

# Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:04pm

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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
160 Newman St Bernal Heights		1	1	0	500	750.00	07/31/07	41	499,000	375,000	93.98
75 Bronte St Bernal Heights		1	1	1	850	610.59	02/09/07	2	519,000	519,000	100.00
1510 York St Bernal Heights		2	1	1	0		02/26/07	94	595,000	535,000	97.27
734 Andover St Bernal Heights		2	1.50	0	0		05/29/07	295	729,000	583,000	89.83
150 Highland Ave Bernal Heights		1	1.50	2	1,375	436.36	02/22/07	74	648,800	600,000	92.48
252 Moultrie St Bernal Heights		2	1	0	948	632.91	06/08/07	12	569,000	600,000	105.45
501 Crescent Ave Bernal Heights		2	1	0	960	640.63	05/25/07	18	599,900	615,000	102.52
45 Prospect Ave Bernal Heights		2	1	0	925	675.68	04/06/07	12	599,000	625,000	104.34
3278 Harrison St Bernal Heights		2	1	0	0		04/13/07	41	649,000	649,000	100.00
95 Crescent Bernal Heights		3	2	1	900	728.89	03/27/07	9	619,000	656,000	105.98
4121 Folsom St Bernal Heights		3	2	1	1,203	558.19	06/22/07	77	675,000	671,500	103.91
3339 Folsom St Bernal Heights		4	1	2	1,250	552.00	01/04/07	0	690,000	690,000	100.00
5 Powhattan Ave Bernal Heights		2	2	0	0		06/22/07	71	689,000	695,000	102.96
439 Justin Dr Bernal Heights		2	1	1	0		04/04/07	67	699,000	699,000	99.86
238 Putnam St Bernal Heights		2	1	1	888	788.29	03/02/07	45	689,000	700,000	101.60
1755 Alabama St Bernal Heights		2	2	1	930	758.06	05/31/07	36	735,000	705,000	98.60
693 Peralta Ave Bernal Heights		3	1	1	1,452	489.67	02/16/07	46	729,000	711,000	97.53
519 Crescent Ave Bernal Heights		2	1	2	0		08/01/07	19	699,000	712,000	101.86
638 Prentiss St Bernal Heights		2	1	1	0		06/22/07	38	699,000	718,800	102.83
431 Gates St Bernal Heights		2	1	1	900	805.56	06/29/07	31	749,000	725,000	96.80
9 Massasoit St Bernal Heights		3	1	1	994	733.20	07/27/07	56	720,000	728,800	101.22
88 Lundys Ln Bernal Heights		2	2	0	0		01/31/07	101	749,000	749,000	107.15
118 Manchester St Bernal Heights		1	1	1	750	1,013.33	01/10/07	5	630,000	760,000	120.63
862 Moultrie St Bernal Heights		4	2	1	1,025	742.93	03/15/07	15	750,000	761,500	101.53
694 Peralta Ave Bernal Heights		3	2	2	0		01/03/07	56	749,000	770,000	102.80
7 Winfield St Bernal Heights		2	1	1	0		06/13/07	24	699,000	773,000	110.59
463 Nevada St Bernal Heights		3	2	1	1,250	620.00	06/26/07	42	950,000	775,000	88.57
271 Nevada St Bernal Heights		1	1	2	875	902.86	07/03/07	15	729,000	790,000	108.37
3715 Folsom St Bernal Heights		2	1	1	1,175	672.34	05/25/07	12	749,000	790,000	105.47
60 Fair Ave Bernal Heights		2	1	0	0		01/26/07	33	800,000	800,000	100.00
123 Manchester St Bernal Heights		2	1	1	948	991.56	07/10/07	23	799,000	940,000	117.65
26 Bennington St Bernal Heights		2	1.50	1	0		02/16/07	6	899,000	955,000	106.23
44 Bradford St Bernal Heights		4	3	2	2,226	438.90	02/20/07	22	888,000	977,000	110.02
114 St Marys Ave Bernal Heights		4	2	1	0		04/11/07	50	995,000	995,000	100.00
327 Precita Ave Bernal Heights		3	1.50	1	1,920	524.48	06/07/07	14	979,000	1,007,000	102.86
38 Samoset St Bernal Heights		3	2	1	0		03/29/07	14	899,000	1,012,000	112.57
55 Rousseau St Bernal Heights		3	2	2	1,988	520.62	03/23/07	34	998,000	1,035,000	103.71
661 Moultrie St Bernal Heights		3	2	1	1,500	700.00	07/06/07	18	849,000	1,050,000	123.67
415 Ellsworth St Bernal Heights		3	2	2	0		06/19/07	53	1,195,000	1,080,000	98.63
373 Franconia St Bernal Heights		4	3.50	2	2,426	453.42	07/18/07	9	995,000	1,100,000	110.55
132 Gates St Bernal Heights		3	2.50	1	2,258	487.16	04/06/07	34	1,185,000	1,100,000	97.35
47 Winfield St Bernal Heights		3	2	2	1,600	806.25	08/01/07	12	1,095,000	1,290,000	117.81
151 Park St Bernal Heights		3	2.50	1	1,808	719.03	06/14/07	16	1,075,000	1,300,000	120.93
303 Montcalm St Bernal Heights		3	2.50	2	2,200	595.45	04/27/07	14	1,079,000	1,310,000	121.41
138 Elsie St Bernal Heights		3	3.50	2	2,005	670.32	02/22/07	85	1,498,000	1,344,000	96.83
271 Prospect Ave Bernal Heights		3	2	2	2,500	540.00	04/17/07	9	1,250,000	1,350,000	108.00
3335 Folsom St Bernal Heights		3	2	1	0		05/07/07	45	1,395,000	1,385,000	99.28
142 Elsie St Bernal Heights		4	2.50	2	2,232	633.74	05/24/07	57	1,449,000	1,414,500	97.62
220 Peralta Ave Bernal Heights		3	3.50	1	0		04/13/07	24	1,395,000	1,450,000	103.94
215 Montcalm St Bernal Heights		3	3.50	2	0		07/13/07	22	1,550,000	1,550,000	100.00
1075 York St Inner Mission		2	1	1	950	657.89	02/23/07	17	499,000	625,000	125.25
3009 26th St Inner Mission		2	1	1	1,099	618.74	04/25/07	14	649,000	680,000	104.78
138 Lexington St Inner Mission		2	1	0	1,025	681.95	05/15/07	33	699,000	699,000	100.00

Presented By: Debbie Schedivy NM / Peletz & Company

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# Single-Family Homes CMA Report

