

Condo/Coop/TIC/Loft CMA Report

Listings as of 10/21/08 at 12:02pm

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ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
50 Lansing St #203 South Beach		2	2	1	1,065	295.74	10/06/08	566.09	15	314,959	314,959
201 Harrison St #812 South Beach		0	1	1	427	887.59	10/03/08	422.15	18	379,000	379,000
201 Harrison St #112 South Beach		0	1	1	420	947.62	07/09/08	422.15	104	418,000	398,000
201 Harrison St #508 South Beach		1	1	1	495	979.80	09/18/08	450.93	33	485,000	485,000
201 Harrison #405 South Beach		1	1	1	544	965.07	10/02/08	450.93	19	525,000	525,000
38 Bryant St #706 South Beach		1	1	1	582	924.40	08/22/08	350.00	60	538,000	538,000
400 Beale St #508 South Beach		1	1	1	694	792.51	08/29/08	587.76	53	575,000	549,999
201 Harrison #210 South Beach		2	2	1	784	713.01	09/25/08	541.13	26	569,000	559,000
400 Beale St #1304 South Beach		1	1	1	832	684.98	05/19/08	580.00	147	629,900	569,900
201 Harrison #721 South Beach		2	2	1	797	726.47	07/28/08	543.13	85	598,000	579,000
425 1st St #904 South Beach		1	1	1	695	856.12	05/09/08	675.00	165	595,000	595,000
88 Guy Pl #306 South Beach		1	1	1	742	807.28	05/08/08	376.48	163	599,000	599,000
400 Beale St #2504 South Beach		1	1	1	832	721.03	08/21/08	600.00	61	629,900	599,900
355 1st St #2206 South Beach		1	1	1	683	878.48	10/09/08	622.04	12	599,999	599,999
50 Lansing St #107 South Beach		1	1	1	847	754.43	10/03/08	503.00	18	639,000	639,000
177 Townsend St #409 South Beach		1	1	1	0		07/11/08	570.00	68	680,000	639,000
400 Beale St #1105 South Beach		1	1	1	828	771.74	09/19/08	600.00	32	639,000	639,000
219 Brannan St #1H South Beach		1	1	1	894	714.77	09/27/08	723.03	24	639,000	639,000
88 Guy Pl #202 South Beach		1	2	1	966	667.70	05/15/08	446.17	159	689,000	645,000
219 Brannan St #1C South Beach		1	1.50	1	875	748.57	10/01/08	720.10	20	655,000	655,000
200 Brannan St #218 South Beach		1	1	1	850	787.06	08/12/08	556.00	70	669,000	669,000
355 1st St #2106 South Beach		1	1	1	0		10/10/08	630.00	11	675,000	675,000
355 1st St #1505 South Beach		1	1	1	0		10/09/08	630.00	12	675,000	675,000
200 Brannan St #228 South Beach		1	1	1	826	845.04	09/12/08	558.00	39	698,000	698,000
81 Lansing St #408 South Beach		1	1	2	1,115	626.01	06/18/08	479.55	125	825,000	698,000
425 1st St #1805 South Beach		1	1	1	725	964.14	04/18/08	685.00	186	719,000	699,000
75 Folsom #1401 South Beach		1	1	1	0		09/04/08	950.53	47	715,000	699,000
400 Beale St #506 South Beach		2	1	1	0		10/17/08	655.00	4	724,999	724,999
229 Brannan St #3H South Beach		1	1.50	1	927	782.09	10/10/08	728.12	11	725,000	725,000
425 1st St #2307 South Beach		1	1	1	819	915.75	05/09/08	708.00	165	849,000	749,998
400 Beale St #1506 South Beach		2	1	1	1,108	685.02	10/02/08	654.51	19	759,000	759,000
219 Brannan St #9C South Beach		1	1.50	1	899	845.38	07/14/08	700.00	99	760,000	760,000
88 Guy Pl #404 South Beach		2	2	1	1,114	699.28	08/22/08	478.71	60	875,000	779,000
355 1st St #2006 South Beach		1	1	1	874	902.74	10/12/08	634.31	9	788,999	788,999
50 Lansing St #306 South Beach		2	2	1	0		09/11/08	566.33	40	789,000	789,000
177 Townsend St #502 South Beach		2	2	1	1,006	792.25	09/10/08	614.67	41	797,000	797,000
201 Harrison St #927 South Beach		2	2	1	1,105	723.08	09/19/08	521.00	32	799,000	799,000
333 1st St #2103 South Beach		1	1	1	0		08/04/08	642.42	78	799,000	799,000
177 Townsend St #530 South Beach		2	2	1	968	834.71	09/10/08	607.86	41	808,000	808,000
177 Townsend St #630 South Beach		2	2	1	968	842.98	06/26/08	607.86	117	789,000	816,000
170 King St #811 South Beach		2	2	1	0		10/16/08	595.66	5	819,000	819,000
38 Bryant St #507 South Beach		2	2	1	1,169	717.71	08/07/08	474.98	75	839,000	839,000
300 Beale St #319 South Beach		1	1	1	0		07/11/08	528.26	102	849,000	849,000
177 Townsend St #238 South Beach		2	2	1	1,094	778.79	09/10/08	630.45	41	852,000	852,000
177 Townsend St #828 South Beach		2	2	1	1,092	780.22	09/10/08	630.09	41	852,000	852,000
88 King St #412 South Beach		2	2	1	1,141	751.97	09/25/08	709.00	26	858,000	858,000
201 Harrison St #127 South Beach		2	2	1	1,077	803.16	10/17/08	505.00	4	865,000	865,000
50 Lansing St #407 South Beach		2	2	1	1,167	749.79	10/09/08	585.91	12	875,000	875,000
88 King St #101 South Beach		2	3	1	1,447	604.70	06/16/08	786.00	127	989,000	875,000
50 Lansing St #605 South Beach		2	2	1	0		09/12/08	585.91	39	895,000	895,000
88 King St #424 South Beach		2	2	1	1,140	788.60	09/11/08	733.05	40	949,000	899,000
18 Lansing St #306 South Beach		2	2	1	1,444	622.58	06/11/08	315.00	132	899,000	899,000
501 Beale St #11G South Beach		2	2	1	0		10/10/08	720.00	11	899,000	899,000
333 1st St #804 South Beach		2	2	1	1,071	859.01	04/18/08	696.41	186	939,000	919,997

