2	1	3	0		03/08/07	157	599,000	550,000	97.35
29 Medau Pl Telegraph Hill		1	1	0	750	733.33	07/20/07	4	550,000	550,000	100.00
443 Union Telegraph Hill		1	1	1	745	744.97	03/14/07	22	549,000	555,000	101.09
550 Greenwich St Telegraph Hill		1	1	1	0		01/31/07	77	569,000	580,000	101.93
401 Union St #101 Telegraph Hill		1	1	1	751	792.28	02/20/07	43	595,000	595,000	100.00
333 Greenwich St #6 Telegraph Hill		1	1	0	0		07/10/07	110	599,000	599,000	100.00
333 Greenwich St #5 Telegraph Hill		1	1	0	0		07/10/07	110	629,000	629,000	100.00
1817 Stockton St Telegraph Hill		3	1	1	0		03/06/07	37	749,000	700,000	93.46
348 Greenwich St Telegraph Hill		1	1	0	676	1,242.60	01/03/07	20	799,000	840,000	105.13
1919 Grant Ave Telegraph Hill		2	1	1	0		05/15/07	56	839,000	859,000	102.38
383 Lombard St #204 Telegraph Hill		2	2	1	977	916.07	07/18/07	21	839,000	895,000	106.67
37 Midway St #1 Telegraph Hill		2	2.50	1	1,430	646.85	01/12/07	46	925,000	925,000	100.00
1821 Grant Ave #201 Telegraph Hill		2	2	1	1,350	796.30	06/07/07	90	1,095,000	1,075,000	98.17
1248 Montgomery St Telegraph Hill		2	2	1	0		01/17/07	30	1,595,000	1,545,000	96.87
165 Francisco #11 Telegraph Hill		3	2.50	2	2,900	879.31	04/11/07	34	2,495,000	2,550,000	102.20
220 Lombard St #322 North Waterfront		1	1	1	603	787.73	04/27/07	67	489,900	475,000	100.00
240 Lombard St #733 North Waterfront		1	1	1	582	915.81	01/05/07	22	533,000	533,000	100.00
111 Chestnut St #207 North Waterfront		1	1	1	721	755.89	05/02/07	70	560,000	545,000	99.27
240 Lombard St #937 North Waterfront		1	1	1	566	1,024.74	06/08/07	36	599,000	580,000	96.83
111 Chestnut St #713 North Waterfront		1	1	1	0		04/26/07	41	649,000	649,000	100.00
101 Lombard St #204W North Waterfront		1	1	1	1,062	658.19	05/30/07	19	699,000	699,000	100.00
150 Lombard St #403 North Waterfront		2	2	1	1,400	499.29	01/19/07	131	729,000	699,000	100.00
152 Lombard St #405 North Waterfront		1	1	1	989	738.12	06/28/07	76	750,000	730,000	98.78
329 Bay St #206 North Waterfront		2	2	1	1,014	787.97	07/19/07	76	835,000	799,000	100.00
152 Lombard St #403 North Waterfront		2	2	1	1,173	681.16	07/10/07	30	799,000	799,000	100.00
225 Bay St #302 North Waterfront		2	2	1	1,475	544.07	03/14/07	23	759,000	802,500	105.73
150 Lombard St #104 North Waterfront		2	2	1	1,333	619.65	06/28/07	21	775,000	826,000	106.58
329 Bay St #304 North Waterfront		2	2	1	958	871.61	06/01/07	7	835,000	835,000	100.00
101 Lombard St #307W North Waterfront		2	2	1	1,544	566.71	06/29/07	18	875,000	875,000	100.00
101 Lombard St #303W North Waterfront		2	2	1	0		04/11/07	8	875,000	875,000	100.00
101 Lombard St #509W North Waterfront		2	2	1	1,590	666.67	07/20/07	11	1,050,000	1,060,000	100.95
101 Lombard St #609W North Waterfront		2	2	1	1,712	665.89	05/08/07	52	1,200,000	1,140,000	95.00
154 Lombard St #40 North Waterfront		3	2.50	0	1,835	621.80	06/05/07	14	1,141,000	1,141,000	100.00
101 Lombard St #708W North Waterfront		3	2	1	1,790	796.09	05/01/07	41	1,425,000	1,425,000	100.00
631 Ofarrell St #212 Tenderloin		0	1	0	520	586.54	03/21/07	88	300,000	305,000	101.67
631 Ofarrell St #612 Tenderloin		0	1	0	520	623.08	03/27/07	87	348,000	324,000	100.00
631 Ofarrell St #411 Tenderloin		0	1	0	520	671.15	04/04/07	41	359,000	349,000	97.21
631 Ofarrell St #910 Tenderloin		0	1	1	520	698.08	05/03/07	49	369,000	363,000	98.37
631 Ofarrell St #1004 Tenderloin		0	1	0	520	730.77	05/25/07	21	380,000	380,000	100.00
631 Ofarrell St #1116 Tenderloin		0	1	0	480	809.32	06/15/07	0	388,475	388,475	100.00
631 Ofarrell St #1605 Tenderloin		0	1	0	520	773.08	01/12/07	19	419,500	402,000	95.83
631 Ofarrell St #1901 Tenderloin		0	1	0	610	700.00	05/10/07	14	359,000	427,000	118.94
631 Ofarrell St #402 Tenderloin		1	1	0	945	518.52	06/29/07	105	548,000	490,000	98.20
545 Leavenworth #10 Tenderloin		1	2	1	807	767.04	03/20/07	50	619,000	619,000	100.00

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Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 3:57pm

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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
Listing Count	326	Averages			1,155	758.92		55	877,643	876,889	100.70
		High			6,750,000.00	Low		133,850.00	Median	749,000.00	
Report Count	326										

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