Listings as of 08/22/07 at 4:04pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$	
1376 Florida St Inner Mission		3	2	0	1,176	595.24	04/23/07		21	625,000	700,000	112.00
3321 19th St Inner Mission		2	1	1	1,155	610.39	05/30/07		32	779,000	705,000	100.86
1472 York St Inner Mission		2	1.50	2	1,505	468.44	03/28/07		136	795,000	705,000	94.13
713 York St Inner Mission		2	2	1	1,030	740.24	06/21/07		18	850,000	762,450	89.70
2568 Folsom St Inner Mission		3	1	1	1,282	655.23	07/11/07		24	835,000	840,000	100.60
54 Tiffany Ave Inner Mission		2	1	2	1,111	765.08	07/20/07		36	798,000	850,000	97.93
2857 22nd St Inner Mission		2	2	4	3,600	254.17	04/06/07		33	679,000	915,000	134.76
1119 Hampshire St Inner Mission		3	1	2	0		06/05/07		16	849,000	975,000	114.84
1214 York St Inner Mission		3	1	1	1,440	677.78	05/22/07		15	769,000	976,000	126.92
2774 21st St Inner Mission		5	2	1	2,500	410.00	01/17/07		33	1,025,000	1,025,000	100.00
427 Capp St Inner Mission		3	2	1	2,500	420.00	06/05/07		99	1,345,000	1,050,000	78.07
2694 Folsom St Inner Mission		3	3	1	1,900	552.63	05/25/07		15	929,000	1,050,000	113.02
835-837 Capp St Inner Mission		4	3	4	0		01/26/07		11	1,100,000	1,065,000	96.82
826 Capp Inner Mission		2	2	2	2,150	527.91	05/11/07		20	899,000	1,135,000	126.25
307 Shotwell St Inner Mission		2	1.50	1	4,604	255.21	07/20/07		19	979,000	1,175,000	120.02
2573 Folsom St Inner Mission		3	2	2	2,353	531.24	07/11/07		236	1,399,000	1,250,000	89.35
14 San Carlos St Inner Mission		4	2	2	1,875	749.33	06/29/07		12	1,149,000	1,405,000	122.28
971-973 Florida St Inner Mission		4	2.50	2	2,676	579.22	04/25/07		35	1,350,000	1,550,000	114.81
1362 South Van Ness Ave Inner Mission		4	3	1	2,833	614.19	06/15/07		9	1,478,000	1,740,000	117.73
9 Caire Ter Potrero Hill		3	2	1	1,150	565.22	05/17/07		75	699,000	650,000	97.16
1458 Kansas St Potrero Hill		5	5	0	0		04/20/07		161	888,000	738,000	95.84
1471 Kansas St Potrero Hill		1	1	1	950	790.53	07/06/07		48	699,000	751,000	107.44
1330 20th St Potrero Hill		2	1	1	940	828.72	07/13/07		29	795,000	779,000	97.99
1001 Kansas St Potrero Hill		2	1	3	1,065	765.26	02/08/07		7	649,000	815,000	125.58
528 Connecticut St Potrero Hill		2	1	1	940	920.21	06/14/07		17	729,888	865,000	118.51
1506 25th St Potrero Hill		3	3	2	2,500	356.00	07/27/07		103	929,000	890,000	95.80
1011 Rhode Island St Potrero Hill		2	2	0	1,548	591.09	04/20/07		19	879,000	915,000	104.10
823 Carolina St Potrero Hill		2	1	1	800	1,150.00	04/04/07		13	799,900	920,000	115.01
768 De Haro St Potrero Hill		2	1	0	1,220	781.15	06/15/07		29	899,000	953,000	106.01
494 Kansas St Potrero Hill		2	1	2	1,176	817.18	03/13/07		32	935,000	961,000	102.78
868 Arkansas St Potrero Hill		3	2.50	1	2,000	487.50	03/02/07		24	899,000	975,000	108.45
477 Vermont St Potrero Hill		1	1	1	1,365	769.23	06/28/07		17	929,000	1,050,000	113.02
435 Vermont St Potrero Hill		3	2.50	1	1,950	551.28	01/12/07		42	1,095,000	1,075,000	98.17
2145 18th St Potrero Hill		2	1.50	1	0		04/30/07		20	995,000	1,075,000	108.04
1243 Rhode Island St Potrero Hill		3	3.50	1	2,268	511.02	04/03/07		40	1,150,000	1,159,000	100.78
357 Missouri St Potrero Hill		3	1.50	1	1,547	808.02	01/04/07		17	1,059,000	1,250,000	118.04
575 Kansas Potrero Hill		3	1.50	2	0		04/11/07		47	1,295,000	1,283,000	99.07
466 Missouri St Potrero Hill		2	1	2	1,175	1,132.77	07/18/07		23	1,295,000	1,331,000	102.78
890 De Haro St Potrero Hill		3	1	2	1,517	889.91	02/12/07		21	1,250,000	1,350,000	108.00
763 Kansas St Potrero Hill		2	2	2	1,886	795.33	06/29/07		29	1,449,000	1,500,000	103.52
541 Missouri St Potrero Hill		3	3.50	2	2,800	566.07	01/05/07		21	1,599,000	1,585,000	99.12
733 De Haro St Potrero Hill		3	3	1	0		02/16/07		133	2,100,000	1,675,000	93.31
860 De Haro St Potrero Hill		3	3.50	2	2,361	720.03	03/20/07		116	1,900,000	1,700,000	89.47
479-481 Arkansas Potrero Hill		4	4	2	2,947	637.94	05/22/07		18	1,799,000	1,880,000	104.50
407 Connecticut Potrero Hill		4	3.50	2	0		07/24/07		12	1,950,000	2,100,000	107.69
71 Langton St South of Market		2	2	2	0		06/19/07		26	1,079,000	1,105,000	102.41
464 Tehama St South of Market		3	4	2	4,500	711.11	06/29/07		99	3,250,000	3,200,000	98.46
<b>Listing Count</b>	100	<b>Averages</b>			1,650	658.15			41	975,455	1,005,336	104.33
		<b>High</b>			3,200,000.00	<b>Low</b>			375,000.00	<b>Median</b>		946,500.00
<b>Report Count</b>	100											

Presented By: Debbie Schedivy NM / Peletz & Company

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# Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:04pm

