

Condo/Coop/TIC/Loft CMA Report

Listings as of 10/21/08 at 5:01pm

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ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
720 Townsend St #720 South of Market		0	1	1	300	833.33	08/19/08	517.00	63	250,000	250,000
766 Harrison #410 South of Market		0	1	0	0		09/15/08	270.00	36	314,000	314,000
140 South Van Ness #841 South of Market		0	1	1	630	661.73	09/02/08	324.27	48	439,000	416,888
300 3rd St #803 South of Market		0	1	1	521	815.74	09/18/08	338.03	33	425,000	425,000
69 Clementina St #202 South of Market		1	1	0	682	642.23	09/05/08	343.00	46	438,000	438,000
1 Ecker Pl #210 South of Market		1	1	1	463	948.16	09/25/08	426.14	26	439,000	439,000
68 Harriet St #2 South of Market		1	1.50	1	670	670.15	10/12/07	320.00	358	588,000	449,000
555 4th St #102 South of Market		0	1	1	475	945.26	06/10/08	411.01	133	449,000	449,000
139 Stillman St #5 South of Market		1	1.50	1	0		09/26/08	392.94	25	450,000	450,000
199 New Montgomery St #1403 South of Mark		0	1	0	409	1,112.47	09/22/08	375.00	29	455,000	455,000
199 New Montgomery St #911 South of Marke		0	1	0	412	1,128.64	10/08/08	381.28	13	465,000	465,000
30 Dore #505 South of Market		1	1	1	0		10/17/08	250.00	4	479,000	479,000
555 4th St #530 South of Market		0	1	1	580	860.34	09/22/08	420.11	29	499,000	499,000
950 Harrison St #210 South of Market		1	1.50	1	1,016	491.14	01/02/08	375.22	236	565,000	499,000
74 New Montgomery St #411 South of Market		0	1	1	489	1,026.27	08/14/08	606.00	68	406,845	501,845
555 4th St #710 South of Market		0	1	1	576	901.04	06/12/08	419.00	131	549,000	519,000
59 Rodgers St South of Market		1	1	0	800	673.75	10/09/08	341.16	12	539,000	539,000
139 Stillman St #4 South of Market		1	1	1	715	755.24	07/06/08	0.00	107	580,000	539,998
140 South Van Ness Ave #1024 South of Marl		1	1.50	1	830	661.45	07/25/08	352.00	88	549,000	549,000
660 Natoma St #1 South of Market		1	1	1	0		10/09/08	193.67	12	549,000	549,000
134-A Langton St South of Market		2	1.50	1	1,000	550.00	07/23/08	65.00	89	589,000	550,000
140 South Van Ness Ave #911 South of Marke		1	1	1	795	704.40	05/15/08	345.00	37	605,000	560,000
655 5th St #4 South of Market		1	2	1	889	640.05	09/11/08	390.00	40	625,000	569,000
1489 Folsom St #2C South of Market		1	1	1	0		08/12/08	407.00	70	589,000	569,000
175 Langton St #3 South of Market		1	2	1	1,580	360.70	06/11/08	470.00	132	724,900	569,900
226 Ritch St #103 South of Market		1	2	1	844	675.24	09/29/08	466.13	22	569,900	569,900
1160 Mission St #1705 South of Market		1	1	1	0		08/09/08	609.82	73	575,000	575,000
767 Bryant St #404 South of Market		1	2	1	919	630.03	06/26/08	417.07	117	609,000	579,000
767 Bryant St #409 South of Market		1	2	1	908	637.67	06/26/08	415.61	117	609,000	579,000
468 Tehama St #3 South of Market		1	1.50	1	921	628.66	09/18/08	330.89	33	579,000	579,000
1 Ecker Pl #211 South of Market		1	1	1	599	966.61	09/25/08	474.46	26	579,000	579,000
300 3rd St #1408 South of Market		1	1	1	804	733.83	09/19/08	390.00	32	590,000	590,000
1160 Mission St #1012 South of Market		1	1	1	0		08/09/08	609.82	73	590,000	590,000
701 Minna St #8 South of Market		1	1.50	1	1,188	500.00	09/05/08	405.00	46	594,000	594,000
1350-A Stevenson St South of Market		2	1	1	0		10/17/08	289.86	4	595,000	595,000
199 New Montgomery St #706 South of Marke		1	1	0	787	761.12	09/19/08	432.68	32	599,000	599,000
555 4th St #644 South of Market		1	1	1	0		10/01/08	428.48	20	599,000	599,000
655 5th St #3 South of Market		1	2	1	1,021	586.68	08/29/08	424.00	53	629,000	599,000
310 Townsend St #308 South of Market		1	1	1	803	745.95	09/11/08	324.26	40	629,000	599,000
281 Clara St #3 South of Market		1	1.50	1	1,114	537.70	09/12/08	412.00	39	619,000	599,000
140 South Van Ness Ave #931 South of Marke		2	2	1	1,075	558.05	05/15/08	365.00	145	679,500	599,900
1160 Mission St #1709 South of Market		1	1	1	0		09/18/08	518.00	33	600,000	600,000
555 4th St #540 South of Market		1	1	1	660	923.48	05/05/08	450.00	169	629,000	609,500
239 8th St #2 South of Market		1	2	1	0		07/14/08	345.00	99	619,000	619,000
68 Harriet St #12 South of Market		1	1.50	1	1,158	535.41	09/10/08	451.00	41	620,000	620,000
555 4th St #930 South of Market		1	1	1	0		07/03/08	450.00	110	689,000	630,000
965 Folsom St #302 South of Market		1	1.50	1	1,200	530.83	09/18/08	362.91	33	639,000	637,000
555 4th St #741 South of Market		1	1	1	0		07/11/08	324.00	87	680,000	639,000
855 Folsom St #306 South of Market		1	1.50	1	0		08/08/08	408.99	74	649,000	639,000
461 2nd St #C112 South of Market		1	1	1	777	822.39	09/12/08	440.39	39	639,000	639,000
340 6th St #204 South of Market		2	2	1	1,679	381.18	09/11/08	490.00	40	640,000	640,000
555 4th St #401 South of Market		2	2	1	938	686.78	07/15/08	474.22	86	674,900	644,200
140 South Van Ness Ave #1143 South of Marl		1	1	1	830	781.93	07/11/08	352.00	68	649,000	649,000
555 4th St #313 South of Market		2	2	1	1,111	585.06	09/04/08	480.00	47	869,000	650,000