Presented By: Paul Hwang / Skybox Realty

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
88 King St #611 South Beach		2	2	1	1,242	744.69	07/17/08	747.44	50	974,900	924,900
400 Beale St #1603 South Beach		2	2	1	1,074	911.55	09/11/08	650.58	40	979,000	979,000
403 Main St #807 South Beach		2	2	1	1,205	819.92	08/01/08	486.64	81	1,088,000	988,000
400 Beale St #2306 South Beach		2	1.50	1	0		09/26/08	629.00	25	995,000	995,000
88 Townsend St #208 South Beach		2	2	1	1,206	878.11	10/07/08	541.00	14	1,059,000	1,059,000
346 1st St #301 South Beach		2	2	1	1,505	714.29	08/06/08	425.25	76	1,125,000	1,075,000
501 Beale St #4C South Beach		2	2	1	1,259	857.82	06/20/08	780.00	123	1,080,000	1,080,000
346 1st St #304 South Beach		2	1.50	1	1,617	672.85	05/02/08	439.43	172	1,248,000	1,088,000
200 Brannan St #310 South Beach		2	2	1	1,525	713.44	09/04/08	613.00	47	1,088,000	1,088,000
400 Beale St #2103 South Beach		2	2	1	1,074	1,019.55	08/27/08	620.00	55	1,095,000	1,095,000
501 Beale St #6D South Beach		2	2	1	1,259	869.74	09/10/08	780.00	41	1,095,000	1,095,000
50 Lansing St #803 South Beach		2	2	1	1,182	929.78	09/11/08	569.35	40	1,165,000	1,099,000
88 King St #117 South Beach		3	3	1	1,526	720.18	06/14/08	832.42	129	1,200,000	1,099,000
333 1st St #1704 South Beach		2	2	1	0		06/12/08	696.41	131	1,150,000	1,100,000
540 Delancey St #401 South Beach		1	2	1	1,300	884.62	09/18/08	459.81	33	1,150,000	1,150,000
355 1st St #S1502 South Beach		2	2	1	0		04/28/08	720.00	173	1,245,000	1,195,000
229 Brannan St #16J South Beach		2	2	1	1,412	874.65	09/25/08	806.72	26	1,235,000	1,235,000
425 1st #1802 South Beach		2	2	1	1,309	954.93	08/23/08	779.00	59	1,299,000	1,250,000
239 Brannan St #7C South Beach		2	2	1	1,321	946.25	10/09/08	788.84	12	1,250,000	1,250,000
239 Brannan St #15D South Beach		2	2	1	1,173	1,069.91	09/04/08	766.03	47	1,275,000	1,255,000
164 Townsend St #2 South Beach		1	1	0	1,968	645.33	09/23/08	500.81	28	1,270,000	1,270,000
239 Brannan St #6A South Beach		2	2	1	1,279	996.87	09/04/08	782.36	47	1,325,000	1,275,000
200 Brannan St #235 South Beach		2	2	2	1,978	657.23	10/08/08	676.48	13	1,300,000	1,300,000
88 King St #1319 South Beach		2	2	1	1,165	1,154.51	07/17/08	735.00	96	1,345,000	1,345,000