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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
2889 24th St #4 Inner Mission		1	1	1	839	673.42	03/01/07	102	579,000	565,000	97.58
2889 24th St #1 Inner Mission		1	1	1	839	677.00	03/01/07	113	559,000	568,000	101.61
3166 26th St #2 Inner Mission		2	2	1	1,518	374.18	05/04/07	188	599,000	568,000	100.00
1587 15th St #202 Inner Mission		2	1	1	886	642.21	03/30/07	55	569,000	569,000	100.00
2577 Folsom St Inner Mission		1	1	1	0		02/07/07	102	609,000	570,000	95.16
3270-3274 20th St #3274 Inner Mission		2	1	0	1,200	479.17	05/18/07	60	599,000	575,000	106.68
3118 18th St #9 Inner Mission		1	1.50	1	0		06/26/07	30	599,000	575,000	95.99
937 Capp St Inner Mission		2	1	2	0		06/30/07	65	579,000	579,000	100.00
199 Tiffany Ave #305 Inner Mission		2	2	1	927	625.67	05/23/07	212	589,000	580,000	99.15
130 Lexington St #A Inner Mission		2	1	1	850	688.24	07/18/07	8	550,000	585,000	106.36
800 York St Inner Mission		2	1.50	0	1,175	501.28	07/17/07	60	589,000	589,000	100.00
2900 22nd St #10 Inner Mission		1	2	1	971	607.62	02/01/07	97	649,000	590,000	98.50
1587 15th St #402 Inner Mission		2	1	1	920	651.09	03/14/07	69	599,000	599,000	100.00
1587 15th St #204 Inner Mission		2	1	1	834	718.23	03/30/07	24	599,000	599,000	100.00
2169 Folsom St #M204 Inner Mission		1	1	1	872	688.07	03/09/07	6	599,000	600,000	100.17
1800 Bryant St #205 Inner Mission		1	2	1	891	673.40	06/22/07	42	629,000	600,000	100.17
3450 18th St Inner Mission		1	1	1	0		06/01/07	13	559,000	600,000	107.33
1587 15th St #304 Inner Mission		2	1	1	958	636.74	03/14/07	67	599,000	610,000	101.84
199 Tiffany Ave #204 Inner Mission		2	2	1	1,035	594.20	03/22/07	99	639,000	615,000	97.77
1346 York St Inner Mission		2	1	4	0		05/31/07	18	625,000	615,000	98.40
3456 18th St Inner Mission		3	1	0	0		06/15/07	49	499,000	620,000	124.25
2889 24th St #2 Inner Mission		2	2	1	994	632.80	02/22/07	110	629,000	629,000	100.00
1587 15th St #505 Inner Mission		2	1	1	920	683.70	03/14/07	67	629,000	629,000	100.00
725 Florida St #7 Inner Mission		1	1.50	1	971	648.82	03/09/07	28	649,000	630,000	97.07
1347-1353 Minna St #1349 Inner Mission		2	1	2	0		06/28/07	1	630,000	630,000	100.00
582 Alabama St Inner Mission		2	2	1	0		01/12/07	55	629,000	632,000	100.48
199 Tiffany Ave #209 Inner Mission		2	2	1	1,248	508.81	03/21/07	103	639,000	635,000	100.00
199 Tiffany Ave #202 Inner Mission		2	2	1	1,106	574.14	01/12/07	30	635,000	635,000	100.00
1344 York St Inner Mission		3	2	4	0		05/31/07	18	650,000	635,000	97.69
199 Tiffany Ave #207 Inner Mission		2	2	1	1,248	512.02	01/04/07	70	639,000	639,000	100.00
199 Tiffany Ave #306 Inner Mission		2	2	1	1,262	511.09	03/02/07	52	690,000	645,000	100.00
2889 24th St #5 Inner Mission		2	2	1	973	667.01	03/02/07	95	649,000	649,000	100.00
2922 21st St Inner Mission		3	2	0	0		04/27/07	24	649,000	649,000	100.00
3345 17th St #8 Inner Mission		1	1.50	1	862	752.90	05/25/07	22	649,000	649,000	100.00
205-1/2 Bartlett St Inner Mission		3	1	0	0		07/10/07	72	629,000	650,000	103.34
802 York St Inner Mission		2	1.50	0	1,383	476.50	07/17/07	60	659,000	659,000	100.00
2889 24th St #6 Inner Mission		2	2	1	935	704.81	02/28/07	45	659,000	659,000	100.00
155 Lexington St Inner Mission		2	1	0	0		06/26/07	29	625,000	665,000	106.40
2889 24th St #3 Inner Mission		2	2	1	867	771.63	03/14/07	86	669,000	669,000	100.00
88 Hoff St #201 Inner Mission		1	1.50	2	933	721.33	07/11/07	14	649,000	673,000	103.70
3270-3274 20th St #3272 Inner Mission		2	1	1	1,200	562.50	05/18/07	60	675,000	675,000	100.00
2501 Harrison St #12 Inner Mission		1	1.50	1	1,086	621.55	05/31/07	45	699,000	675,000	97.97
17 Woodward St Inner Mission		3	2	1	1,109	608.66	04/26/07	48	699,000	675,000	96.57
720 York St #227 Inner Mission		1	1	1	1,237	565.08	01/17/07	20	699,000	699,000	100.00
2875 21st St #7 Inner Mission		1	1.50	1	1,085	644.24	07/19/07	82	699,000	699,000	100.00
2501 Harrison St #16 Inner Mission		1	1.50	1	1,046	669.22	04/05/07	28	699,000	700,000	100.14
3218 17th St Inner Mission		2	2	1	1,495	474.92	05/24/07	53	749,000	710,000	101.57
804 York St Inner Mission		2	1.50	0	1,451	502.41	07/17/07	60	729,000	729,000	100.00
2412 Harrison St #212 Inner Mission		1	2	2	1,302	564.52	06/19/07	26	729,000	735,000	100.82
3270-3274 20th St #3270 Inner Mission		2	1	1	1,200	616.67	05/18/07	60	699,000	740,000	105.87
752 South Van Ness Inner Mission		3	1.50	1	1,735	428.24	03/21/07	11	699,000	743,000	106.29
2920 21st St Inner Mission		3	2	0	0		04/27/07	24	749,000	749,000	100.00
95 Duboce Ave #1 Inner Mission		3	2	1	1,700	440.59	07/20/07	34	739,000	749,000	101.35

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# Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:04pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1260 Hampshire St Inner Mission		3	2	1	1,540	486.36	07/11/07	54	749,000	749,000	100.00
54 Shotwell St Inner Mission		2	1	0	0		05/06/07	9	689,000	750,000	108.85
1324 York St Inner Mission		2	1	1	1,450	517.24	05/04/07	28	699,000	750,000	107.30
720 York #226 Inner Mission		1	2	1	1,263	594.62	07/13/07	18	729,000	751,000	103.02
953 South Van Ness Ave #3 Inner Mission		2	2	1	0		01/04/07	60	799,000	759,000	100.00
2889 24th St #8 Inner Mission		3	2	1	1,283	591.58	02/23/07	68	759,000	759,000	100.00
843 South Van Ness Ave #6 Inner Mission		2	2	1	0		04/27/07	32	799,000	760,000	95.12
3011 20th St #3 Inner Mission		2	2	1	1,176	662.42	02/05/07	7	779,000	779,000	100.00
150 Lexington St #1 Inner Mission		3	2	2	1,264	624.21	01/29/07	81	799,000	789,000	98.75
2889 24th St #7 Inner Mission		3	3	1	1,457	562.11	02/21/07	109	829,000	819,000	98.79
363 Valencia St #4 Inner Mission		1	2	1	1,483	556.30	05/25/07	27	725,000	825,000	113.79
3011 20th St #1 Inner Mission		2	2	1	1,439	576.09	02/01/07	0	849,000	829,000	97.64
3365 20th St #5 Inner Mission		2	2	1	1,269	669.82	06/29/07	27	849,000	850,000	100.12
3375 17th St #302 Inner Mission		2	2	1	1,454	588.03	05/31/07	29	855,000	855,000	100.00
251 Bartlett St #B Inner Mission		2	2.50	1	1,252	692.09	06/26/07	22	849,000	866,500	102.06
814 South Van Ness #2 Inner Mission		3	2	1	0		06/19/07	31	875,000	875,000	100.00
2836 Folsom St Inner Mission		2	2	2	2,258	407.44	03/16/07	27	919,000	920,000	100.11
642 Hampshire Inner Mission		3	2.50	1	1,660	584.34	05/04/07	19	899,000	970,000	107.90
2169 Folsom St #M205 Inner Mission		2	2	1	2,482	433.12	05/18/07	67	995,000	1,075,000	98.17
320 Alabama St #2 Inner Mission		3	2.50	1	2,317	502.81	04/25/07	50	1,175,000	1,165,000	99.15
506 Capp St Inner Mission		2	1	2	0		02/15/07	102	625,000	1,385,000	231.22
508 Capp St Inner Mission		3	2	2	1,400	989.29	02/15/07	102	825,000	1,385,000	173.34
260 King St #553 Mission Bay		0	1	1	567	862.43	07/26/07	70	494,000	489,000	100.00
250 King St #742 Mission Bay		0	1	1	0		03/05/07	29	509,000	490,000	96.27
250 King St #272 Mission Bay		0	1	0	656	867.38	07/31/07	75	579,000	569,000	98.27
260 King St #675 Mission Bay		1	1	1	908	638.77	02/27/07	133	625,000	580,000	95.87
260 King St #643 Mission Bay		1	1	1	688	879.36	05/23/07	33	605,000	605,000	100.00
250 King St #714 Mission Bay		1	1	1	0		05/01/07	6	675,000	605,000	89.63
250 King St #648 Mission Bay		1	1	1	0		04/19/07	62	674,000	640,000	98.48
250 King St #814 Mission Bay		1	1	1	0		04/26/07	11	685,000	645,000	94.16
260 King St #361 Mission Bay		1	1	1	0		06/13/07	85	669,000	649,000	97.01
1 Bluxome St #214 Mission Bay		1	1.50	1	0		06/29/07	33	699,000	652,000	103.66
250 King St #756 Mission Bay		1	1	1	0		02/25/07	4	679,000	660,305	97.25
260 King St #733 Mission Bay		1	1	1	0		06/21/07	64	689,000	669,000	100.00
250 King St #360 Mission Bay		1	1	1	907	749.72	04/24/07	116	699,999	680,000	98.69
255 Berry St #304 Mission Bay		1	1	1	873	790.38	04/27/07	69	749,000	690,000	98.71
250 King St #406 Mission Bay		1	1	1	0		03/28/07	15	745,000	695,000	93.29
250 King St #1312 Mission Bay		1	1	1	0		04/03/07	34	749,000	695,000	92.79
175 Bluxome St #210 Mission Bay		2	2	1	0		05/08/07	17	675,000	700,000	103.70
250 King St #1114 Mission Bay		1	1	1	0		04/10/07	109	740,000	720,000	97.30
255 Berry St #408 Mission Bay		1	1	1	1,045	697.61	03/09/07	95	739,000	729,000	98.65
260 King St #719 Mission Bay		2	1.50	1	1,047	709.65	01/11/07	129	775,000	743,000	95.87
260 King St #885 Mission Bay		2	2	1	991	751.77	04/26/07	29	759,000	745,000	98.16
255 Berry St #508 Mission Bay		1	1	1	1,045	712.92	07/27/07	42	749,000	745,000	99.47
250 King St #424 Mission Bay		2	2	1	0		04/12/07	49	779,000	745,600	95.71
260 King St #1101 Mission Bay		1	1	1	832	913.46	06/19/07	33	749,000	760,000	101.47
250 King St #1612 Mission Bay		1	1	1	0		05/04/07	3	825,000	765,000	92.73
255 Berry St #102 Mission Bay		2	2.50	1	1,170	660.68	05/25/07	10	769,000	773,000	100.52
255 Berry St #511 Mission Bay		2	2	1	1,113	696.32	02/27/07	19	775,000	775,000	100.00
260 King St #1509 Mission Bay		1	1	1	0		03/06/07	20	775,000	779,000	100.52
235 Berry St #401 Mission Bay		2	2	1	1,070	729.81	06/08/07	4	775,900	780,900	100.64
250 King St #624 Mission Bay		2	2	1	0		05/02/07	1	799,000	784,000	98.12
255 Berry St #411 Mission Bay		2	2	1	0		04/03/07	41	850,000	800,000	96.97
250 King St #520 Mission Bay		2	2	1	0		04/25/07	110	820,000	816,000	97.72
207 King St #412 Mission Bay		1	2	1	987	843.16	05/25/07	63	895,000	832,200	92.98