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
69 Clementina St #301 South of Market		2	2	0	1,080	614.81	08/22/08	413.00	60	699,000	664,000
310 Townsend St #105 South of Market		2	2	1	1,244	558.68	05/16/08	417.00	106	750,000	695,000
555 4th St #650 South of Market		2	2	1	1,016	687.99	09/03/08	488.00	48	799,000	699,000
77 Dow Pl #509 South of Market		1	1.50	1	1,162	601.55	07/18/08	556.57	95	739,000	699,000
555 4th St #823 South of Market		2	2	1	981	718.65	09/26/08	454.85	25	755,000	705,000
200 Townsend St #1 South of Market		1	2	1	873	812.14	09/09/08	354.72	42	709,000	709,000
340 6th St #202 South of Market		2	2	1	1,355	538.01	09/04/08	415.00	47	729,000	729,000
199 New Montgomery St #1505 South of Mark		1	1	1	794	918.14	08/06/08	477.00	76	729,000	729,000
33 Moss St #1 South of Market		2	2	2	1,115	661.88	09/26/08	300.00	25	738,000	738,000
631 Folsom St #3E South of Market		2	2	1	1,000	739.80	10/01/08	623.49	20	739,800	739,800
393 Tehama St #110 South of Market		1	1	1	1,566	478.29	07/10/08	538.00	103	749,000	749,000
590 6th St #201 South of Market		3	3	1	1,820	411.54	10/17/08	410.00	4	749,000	749,000
300 3rd St #702 South of Market		2	2	0	1,190	630.25	09/10/08	447.63	41	750,000	750,000
1221 Harrison St #6 South of Market		1	2	2	1,439	527.45	10/15/08	361.99	6	759,000	759,000
1160 Mission St #605 South of Market		2	2	1	0		08/09/08	609.82	73	760,000	760,000
1221 Harrison St #23 South of Market		1	2	2	1,404	547.72	09/10/08	360.00	41	769,000	769,000
380 10th St #27 South of Market		2	2	1	1,305	593.87	07/17/08	387.97	96	799,000	775,000
74 New Montgomery St #312 South of Market		1	1	1	865	896.93	06/26/08	682.64	117	690,845	775,845
1221 Harrison St #10 South of Market		1	2	2	1,676	468.38	08/15/08	397.50	67	785,000	785,000
555 4th St #718 South of Market		2	2	1	1,134	692.24	08/25/08	491.00	57	850,000	785,000
60 Rausch St #210 South of Market		3	1.50	1	1,511	528.79	08/29/08	381.21	53	839,000	799,000
380 10th St #20 South of Market		1	1.50	1	1,289	619.86	08/30/08	386.57	52	849,000	799,000
555 4th St #521 South of Market		2	2	1	1,019	784.10	05/15/08	481.00	159	849,000	799,000
855 Folsom St #529 South of Market		2	1.50	1	1,094	730.35	05/03/08	440.58	171	899,000	799,000
1 Ecker Pl #204 South of Market		2	2	1	1,046	792.54	09/25/08	581.76	26	829,000	829,000
631 Folsom St #7B South of Market		2	2	1	1,060	785.42	10/01/08	651.24	20	832,550	832,550
74 New Montgomery St #308 South of Market		1	1	1	946	889.90	04/01/08	699.09	178	841,845	841,845