425 1st St #2202 South Beach		2	2	1	1,309	1,038.20	10/09/08	779.00	12	1,359,000	1,359,000
425 1st St #3703 South Beach		2	2	1	1,278	1,075.90	07/25/08	775.11	88	1,375,000	1,375,000
239 Brannan St #12E South Beach		2	2	1	1,137	1,213.72	10/03/08	760.48	18	1,435,000	1,380,000
501 Beale St # PH1D South Beach		2	2	1	1,128	1,236.70	02/14/08	737.53	248	1,395,000	1,395,000
650 Delancey St #213 South Beach		2	2	1	1,400	998.57	09/08/08	475.00	43	1,498,000	1,398,000
301 Main St #4B South Beach		2	2.50	1	1,814	771.22	09/26/08	816.11	25	1,499,000	1,399,000
425 1st St #1402 South Beach		2	2	1	1,309	1,069.52	09/09/08	779.00	42	1,400,000	1,400,000
88 King #301 South Beach		3	2	1	0		09/05/08	795.00	46	1,475,000	1,425,000
50 Lansing St #602 South Beach		2	2	1	1,287	1,107.23	10/10/08	0.00	11	1,425,000	1,425,000
88 King St #1108 South Beach		3	2	1	1,412	1,044.62	09/16/08	799.26	35	1,475,000	1,475,000
501 Beale St #14 D South Beach		2	2	1	1,259	1,190.63	07/27/08	770.00	86	1,585,000	1,499,000
88 King St #501 South Beach		2	2	1	1,319	1,137.23	10/16/08	789.15	5	1,500,000	1,500,000
200 Brannan St #435 South Beach		2	2	1	1,754	897.95	09/11/08	652.00	40	1,575,000	1,575,000
300 Beale St #406 South Beach		2	2	2	1,686	946.03	10/02/08	671.53	19	1,595,000	1,595,000
219 Brannan St #16K South Beach		2	2	1	1,224	1,306.37	06/18/08	744.18	125	1,599,900	1,599,000
200 Brannan St #506 South Beach		1	1.50	2	0		09/18/08	620.02	33	1,600,000	1,600,000
501 Beale St #PH1E South Beach		3	2	1	0		05/08/08	776.95	166	1,795,000	1,649,000
300 Beale St #613 South Beach		2	2	1	1,900	868.16	10/01/08	645.00	20	1,649,500	1,649,500
425 1st St #4902 South Beach		2	2	1	1,309	1,294.88	09/19/08	779.00	32	1,795,000	1,695,000
229 Brannan St #14D South Beach		2	2	1	0		10/16/08	700.00	5	1,800,000	1,800,000
88 King St #1307 South Beach		2	2	1	1,165	1,716.74	10/16/08	772.42	5	2,000,000	2,000,000
650 2nd St #402 South Beach		2	3	2	2,956	742.56	05/29/08	908.91	145	2,195,000	2,195,000
229 Brannan St #17A South Beach		3	3	2	1,654	1,480.65	08/04/08	840.16	78	2,449,000	2,449,000
650 2nd St #502 South Beach		5	4	3	4,190	690.93	05/02/08	340.00	172	1,325,000	2,895,000
200 Brannan St #337 South Beach		3	3.50	2	3,047	1,111.91	10/15/08	791.09	6	3,388,000	3,388,000