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Listings as of 08/22/07 at 4:04pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
255 Berry St #506 Mission Bay		2	2	1	1,293	692.19	02/12/07	54	899,000	895,000	99.56
255 Berry St #705 Mission Bay		2	2	1	1,281	701.80	06/15/07	47	939,000	899,000	100.00
207 King St #510 Mission Bay		2	1.50	1	1,236	727.35	06/14/07	112	959,000	899,000	100.00
255 Berry St #512 Mission Bay		2	2	1	1,293	698.38	04/06/07	72	979,000	903,000	100.44
235 Berry St #315 Mission Bay		2	2	1	1,235	733.51	07/19/07	64	889,900	905,888	100.78
235 Berry St #409 Mission Bay		2	2	1	955	994.66	05/16/07	44	949,900	949,900	100.00
235 Berry St #413 Mission Bay		2	2	1	1,235	784.53	06/11/07	5	968,900	968,900	100.00
235 Berry St #314 Mission Bay		2	2	1	1,420	690.07	06/12/07	86	979,900	979,900	100.00
255 Berry St #604 Mission Bay		2	2	1	1,456	673.08	01/22/07	35	1,055,000	980,000	92.89
255 Berry St #409 Mission Bay		2	2	1	1,504	661.57	06/07/07	50	1,050,000	995,000	99.60
207 King St #415 Mission Bay		1	2	1	1,440	693.75	06/29/07	97	1,100,000	999,000	90.82
235 Berry St #509 Mission Bay		2	2	9	955	1,048.06	08/01/07	34	990,900	1,000,900	100.00
255 Berry St #104 Mission Bay		2	2.50	1	1,821	551.89	06/01/07	21	998,000	1,005,000	100.70
207 King St #411 Mission Bay		1	2	1	1,461	718.69	05/17/07	99	1,395,000	1,050,000	87.87
255 Berry St #317 Mission Bay		2	2.50	1	1,586	731.40	01/31/07	5	1,160,000	1,160,000	100.00
255 Berry St #116 Mission Bay		3	3	1	1,723	683.69	04/02/07	58	1,249,000	1,178,000	98.33
1 Bluxome St #310 Mission Bay		1	2	1	1,763	680.66	04/27/07	2	1,200,000	1,200,000	100.00
1 Bluxome Pl #403 Mission Bay		1	2	1	1,583	758.05	06/04/07	23	1,200,000	1,200,000	100.00
255 Berry St #609 Mission Bay		2	2.50	1	1,888	850.11	05/15/07	25	1,595,000	1,605,000	100.63
255 Berry St #710 Mission Bay		3	2.50	1	2,293	732.66	01/05/07	68	8,300,000	1,680,000	91.80
255 Berry St #610 Mission Bay		3	2.50	1	2,284	766.20	01/10/07	11	1,750,000	1,750,000	100.00
1601 18th St Potrero Hill		1	1	0	437	742.30	06/08/07	44	324,386	324,386	100.00
2225 23rd St #401 Potrero Hill		0	1	1	456	730.26	05/10/07	29	355,000	333,000	98.23
2250 24th St #435 Potrero Hill		0	1	1	456	767.54	05/09/07	76	369,000	350,000	100.29
2250 24th St #222 Potrero Hill		1	1	1	602	689.37	03/09/07	14	399,000	415,000	104.01
2250 24th St #321 Potrero Hill		1	1	1	602	701.00	07/27/07	47	415,000	422,000	101.69
701 Pennsylvania Ave #203 Potrero Hill		1	2	1	842	665.08	07/10/07	21	579,000	560,000	96.72
1695 18th St #205 Potrero Hill		1	1	1	981	570.85	04/23/07	36	559,000	560,000	100.18
1050 Mississippi #3 Potrero Hill		2	2	1	839	673.42	07/27/07	48	599,000	565,000	94.32
589 Missouri St Potrero Hill		2	1	0	850	674.25	04/20/07	91	559,000	573,110	100.72
834 Arkansas St #2 Potrero Hill		2	1	1	870	666.67	05/15/07	21	529,000	580,000	109.64
701 Pennsylvania Ave #107 Potrero Hill		1	2	1	904	651.55	02/23/07	19	599,000	589,000	98.33
882 Kansas St Potrero Hill		2	2	0	938	644.99	04/03/07	137	619,500	605,000	97.66
1655 18th St Potrero Hill		1	1.50	1	851	713.15	02/07/07	55	625,000	606,888	101.32
699 Pennsylvania Ave #5 Potrero Hill		1	1.50	1	864	711.81	05/25/07	32	619,000	615,000	99.35
701 Pennsylvania Ave #102 Potrero Hill		1	1.50	1	991	640.77	05/08/07	32	635,000	635,000	100.00
701 Pennsylvania Ave #104 Potrero Hill		1	2.50	1	1,068	603.93	02/16/07	27	645,000	645,000	100.00
878 Kansas St Potrero Hill		2	2	1	938	691.90	04/03/07	137	659,000	649,000	98.48
1651 18th St Potrero Hill		2	2	1	1,088	620.40	06/26/07	50	725,000	675,000	96.57
1085 De Haro St Potrero Hill		2	2	1	1,088	629.60	02/15/07	21	695,000	685,000	98.56
605 Carolina St Potrero Hill		2	2	1	1,100	626.36	03/28/07	24	689,000	689,000	100.00
370 Utah St Potrero Hill		3	1	0	1,166	596.05	04/17/07	22	589,000	695,000	118.00
55 Sierra St #202 Potrero Hill		2	2	1	0		07/24/07	15	679,000	700,000	103.09
609 Carolina St Potrero Hill		2	2	1	0		06/26/07	29	697,000	735,000	105.60
376 Arkansas St Potrero Hill		2	2	1	1,182	621.83	02/23/07	7	669,000	735,000	109.87
581 Texas St Potrero Hill		3	2	1	1,240	592.74	04/27/07	34	729,000	735,000	100.82
613 Carolina St Potrero Hill		2	2	1	1,000	735.00	01/25/07	19	729,000	735,000	100.82
839 Wisconsin Potrero Hill		2	2	0	0		06/14/07	21	729,000	750,000	102.88
1633 18th St Potrero Hill		2	2	1	1,057	710.50	03/07/07	14	699,000	751,000	107.44
55 Sierra St #101 Potrero Hill		3	2	1	1,424	540.03	02/14/07	34	759,000	769,000	101.32
1304 De Haro St Potrero Hill		3	2	1	0		06/11/07	18	739,000	775,000	104.87
632 De Haro St Potrero Hill		3	2	1	0		05/17/07	15	795,000	850,000	106.92
952 De Haro Potrero Hill		3	2.50	1	1,729	566.80	03/13/07	30	995,000	980,000	98.49
906 Wisconsin Potrero Hill		2	2	1	1,671	597.25	04/25/07	17	899,000	998,000	111.01
370 De Haro St #A5 Potrero Hill		1	1.50	2	1,631	613.12	05/18/07	39	1,085,000	1,000,000	92.17