1150 Folsom St #9 South of Market		2	2.50	0	1,858	473.63	09/04/08	456.00	47	945,000	880,000
555 4th St #531 South of Market		2	2	1	1,052	854.56	06/05/08	484.07	120	899,000	899,000
767 Bryant St #210 South of Market		2	3	1	2,041	450.27	06/26/08	580.48	117	949,000	919,000
60 Rausch St #204 South of Market		2	2.50	1	1,649	569.44	05/28/08	435.43	130	989,000	939,000
21 Stillman St #5 South of Market		2	2	1	1,895	500.79	07/10/08	550.48	103	979,000	949,000
461 2nd St #457 South of Market		1	1.50	1	1,812	538.08	08/02/08	525.00	80	999,000	975,000
1160 Mission St #2113 South of Market		2	2	1	0		01/23/08	609.82	260	965,000	975,000
555 4th St #841 South of Market		2	2.50	1	0		07/07/08	480.00	61	995,000	995,000
555 4th St #833 South of Market		2	2.50	1	0		09/11/08	466.00	25	1,010,000	1,010,000
1160 Mission Sq #1006 South of Market		2	2	1	0		01/23/08	613.55	228	1,090,000	1,095,000
601 4th St #PH-2 South of Market		1	1	2	0		10/16/08	373.88	5	1,099,000	1,099,000
1 Ecker Pl #203 South of Market		2	2	1	1,247	961.51	09/25/08	704.69	26	1,199,000	1,199,000
74 New Montgomery St #302 South of Market		2	2	1	1,129	1,064.52	10/02/08	736.00	19	1,201,845	1,201,845
410 Jessie St #1002 South of Market		1	1	1	1,224	1,061.27	09/17/08	775.00	34	1,299,000	1,299,000
631 Folsom St #18A South of Market		2	2	1	1,100	1,197.27	09/16/08	664.29	35	1,317,000	1,317,000
140 South Van Ness Ave #801 South of Mark		3	2	1	1,800	766.67	07/16/08	485.59	95	1,380,000	1,380,000
301 Mission St #25J South of Market		2	2	1	1,245	1,160.64	07/30/08	858.00	83	1,445,000	1,445,000
355 Bryant St #103 South of Market		2	2	1	2,200	871.82	05/30/08	499.73	144	1,918,000	1,918,000
555 4th St #629 South of Market		4	3	2	2,133	1,030.94	09/26/08	924.00	25	2,199,000	2,199,000
301 Mission St #502 South of Market		1	2	1	1,779	1,250.70	07/30/08	492.00	83	2,225,000	2,225,000
188 Minna St #23F South of Market		2	2.50	1	1,527	1,699.41	09/10/08	800.00	41	2,595,000	2,595,000
301 Mission St #47B South of Market		2	2.50	1	1,652	1,588.08	07/30/08	312.00	83	2,623,500	2,623,500
188 Minna St #31B South of Market		2	2.50	1	1,731	1,616.41	09/11/08	224.85	40	2,798,000	2,798,000
188 Minna St #27D South of Market		2	2.50	1	1,792	1,785.71	05/31/08	134.32	143	3,475,000	3,200,000
631 Folsom St #PHF South of Market		3	2.50	1	2,573	1,273.88	09/02/08	921.82	49	3,277,700	3,277,700
188 Minna St #25D South of Market		2	2.50	1	1,792	2,229.35	09/04/08	134.32	47	3,995,000	3,995,000