Listing Count	103	Averages		1,215	876.65		62	1,060,564	1,054,963
		High	3,388,000		Low	314,959		Median	899,000

ACT. CONT. Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
88 Townsend St #126 South Beach		1	1	2	0		09/16/08	463.66	35	679,000	679,000
650 Delancey St #309 South Beach		1	2	1	1,410	694.33	09/05/08	479.16	46	979,000	979,000
239 Brannan St #8E South Beach		2	2	1	1,137	967.46	06/02/08	760.48	141	1,130,000	1,100,000
501 Beale St #14A South Beach		3	2.50	1	1,469	1,190.61	06/11/08	795.00	132	1,849,000	1,749,000

Listing Count	4	Averages			1,339	950.80			89	1,159,250	1,126,750
		High			1,749,000	Low	679,000		Median		1,039,500

PENDING Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
355 1st St #501 South Beach		1	1	1	0		10/11/08	622.04	6	515,000	515,000
355 1st St #S2003 South Beach		1	1	1	795	685.16	09/08/08	634.31	9	544,700	544,700
400 Beale St #605 South Beach		1	1	1	828	742.75	02/07/08	570.97	254	649,000	615,000
88 Townsend St #409 South Beach		1	1	1	694	951.01	09/25/08	427.00	22	660,000	660,000
177 Townsend St #1006 South Beach		2	2	1	922	830.80	06/26/08	599.61	72	789,000	766,000
1 South Park St #308 South Beach		2	2	1	1,199	813.18	07/03/08	473.00	41	975,000	975,000
18 Lansing St #402 South Beach		2	2	1	0		11/17/07	328.00	283	999,000	999,000
229 Brannan St #6C South Beach		2	2	1	1,387	937.27	10/07/08	798.00	9	1,300,000	1,300,000

Listing Count	8	Averages			971	826.70			87	803,963	796,838
		High			1,300,000	Low	515,000		Median		713,000

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
501 Beale St #7E South Beach		1	1	0	0		10/07/08	46	236,777	236,777	100.00
333 1st St #N1906 South Beach		0	1	1	506	800.40	08/13/08	5	399,000	405,000	101.50
403 Main St #308N South Beach		0	1	1	539	853.43	10/10/08	82	479,000	460,000	96.03
355 1st St #S1508 South Beach		1	1	1	0		09/05/08	36	520,000	520,000	100.00
88 Townsend St #412 South Beach		1	1	1	584	890.41	09/05/08	19	529,000	520,000	98.30
201 Harrison St #1026 South Beach		1	1	1	742	726.42	10/10/08	86	569,000	539,000	100.00
501 Beale #17E South Beach		1	1	1	759	711.46	08/11/08	108	629,900	540,000	98.20
400 Beale St #1502 South Beach		1	1	1	669	814.65	08/29/08	77	599,000	545,000	99.27
201 Harrison St #504 South Beach		1	1	1	795	691.82	07/08/08	16	499,000	550,000	110.22
400 Beale St #402 South Beach		1	1	1	763	720.84	08/29/08	181	628,000	550,000	98.57
400 Beale St #908 South Beach		1	1	1	694	792.51	08/13/08	132	589,999	550,000	98.21
355 1st St #S810 South Beach		1	1	1	0		08/15/08	152	619,000	565,000	96.58
50 Lansing St #101 South Beach		1	1	1	803	726.65	10/03/08	90	625,000	583,500	98.08
201 Harrison St #620 South Beach		2	2	1	0		08/15/08	138	675,000	619,000	100.00
88 Townsend St #115 South Beach		1	1	1	770	831.17	08/29/08	102	679,000	640,000	95.53
403 Main St #516N South Beach		1	1	1	862	748.26	07/01/08	61	659,000	645,000	97.88
501 Beale St #20E South Beach		1	1	1	0		09/19/08	310	795,000	649,000	100.00
333 1st #2102 South Beach		1	1	1	0		08/01/08	32	699,000	665,000	95.14
403 Main St #506N South Beach		1	1	1	910	741.76	09/25/08	23	690,500	675,000	97.76
1 South Park St #309 South Beach		1	1	1	831	866.43	07/03/08	50	785,000	720,000	94.12
177 Townsend St #327 South Beach		2	2	1	1,025	706.34	08/20/08	52	784,000	724,000	92.35
333 1st St #N507 South Beach		2	2	1	0		09/03/08	19	748,500	748,500	100.00
301 Bryant St #204 South Beach		2	2	1	1,239	613.40	07/25/08	81	829,000	760,000	95.12
177 Townsend St #1106 South Beach		2	2	1	920	835.87	08/12/08	91	795,000	769,000	96.25
403 Main St #218N South Beach		2	2	1	1,112	696.94	07/31/08	226	819,000	775,000	100.00
300 Beale #402 South Beach		2	1	1	1,347	593.91	07/22/08	89	825,000	800,000	100.13
219 Brannan St #14C South Beach		1	1.50	1	899	934.37	09/12/08	94	945,000	840,000	96.00
219 Brannan St #4H South Beach		2	2	1	1,206	717.25	07/21/08	30	859,000	865,000	100.70
501 Beale St #14G South Beach		2	2	1	1,037	834.14	09/16/08	35	914,000	865,000	98.31