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Listings as of 08/22/07 at 4:04pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
577 Mississippi St Potrero Hill		3	2	1	0		06/05/07	30	1,049,000	1,049,000	100.00
782 Wisconsin St #2 Potrero Hill		3	2	2	1,778	590.55	06/06/07	13	995,000	1,050,000	105.53
936 Carolina St Potrero Hill		3	2.50	1	1,620	654.32	07/13/07	11	995,000	1,060,000	106.53
987 De Haro St #2 Potrero Hill		3	3	1	1,789	600.89	07/27/07	28	989,000	1,075,000	108.70
787 San Bruno Ave Potrero Hill		3	2	1	0		05/30/07	36	1,179,000	1,189,000	100.85
1816 20th St Potrero Hill		3	2	1	1,675	716.42	03/15/07	32	1,200,000	1,200,000	100.00
579 Mississippi St Potrero Hill		3	2.50	1	0		06/01/07	24	1,195,000	1,210,000	101.26
843 Vermont St #2 Potrero Hill		3	2.50	1	1,658	753.92	06/28/07	25	1,195,000	1,250,000	104.60
2130 24th St #A Potrero Hill		3	2	1	1,792	710.94	05/07/07	84	1,279,000	1,274,000	99.61
712 Wisconsin St Potrero Hill		3	2	2	0		07/19/07	26	1,350,000	1,325,000	98.15
256 Pennsylvania Potrero Hill		3	3.50	1	0		05/29/07	62	1,425,000	1,344,000	96.83
199 New Montgomery #811 South of Market		0	1	0	412	603.45	02/09/07	21	248,622	248,622	100.00
199 New Montgomery St #408 South of Mark		1	1	0	0		07/30/07	56	285,981	285,981	100.00
195 7th St #207 South of Market		0	1	0	298	973.15	03/09/07	19	285,000	290,000	101.75
180 7th St #308 South of Market		1	1	1	474	780.59	05/01/07	18	369,900	370,000	100.03
624 Natoma St #D South of Market		1	1	1	724	538.67	04/02/07	66	399,000	390,000	97.74
59-63 Grace St #61 A South of Market		3	2	0	1,000	398.00	02/23/07	50	395,000	398,000	100.76
624 Natoma St #C South of Market		1	1	1	715	558.04	03/02/07	36	399,000	399,000	100.00
24 Clyde South of Market		3	1	1	0		06/15/07	44	449,000	449,000	100.00
18 Clyde South of Market		3	1	1	0		06/15/07	41	459,000	459,000	100.00
140 South Van Ness Ave #1137 South of Ma		0	1	1	575	808.70	05/16/07	78	469,000	465,000	99.15
624 Natoma St #A South of Market		1	1	1	714	659.66	04/02/07	66	479,000	471,000	98.33
140 South Van Ness #602 South of Market		1	1	2	0		07/20/07	187	530,000	485,000	98.98
461 2nd St #C214 South of Market		0	1	1	0		05/22/07	83	519,000	485,000	97.19
20 Clyde South of Market		3	1	1	0		06/15/07	39	469,000	490,000	104.48
555 4th St #408 South of Market		0	1	1	616	803.57	05/18/07	1	495,000	495,000	100.00
555 4th St #649 South of Market		1	1	1	632	789.56	06/04/07	8	549,000	499,000	90.89
28 Clyde South of Market		3	1	1	0		06/15/07	8	499,000	509,000	102.00
95 McCoppin St #E201 South of Market		2	1	1	0		01/30/07	129	549,000	512,000	100.39
555 4th St #610 South of Market		0	1	1	616	836.04	06/01/07	1	515,000	515,000	100.00
22 Clyde South of Market		3	1	1	0		06/15/07	8	499,000	519,000	104.01
461 2nd St #C123 South of Market		1	1	0	0		05/02/07	22	485,000	520,000	107.22
246 2nd St #605 South of Market		1	1	0	0		02/28/07	33	549,000	540,000	98.36
310 Townsend St #307 South of Market		1	1	0	689	783.74	06/27/07	55	557,000	540,000	96.95
555 4th St #847 South of Market		1	1	1	555	989.19	06/29/07	12	549,000	549,000	98.21
555 4th St #410 South of Market		0	1	1	616	892.86	05/15/07	5	495,000	550,000	111.11
140 South Van Ness Ave #805 South of Mark		1	1.50	1	830	665.06	06/05/07	16	549,000	552,000	100.55
322 6th St #2 South of Market		1	1.50	1	962	576.92	04/26/07	23	559,000	555,000	99.28
555 4th St #516 South of Market		1	1	1	698	795.13	04/19/07	24	565,000	555,000	98.23
555 4th St #616 South of Market		1	1	1	680	830.88	06/01/07	8	565,000	565,000	100.00
555 4th St #749 South of Market		1	1	1	632	901.90	06/14/07	24	515,000	570,000	110.68
469 Tehama St #5 South of Market		1	1	0	0		06/20/07	93	539,000	575,000	106.68
128 Morris St #12 South of Market		1	1.50	1	982	585.54	01/17/07	19	589,000	575,000	97.62
601 4th St #207 South of Market		1	1	1	1,057	543.99	05/18/07	74	639,000	575,000	95.99
380 10th St #14 South of Market		1	1	1	830	698.80	01/04/07	73	600,000	580,000	107.41
132 Langton St South of Market		2	1.50	1	1,000	580.00	04/20/07	27	559,000	580,000	103.76
555 4th St #632 South of Market		1	1	1	718	809.19	05/01/07	30	575,000	581,000	101.04
1346 Stevenson St #B101 South of Market		3	1	1	0		06/29/07	105	640,000	585,000	97.66
555 4th St #712 South of Market		1	1	1	680	860.29	03/16/07	0	585,000	585,000	100.00
555 4th St #541 South of Market		1	1	1	680	864.71	05/21/07	0	588,000	588,000	100.00
195 Shipley St #21 South of Market		1	1	1	0		04/25/07	36	600,000	590,000	98.33
1097 Howard St #102 South of Market		1	1	0	1,056	558.71	04/02/07	24	575,000	590,000	102.61
195 Shipley St #23 South of Market		1	1	1	0		02/28/07	155	600,000	590,000	98.33
555 4th St #528 South of Market		1	1	1	716	824.02	02/23/07	14	565,000	590,000	104.42
21 Isis St #201 South of Market		1	1.50	1	952	625.00	03/09/07	43	618,000	595,000	99.33