Listing Count	107	Averages		1,142	790.40		71	893,983	874,348
		High	3,995,000		Low	250,000		Median	650,000

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ACT. CONT. Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
766 Harrison #214 South of Market		0	1	0	0		09/15/08	270.00	36	269,000	269,000
30 Dore #410 South of Market		1	1	1	0		10/02/08	250.00	19	450,000	450,000
49 Zoe St #16 South of Market		1	1	0	725	689.66	10/01/08	375.00	20	500,000	500,000
136 Langton St South of Market		2	1.50	1	1,000	539.00	07/10/08	65.00	103	589,000	539,000
741 Natoma St #3 South of Market		1	1.50	1	890	673.03	07/31/08	350.00	82	599,000	599,000
199 New Montgomery St #1506 South of Mark		1	1	1	0		09/05/08	487.46	46	729,000	719,000
1150 Folsom St #1 South of Market		2	2.50	1	1,654	450.42	12/11/07	426.75	315	992,000	745,000

Listing Count	7	Averages			1,067	588.03			89	589,714	545,857
		High	745,000			Low	269,000		Median		539,000

PENDING Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
300 3rd St #1403 South of Market		0	1	0	521	631.29	07/18/08	355.00	53	375,900	328,900
140 South Van Ness Ave #309 South of Market		1	1	1	795	458.46	06/20/08	347.00	60	364,476	364,476
469 Clementina St #19 South of Market		1	1	1	658	707.45	10/08/08	385.00	8	465,500	465,500
821 Folsom St #417 South of Market		1	1	1	682	733.14	06/17/08	371.00	45	500,000	500,000
250 Clara St #13 South of Market		1	1.50	1	901	652.61	08/20/08	273.80	30	588,000	588,000
1160 Mission St #1112 South of Market		1	1	1	0		01/23/08	476.62	112	580,000	590,000
1097 Howard St #208 South of Market		1	1	1	1,408	425.43	09/26/08	403.86	21	599,000	599,000
1160 Mission St #1510 South of Market		1	1	1	0		08/09/08	609.82	48	660,000	660,000
321 Langton St #8 South of Market		2	3	1	1,642	413.52	09/12/08	424.56	21	679,000	679,000
1160 Mission St #807 South of Market		2	2	1	0		01/28/08	559.76	90	770,000	780,000
631 Folsom St #10B South of Market		2	2	1	1,060	820.75	07/01/08	641.55	35	870,000	870,000
765 Market St #22B South of Market		1	1	1	824	2,123.79	10/08/08	547.42	1	1,750,000	1,750,000
631 Folsom St #PH-A South of Market		3	2.50	1	2,393	1,418.72	07/01/08	889.62	85	3,395,000	3,395,000
301 Mission St #55C South of Market		2	3.50	2	2,819	1,805.60	07/30/08	443.00	37	5,090,000	5,090,000

Listing Count	14	Averages			1,246	926.43			46	1,191,920	1,189,991
		High	5,090,000			Low	328,900		Median		629,500

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
195 7th St #405 South of Market		0	1	0	0		08/01/08	124	289,000	250,000	89.61
69 Clementina St #502 South of Market		1	1	0	637	687.60	07/25/08	70	538,000	438,000	100.00
300 3rd St #1409 South of Market		0	1	1	569	771.53	07/31/08	40	449,000	439,000	97.77
469 Tehama St #4 South of Market		1	1	1	544	819.85	07/31/08	58	439,000	446,000	101.59
199 New Montgomery St #212 South of Mark		0	1	0	414	1,147.34	08/27/08	74	549,000	475,000	99.16
75 Moss St #2 South of Market		1	1	1	564	849.29	07/01/08	58	479,000	479,000	100.00
74 New Montgomery St #210 South of Marke		1	1	1	635	760.23	10/07/08	40	499,845	482,745	96.58
60 Rausch St #402 South of Market		1	1	1	0		07/09/08	20	469,000	496,000	105.76
140 South Van Ness #1130 South of Market		1	1	1	795	669.81	07/29/08	55	539,000	532,500	97.71
140 South Van Ness Ave #1035 South of Ma		1	1.50	1	830	656.63	07/30/08	0	549,000	545,000	99.27
701 Minna St #3 South of Market		1	1.50	1	1,173	467.18	08/28/08	212	664,900	548,000	94.50
74 New Montgomery St #403 South of Marke		1	1	1	714	816.17	08/29/08	18	499,845	582,745	116.59
821 Folsom St #210 South of Market		1	1	1	0		08/08/08	99	649,000	587,500	92.08
125 Gilbert St #18 South of Market		1	1.50	1	1,013	589.34	08/22/08	8	599,900	597,000	99.52
63 Lafayette #4 South of Market		1	1.50	1	0		08/29/08	166	649,000	605,000	97.74
260 Clara St #5 South of Market		1	1.50	1	878	689.07	07/15/08	25	629,000	605,000	96.18
199 New Montgomery St #206 South of Mark		1	1	1	793	766.71	09/03/08	106	645,000	608,000	98.06