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
400 Spear St #112 South Beach		2	2	1	1,369	639.15	07/18/08	39	875,000	875,000	100.00
200 Brannan St #212 South Beach		2	2	1	1,517	593.28	08/12/08	100	1,024,900	900,000	108.84
239 Brannan St #3D South Beach		2	2	1	1,173	801.36	08/01/08	14	945,000	940,000	99.47
219 Brannan St #5K South Beach		2	2	1	1,205	795.85	07/30/08	194	1,025,000	959,000	98.36
400 Beale St #1601 South Beach		2	2	1	1,223	784.96	08/29/08	103	998,875	960,000	95.33
1 South Park St #208 South Beach		2	2	1	1,199	813.18	07/17/08	43	1,025,000	975,000	95.12
650 Delancey St #415 South Beach		1	2	1	1,450	686.21	07/18/08	21	995,000	995,000	100.00
239 Brannan St #5E South Beach		2	2	1	1,137	879.51	07/03/08	14	1,020,000	1,000,000	98.04
88 King St #618 South Beach		2	2	1	1,209	860.22	09/23/08	60	1,129,000	1,040,000	95.50
88 Townsend #308 South Beach		2	2	1	1,206	870.65	08/26/08	48	1,099,000	1,050,000	95.54
88 King St #718 South Beach		2	2	1	1,116	949.82	07/31/08	93	1,500,000	1,060,000	92.17
188 South Park #6 South Beach		3	2.50	1	1,456	755.49	07/31/08	177	1,250,000	1,100,000	96.92
1 Clarence Pl #1 South Beach		2	2	1	0		08/15/08	26	1,250,000	1,180,000	94.40
650 Delancey St #107 South Beach		2	2	1	0		08/08/08	18	1,195,000	1,195,000	100.00
33 Clementina #4 South Beach		2	2.50	1	2,116	567.11	08/29/08	90	1,350,000	1,200,000	88.89
300 Beale St #306 South Beach		2	2	2	1,686	778.17	07/15/08	14	1,325,000	1,312,000	99.02
200 Brannan St #110 South Beach		2	2	1	0		09/02/08	36	1,279,000	1,314,000	102.74
425 1st #2602 South Beach		2	2	1	1,309	1,012.22	07/30/08	17	1,350,000	1,325,000	98.15
1 South Park St #403 South Beach		2	2.50	1	1,381	959.45	08/18/08	183	1,495,000	1,325,000	94.98
219 Brannan St #12K South Beach		2	2	1	1,291	1,181.25	09/04/08	13	1,525,000	1,525,000	100.00
501 Beale St #20D South Beach		2	2	1	1,259	1,425.73	07/10/08	166	1,895,000	1,795,000 (100.00
239 Brannan St #18A South Beach		2	2.50	2	1,482	1,551.96	07/25/08	66	2,350,000	2,300,000	97.87
540 Delancey St #402 South Beach		2	4	2	0		10/08/08	20	3,200,000	3,100,000	96.88
Listing Count	52	Averages			1,093	823.27		77	1,163,932	918,246	97.80
		High			3,100,000.00	Low		236,777.00	Median	820,000.00	

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Presented By: Paul Hwang / Skybox Realty

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