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
300 3rd St #815 South of Market		1	1	1	845	710.06	05/11/07	50	619,000	600,000	100.17
638 Minna St #5 South of Market		1	1.50	1	848	707.55	07/26/07	18	598,000	600,000	100.33
152 Clara St #26 South of Market		1	1	1	0		03/21/07	164	615,000	605,000	98.37
246 2nd St #705 South of Market		1	1	1	650	938.46	04/20/07	45	589,000	610,000	103.57
461 2nd St #C118 South of Market		1	1	1	670	910.45	06/15/07	50	615,000	610,000	99.19
195 Shipley #5 South of Market		1	1	1	0		05/17/07	23	599,000	615,000	102.67
461 2nd St #C309 South of Market		1	1	1	0		03/30/07	16	589,000	615,000	104.41
310 Townsend St #308 South of Market		1	1	0	803	768.99	06/19/07	27	615,000	617,500	100.41
199 New Montgomery St #207 South of Mark		1	1	0	788	786.80	06/29/07	35	620,000	620,000	100.00
855 Folsom St #139 South of Market		1	1.50	1	740	837.84	04/26/07	11	637,350	620,000	97.28
555 4th St #440 South of Market		1	1	1	750	826.67	03/22/07	14	598,000	620,000	103.68
1025 Minna St #7 South of Market		1	2	1	865	720.23	02/09/07	45	623,000	623,000	100.00
950 Harrison St #111 South of Market		1	1.50	1	965	647.67	03/15/07	97	629,000	625,000	99.36
767 Bryant #405 South of Market		1	2	1	908	692.73	04/25/07	32	629,000	629,000	100.00
155 Harriet St #15 South of Market		2	2	1	913	691.13	05/09/07	53	650,000	631,000	100.16
638 Minna St #12 South of Market		2	2.50	1	1,486	427.32	01/12/07	7	675,000	635,000	87.59
250 Clara St #11 South of Market		1	1.50	1	0		04/13/07	22	635,000	635,000	100.00
155 Harriet St #9 South of Market		2	2	1	930	683.87	05/22/07	11	629,000	636,000	101.11
388 Townsend St #2 South of Market		1	2	1	973	656.73	06/27/07	29	639,000	639,000	100.00
200 Townsend St #48 South of Market		1	2	1	735	869.39	03/23/07	16	599,000	639,000	106.68
655 5th St #13 South of Market		1	2	1	1,127	566.99	03/07/07	22	629,000	639,000	101.59
655 5th St #15 South of Market		1	2	1	1,127	566.99	01/12/07	43	649,000	639,000	100.00
388 Townsend St #11 South of Market		1	2	1	1,008	633.93	02/09/07	119	639,000	639,000	100.00
39 Boardman Pl #101 South of Market		1	1.50	1	1,255	511.55	07/25/07	76	695,000	642,000	99.07
380 10th St #2 South of Market		1	1.50	1	933	688.64	05/03/07	73	650,000	642,500	98.85
855 Folsom St #311 South of Market		1	1.50	1	0		02/23/07	31	649,000	643,000	99.08
310 Townsend St #309 South of Market		1	1	0	789	817.49	07/27/07	33	645,000	645,000	100.00
1097 Howard St #203 South of Market		1	1	1	0		07/26/07	93	689,000	646,000	99.54
380 10th St #17 South of Market		1	1.50	1	915	706.01	07/25/07	33	649,000	646,000	99.54
317 Harriet St #2 South of Market		2	2	1	1,370	474.45	01/05/07	124	699,000	650,000	92.99
555 Natoma St #6 South of Market		1	1.50	1	1,239	528.65	07/26/07	54	668,000	655,000	98.05
855 Folsom #121 South of Market		1	1.50	1	0		04/20/07	22	679,000	658,000	96.91
920 Harrison St #8 South of Market		1	1.50	1	1,137	580.47	08/01/07	31	649,000	660,000	101.69
63 Lafayette #2 South of Market		1	1.50	1	0		07/22/07	27	665,000	660,000	99.25
68 Harriet St #15 South of Market		1	1.50	1	1,221	544.64	01/26/07	93	689,000	665,000	102.47
468 Tehama St #10 South of Market		1	1.50	1	0		03/30/07	19	658,000	675,000	102.58
380 10th St #6 South of Market		1	1.50	1	1,043	651.01	03/08/07	12	679,000	679,000	100.00
1097 Howard St #204 South of Market		1	1	1	0		05/02/07	32	679,000	679,000	100.00
140 South Van Ness Ave #722 South of Mark		2	2	1	0		02/16/07	25	639,000	680,000	106.42
199 New Montgomery #1106 South of Market		1	1	1	787	864.04	05/25/07	17	689,000	680,000	98.69
140 South Van Ness #640 South of Market		2	2	1	1,140	600.88	06/29/07	62	645,000	685,000	96.48
140 South Van Ness #929 South of Market		2	2	1	1,160	591.38	04/05/07	33	639,000	686,000	107.36
761 Tehama St #2 South of Market		2	2.50	1	1,360	508.82	02/14/07	14	699,000	692,000	99.00
776 Tehama St #14 South of Market		2	2	1	1,063	653.81	02/26/07	11	695,000	695,000	100.00
140 South Van Ness St #529 South of Marke		2	2	1	1,160	599.14	04/12/07	30	699,000	695,000	99.43
77 Dow Pl #509 South of Market		1	1.50	1	1,162	602.41	04/27/07	20	699,000	700,000	100.14
357 Tehama St #1 South of Market		1	1	1	1,800	390.56	02/28/07	19	685,000	703,000	102.63
767 Bryant St #402 South of Market		1	2	1	931	755.52	03/08/07	40	703,390	703,390	100.00
776 Tehama St #17 South of Market		2	2	1	1,063	663.22	03/12/07	53	715,000	705,000	98.60
140 South Van Ness Ave #910 South of Mark		2	2	1	1,160	607.76	06/06/07	27	689,000	705,000	102.32
855 Folsom St #724 South of Market		1	1.50	1	0		01/02/07	81	739,000	706,000	101.00
33 Moss St #1 South of Market		2	2	2	1,115	636.77	01/11/07	119	769,000	710,000	98.75
1488 Harrison #305 South of Market		2	2	1	1,166	608.92	03/28/07	46	729,000	710,000	101.57
767 Bryant St #401 South of Market		1	2	1	944	755.37	03/09/07	92	713,072	713,072	100.00
1042 Minna St #2 South of Market		2	2.50	1	1,080	662.04	02/23/07	83	739,000	715,000	96.75

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# Condo/Coop/TIC/Loft CMA Report