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$	
300 3rd St #1005 South of Market		1	1	1	888	688.06	09/23/08	34		639,000	611,000	95.62
25 Lucerne St #3 South of Market		1	1.50	1	1,428	430.67	07/09/08	138		699,000	615,000	94.62
75 Moss St #10 South of Market		2	2	1	837	758.66	07/02/08	37		635,000	635,000	100.00
786 Minna St #7 South of Market		1	2	2	1,256	517.52	10/07/08	12		550,000	650,000	118.18
139 Welsh St #5 South of Market		1	1.50	1	1,055	635.07	09/12/08	38		679,000	670,000	98.67
75 Moss St #13 South of Market		2	2	1	885	767.23	07/11/08	1		679,000	679,000	100.00
199 New Montgomery St #1409 South of Mar		1	1	1	702	968.66	08/28/08	146		720,000	680,000	94.44
75 Moss #12 South of Market		2	2	1	0		07/02/08	0		689,000	689,000	100.00
555 4th St #421 South of Market		2	2	1	1,019	686.95	08/22/08	123		868,000	700,000	93.33
1221 Harrison St #18 South of Market		1	2	1	1,303	537.22	07/30/08	55		745,000	700,000	96.55
310 Townsend St #209 South of Market		2	2	1	1,162	602.41	07/01/08	26		750,000	700,000	93.33
246 2nd St #502 South of Market		2	2	1	983	712.11	08/04/08	22		739,900	700,000	94.61
920 Harrison St #5 South of Market		2	2.50	1	1,613	449.47	08/19/08	60		724,500	725,000	100.07
310 Townsend St #310 South of Market		2	2	1	1,162	645.44	07/23/08	77		820,000	750,000	96.77
601 4th St #326 South of Market		1	1	2	1,174	643.10	10/07/08	82		795,000	755,000	94.97
1065 Natoma St South of Market		3	3	2	1,901	399.26	10/07/08	119		789,000	759,000	97.43
310 Townsend St #410 South of Market		2	2	1	1,162	666.95	08/12/08	9		795,000	775,000	97.48
300 3rd St #305 South of Market		2	2	1	1,291	604.18	07/18/08	18		775,000	780,000	100.65
377 Tehama St South of Market		1	1	1	1,566	498.08	08/08/08	92		819,000	780,000	95.24
74 Brady St #9 South of Market		2	2	1	1,326	599.55	08/30/08	3		734,900	795,000	108.18
60 Rausch St #202 South of Market		2	1.50	1	1,411	566.27	07/18/08	64		849,000	799,000	100.00
701 Minna St #14 South of Market		2	2.50	1	1,778	449.94	07/11/08	139		895,000	800,000	97.68
60 Rausch St #203 South of Market		2	1.50	2	1,431	559.05	08/18/08	36		849,000	800,000	94.23
660 Natoma St #4 South of Market		2	2.50	1	1,111	729.07	10/16/08	38		839,000	810,000	96.54
385 Tehama St South of Market		1	1	1	1,566	523.63	07/29/08	126		899,000	820,000	96.58
660 Natoma St #3 South of Market		2	2.50	1	1,066	778.61	09/25/08	83		859,000	830,000	96.62
246 2nd St #1306 South of Market		2	2	1	1,101	773.84	09/26/08	27		859,000	852,000	99.19
199 New Montgomery St #1610 South of Mar		2	2	1	1,148	770.91	09/29/08	56		939,000	885,000	94.25
461 2nd St #T460 South of Market		1	1.50	2	1,788	517.34	10/14/08	107		999,500	925,000	97.47
322 6th St #5 South of Market		2	3	1	2,031	468.24	09/26/08	80		999,000	951,000	95.20
767 Bryant St #403 South of Market		2	2	1	2,000	495.00	07/24/08	150		1,099,588	990,000	90.03
601 4th St #121 South of Market		2	2	2	0		09/20/08	1		1,295,000	1,250,000	100.00
188 Minna St #25F South of Market		2	2.50	1	1,527	1,375.25	07/11/08	111		2,395,000	2,100,000	95.67
188 Minna St #37B South of Market		2	2.50	2	1,639	1,525.32	07/01/08	137		2,650,000	2,500,000	98.23
188 Minna St #22B South of Market		2	2.50	1	1,805	1,440.44	07/01/08	96		2,800,000	2,600,000	92.86

Listing Count	52	Averages		1,167	705.96	70	827,075	784,163	97.40
		High		2,600,000.00	Low	250,000.00	Median		700,000.00

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Presented By: Paul Hwang / Skybox Realty

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