Listings as of 08/22/07 at 4:05pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
200 Townsend St #21 South of Market		1	2	1	0		03/08/07	33	725,000	715,000	98.62
140 South Van Ness #831 South of Market		2	2	1	0		03/30/07	12	720,000	715,000	99.31
140 South Van Ness Ave #940 South of Mark		2	2	1	1,140	628.07	07/20/07	24	715,000	716,000	100.14
200 Townsend St #34 South of Market		1	2	1	908	795.15	06/29/07	80	735,000	722,000	99.59
195 Shipley Pk #2 South of Market		2	1	1	1,300	557.69	03/16/07	28	699,000	725,000	103.72
221 Clara St #6 South of Market		1	1.50	1	1,112	651.98	07/03/07	18	649,000	725,000	111.71
199 New Montgomery St #211 South of Mark		2	2	1	1,163	627.69	03/28/07	19	699,000	730,000	104.43
1247 Harrison St #7 South of Market		1	1.50	2	1,091	669.11	07/06/07	79	749,000	730,000	97.46
920 Harrison St #1 South of Market		2	2.50	1	1,518	481.55	04/20/07	17	729,000	731,000	100.27
821 Folsom St #418 South of Market		2	2	1	1,100	668.18	05/11/07	51	745,000	735,000	98.66
250 Clara St #10 South of Market		2	1.50	1	0		04/27/07	13	729,000	750,000	102.88
19 Scott Aly South of Market		2	1	1	1,302	576.04	04/23/07	10	699,000	750,000	107.30
1247 Harrison St #23 South of Market		1	1.50	2	0		06/27/07	54	775,000	760,000	98.06
1221 Harrison #16 South of Market		1	2	2	1,311	583.52	03/09/07	57	779,000	765,000	102.14
60 Rausch St #305 South of Market		2	2	1	1,265	612.65	04/20/07	11	769,000	775,000	100.78
555 4th St #820 South of Market		2	2	1	888	888.51	03/30/07	6	789,000	789,000	100.00
50 Lucerne St #6 South of Market		2	2	1	0		05/23/07	21	789,000	789,000	100.00
555 4th St #844 South of Market		1	1	1	894	889.26	04/13/07	0	795,000	795,000	100.00
380 10th St #3 South of Market		1	2	1	1,343	594.94	01/19/07	27	799,000	799,000	100.00
601 4th St #312 South of Market		1	2	1	1,147	697.47	02/07/07	49	779,000	800,000	102.70
310 Townsend St #411 South of Market		1	1	1	853	949.59	07/31/07	73	820,000	810,000	98.78
786 Minna St #5 South of Market		2	2	2	1,402	584.88	03/22/07	35	819,000	820,000	100.12
25 Lucerne St #4 South of Market		1	1.50	1	1,450	572.41	05/25/07	19	795,000	830,000	104.40
317 Harriet St #16 South of Market		2	2	1	0		06/13/07	76	868,000	845,000	97.35
555 4th St #913 South of Market		1	2	1	0		06/16/07	0	855,000	855,000	100.00
855 Folsom St #933 South of Market		2	2	1	0		05/07/07	77	889,000	858,500	99.02
485 Bryant St #B South of Market		2	2.50	1	1,138	755.71	06/26/07	8	820,000	860,000	104.88
200 Townsend St #43 South of Market		1	2	1	1,255	685.26	05/22/07	17	799,000	860,000	107.63
380 10th St #28 South of Market		1	2	1	1,550	561.29	05/04/07	96	899,000	870,000	98.86
1067 Natoma St South of Market		3	2	2	0		04/17/07	21	825,000	874,500	106.00
199 New Montgomery St #1102 South of Mar		2	2	1	1,089	807.16	04/26/07	18	879,000	879,000	100.00
199 New Montgomery St #1301 South of Mar		2	2	1	0		02/02/07	127	899,000	880,000	97.89
246 2nd St #902 South of Market		2	2	1	1,049	857.96	06/28/07	56	869,000	900,000	103.57
855 Folsom St #521 South of Market		2	2	1	1,387	665.97	07/26/07	38	965,000	923,700	99.43
355 Bryant St #309 South of Market		1	1.50	1	1,551	597.20	02/23/07	23	899,000	926,250	103.03
767 Bryant St #205 South of Market		2	3	1	1,588	587.52	04/04/07	94	932,982	932,982	100.00
555 4th St #717 South of Market		2	2	2	1,111	846.85	02/23/07	15	925,000	940,846	101.71
767 Bryant St #204 South of Market		2	3	1	1,607	587.52	03/29/07	113	944,145	944,145	100.00
300 3rd St #506 South of Market		2	2	1	1,472	650.14	06/29/07	36	998,000	957,000	95.89
461 2nd St #C107 South of Market		1	2	1	1,574	625.79	04/13/07	32	979,000	985,000	100.61
767 Bryant St #202 South of Market		2	3	1	1,687	592.77	04/24/07	190	1,092,000	1,000,000	91.58
655 5th St #9 South of Market		2	3	1	1,849	550.57	07/25/07	28	1,039,000	1,018,000	97.98
461 2nd St #C102 South of Market		2	2	2	1,635	629.36	07/20/07	21	1,029,000	1,029,000	100.00
310 Townsend St #405 South of Market		2	2	1	1,238	852.18	06/15/07	24	1,100,000	1,055,000	95.91
461 2nd St #557 South of Market		1	1.50	1	1,812	640.18	02/15/07	24	1,160,000	1,160,000	97.07
142 Russ St #4 South of Market		3	2.50	1	2,326	505.16	06/11/07	14	1,035,000	1,175,000	113.53
555 4th St #839 South of Market		2	2.50	2	1,126	1,051.95	06/16/07	0	1,184,500	1,184,500	100.00
765 Market #22B South of Market		1	1	2	821	1,461.63	06/14/07	14	1,200,000	1,200,000	100.00
1097 Howard St #201 South of Market		2	2	2	0		03/23/07	15	1,295,000	1,295,000	100.00
355 Bryant St #409 South of Market		1	1.50	1	1,629	859.42	06/15/07	8	1,395,000	1,400,000	100.36
355 Bryant St #102 South of Market		2	2	1	2,203	878.35	01/05/07	84	2,195,000	1,935,000	96.99
765 Market #22E South of Market		2	2.50	1	1,453	1,342.05	03/30/07	20	1,950,000	1,950,000	100.00
188 Minna St #25B South of Market		2	2.50	1	1,777	1,294.32	04/19/07	82	2,395,000	2,300,000	96.03
188 Minna St #27C South of Market		2	2	1	1,670	1,646.71	05/30/07	70	2,750,000	2,750,000 (	100.00
188 Minna St #30A South of Market		3	3	1	2,027	1,578.69	02/23/07	14	2,995,000	3,200,000	106.84

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
355 1st St #S805 South Beach		1	1	1	691	448.63	06/15/07	17	310,001	310,001	100.00
201 Harrison St #108 South Beach		0	1	1	0		02/23/07	180	369,000	340,000	94.71
201 Harrison St #624 South Beach		0	1	1	432	854.17	04/05/07	26	369,000	369,000	100.00
201 Harrison St #612 South Beach		0	1	1	427	878.22	04/24/07	40	379,000	375,000	98.94
201 Harrison St #728 South Beach		0	1	1	432	870.37	03/30/07	56	379,000	376,000	99.21
201 Harrison St #723 South Beach		0	1	1	410	924.39	02/01/07	182	379,000	379,000	100.00
403 Main St #705 South Beach		1	1	1	493	963.49	03/15/07	80	499,000	475,000	99.16
403 Main St #404N South Beach		0	1	1	0		03/30/07	151	525,000	483,000	97.58
355 1st St #303 South Beach		1	1	1	0		05/15/07	25	525,000	525,000	100.00
201 Harrison St #217 South Beach		1	1	1	658	805.47	05/18/07	7	530,000	530,000	100.00
88 Townsend St #226 South Beach		0	1	1	580	931.03	07/12/07	7	529,000	540,000	102.08
88 Townsend St #303 South Beach		0	1	1	594	917.51	02/21/07	27	545,000	545,000	100.00
201 Harrison St #110 South Beach		2	2	1	784	718.11	05/04/07	47	589,000	563,000	98.95
88 Townsend St #411 South Beach		0	1	1	626	902.56	04/19/07	57	578,888	565,000	97.60
355 1st St #505 South Beach		1	1	1	0		04/17/07	182	599,000	570,000	96.77
400 Beale St #1202 South Beach		1	1	1	0		04/10/07	33	579,000	575,000	99.31
300 Beale St #315 South Beach		1	1	1	971	602.47	06/14/07	60	599,000	585,000	97.66
333 1st St #503 South Beach		1	1	1	0		01/12/07	83	625,000	595,000	95.20
400 Beale St #1410 South Beach		1	1	1	669	895.37	02/15/07	69	599,000	599,000	100.00
201 Harrison #510 South Beach		2	1	1	797	757.84	05/18/07	24	609,000	604,000	99.18
50 Lansing St #308 South Beach		1	1	1	874	703.66	02/12/07	50	619,000	615,000	99.35
201 Harrison #931 South Beach		2	2	1	0		08/01/07	72	650,000	618,000	95.08
403 Main St #116 South Beach		1	1	1	890	695.51	04/24/07	29	619,000	619,000	100.00
400 Beale #1604 South Beach		1	1	1	832	762.02	06/05/07	118	649,000	634,000	99.22
355 1st St #S1006 South Beach		1	1	1	770	824.68	06/15/07	117	699,000	635,000	95.63
88 Townsend #414 South Beach		1	1	1	0		01/08/07	56	649,000	637,500	98.23
88 Townsend St #101 South Beach		1	1	1	821	779.54	02/22/07	82	659,000	640,000	97.12
200 Brannan St #139 South Beach		1	1	1	817	783.35	02/09/07	14	649,000	640,000	98.61
333 1st St #N1003 South Beach		1	1	1	0		06/21/07	44	649,000	649,000	100.00
38 Bryant St #503 South Beach		1	1	1	850	764.71	02/28/07	2	639,000	650,000	101.72
355 1st St #1210 South Beach		1	1	1	0		05/11/07	64	669,000	655,000	97.91
333 1st St #1202 South Beach		1	1	1	0		05/01/07	56	665,000	660,000	99.25
355 1st St #1908 South Beach		1	1	1	757	879.02	07/19/07	64	689,000	665,420	96.58
219 Brannan St #9B South Beach		1	1	1	723	933.61	01/05/07	105	689,000	675,000	97.97
403 Main St #710N South Beach		1	1	1	0		05/04/07	32	689,000	682,000	98.98
333 1st St #1702 South Beach		1	1	1	758	908.97	01/11/07	46	699,999	689,000	98.43
75 Lansing St #2 South Beach		2	1.50	2	1,182	591.37	03/12/07	159	765,000	699,000	100.00
400 Spear St #115 South Beach		1	1	1	1,187	602.36	06/14/07	71	775,000	715,000	102.29
400 Beale St #806 South Beach		2	1	1	0		02/15/07	122	735,000	720,000	97.96
219 Brannan St #6C South Beach		1	1.50	1	899	810.90	02/09/07	15	729,000	729,000	100.00
201 Harrison #827 South Beach		2	2	1	1,105	668.68	06/29/07	22	740,000	738,890	99.85
201 Harrison St #327 South Beach		2	2	1	1,105	669.68	02/23/07	12	749,000	740,000	98.80
400 Beale St #1212 South Beach		2	2	1	1,075	697.67	07/20/07	32	769,900	750,000	98.96
101 Harrison St #301 South Beach		2	2	1	979	771.20	06/06/07	133	849,000	755,000	98.69
333 1st St #1505 South Beach		1	1	1	778	975.58	07/26/07	22	769,000	759,000	98.70
333 1st St #N1203 South Beach		1	1	1	0		07/31/07	35	675,000	762,000	101.60
229 Brannan St #2C South Beach		1	1.50	1	1,047	734.48	05/18/07	13	759,000	769,000	101.32
81 Lansing #408 South Beach		1	1	2	1,111	694.87	07/30/07	46	770,000	772,000	100.26
355 1st St #S204 South Beach		2	2	1	0		06/08/07	51	799,000	775,000	97.00
355 1st St #S-607 South Beach		2	2	1	0		02/23/07	39	819,000	790,000	98.87
200 Brannan St #413 South Beach		1	2	1	1,048	756.20	07/18/07	22	799,000	792,500	99.19
300 Beale St #407 South Beach		1	1.50	1	1,397	571.22	05/08/07	39	798,000	798,000	100.00
88 King St #506 South Beach		2	2	1	1,165	699.57	04/25/07	14	798,000	815,000	102.13
400 Beale St #1111 South Beach		2	2	1	0		03/30/07	23	825,000	820,000	99.39
75 Folsom St #900 South Beach		1	1	1	1,019	809.62	05/17/07	22	825,000	825,000	100.00

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Listings as of 08/22/07 at 4:05pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
88 King St #521 South Beach		2	2	1	1,145	720.52	06/04/07	34	839,000	825,000	98.33
403 Main St #307N South Beach		2	2	2	1,219	684.17	03/02/07	102	829,000	834,000	100.60
41 Federal St #32 South Beach		1	1.50	1	921	906.62	02/23/07	127	850,000	835,000	100.00
355 1st St #709 South Beach		2	2	1	0		01/02/07	199	899,000	837,500	97.40
400 Beale St #1001 South Beach		2	2	1	1,223	695.01	05/31/07	13	798,000	850,000	106.52
403 Main St #512N South Beach		2	2	1	1,094	786.11	05/23/07	23	849,000	860,000	101.30
88 King St #309 South Beach		2	2	1	1,139	768.22	05/18/07	28	875,000	875,000	100.00
50 Lansing #301 South Beach		2	2	1	0		06/12/07	70	899,000	879,000 (*)	100.00
41 Federal St #41 South Beach		1	1.50	1	956	920.50	03/23/07	128	950,000	880,000	98.32
88 King St #619 South Beach		2	2	1	1,115	789.24	07/31/07	49	899,000	880,000	97.89
88 King St #906 South Beach		2	2	1	1,096	806.57	06/26/07	57	939,000	884,000	95.57
88 King St #817 South Beach		2	2	1	1,205	734.44	02/28/07	38	895,000	885,000	98.88
38 Bryant St #708 South Beach		2	2	1	1,101	804.72	01/19/07	18	849,000	886,000	104.36
400 Beale St #1606 South Beach		2	1.50	1	1,215	731.69	07/31/07	19	839,000	889,000	105.96
200 Brannan St #302 South Beach		1	2	1	1,261	705.79	02/23/07	32	910,000	890,000	97.80
333 1st St #1201 South Beach		2	2	1	0		04/25/07	26	929,000	899,888	96.87
219 Brannan St #7H South Beach		1	1.50	1	823	1,093.56	04/05/07	49	925,000	900,000	100.11
<b>Listing Count</b>	400	<b>Averages</b>			1,110	705.58		48	791,940	748,939	100.52
		<b>High</b>			3,200,000.00	<b>Low</b>		248,622.00	<b>Median</b>		693,500.00
<b>Report Count</b>	400										

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