

# Condo/Coop/TIC/Loft CMA Report

Listings as of 10/21/08 at 5:06pm

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## ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
300 Berry St #202 Mission Bay		0	1	0	509	882.12	08/22/08	394.13	60	449,000	449,000
300 Berry St #518 Mission Bay		1	1	1	657	788.43	10/03/08	418.00	18	568,000	518,000
260 King St #775 Mission Bay		1	1	1	908	604.63	10/08/08	670.00	13	549,000	549,000
260 King St #853 Mission Bay		1	1	1	628	875.64	09/26/08	576.00	25	565,000	549,900
250 King St #742 Mission Bay		1	1	1	564	1,001.77	08/08/08	550.00	74	565,000	565,000
260 King St #555 Mission Bay		1	1	1	827	707.38	10/07/08	603.12	14	585,000	585,000
175 Bluxome St #107 Mission Bay		2	1.50	1	1,066	551.59	10/08/08	345.00	13	588,000	588,000
300 Berry St #807 Mission Bay		1	1	1	732	806.01	08/26/08	429.35	56	590,000	590,000
300 Berry St #904 Mission Bay		1	1	1	851	703.88	08/26/08	448.15	56	645,000	599,000
300 Berry St #706 Mission Bay		1	1	1	693	864.36	08/22/08	423.19	60	599,000	599,000
260 King St #645 Mission Bay		1	1	1	740	809.46	09/02/08	576.12	49	599,000	599,000
175 Bluxome #120 Mission Bay		2	1.50	1	0		10/08/08	277.30	13	599,000	599,000
325 Berry St #408 Mission Bay		1	1	1	803	747.20	10/19/08	431.00	2	599,999	599,999
260 King St #535 Mission Bay		2	2	1	1,201	499.58	01/07/08	700.00	287	888,000	600,000
207 King #711 Mission Bay		1	1	1	733	858.12	07/23/08	434.89	90	629,000	629,000
175 Bluxome St #207 Mission Bay		2	2	1	1,076	630.11	10/17/08	300.00	4	678,000	678,000
250 King St #862 Mission Bay		1	1	1	832	817.31	07/31/08	999.00	82	699,999	680,000
175 Bluxome St #211 Mission Bay		2	2	1	1,076	649.63	10/08/08	300.00	13	699,000	699,000
250 King St #782 Mission Bay		1	1	1	882	792.52	10/02/08	640.44	19	699,000	699,000
207 King St #412 Mission Bay		2	2	1	0		08/27/08	609.64	55	699,000	699,000
175 Bluxome St #208 Mission Bay		2	2	1	1,076	650.45	09/10/08	391.20	41	699,888	699,888
300 Berry St #811 Mission Bay		2	1	1	897	791.53	08/26/08	455.41	56	710,000	710,000
250 King St #882 Mission Bay		1	1	1	882	822.00	07/18/08	650.44	95	739,000	725,000
250 King St #266 Mission Bay		2	2	1	1,184	633.45	08/20/08	787.00	62	820,000	750,000
300 Berry St #448 Mission Bay		2	2	1	1,199	666.39	08/26/08	503.11	56	815,000	799,000
250 King St #620 Mission Bay		2	2	1	1,186	673.69	08/21/08	744.69	61	799,000	799,000
300 Berry St #623 Mission Bay		2	2	1	965	839.38	08/26/08	466.16	56	810,000	810,000
250 King St #462 Mission Bay		3	2	1	1,543	537.85	10/03/08	900.00	18	829,900	829,900
235 Berry St #404 Mission Bay		2	2	1	1,070	780.28	09/03/08	532.00	48	899,000	834,900
260 King St #605 Mission Bay		2	2	1	1,488	628.36	09/12/08	846.28	39	968,000	935,000
255 Berry St #702 Mission Bay		2	2	1	1,281	779.77	07/11/08	552.10	102	1,049,000	998,880
250 King St #802 Mission Bay		2	2	1	1,476	676.83	05/22/08	806.11	152	1,069,000	999,000
260 King St #1603 Mission Bay		2	2	1	1,286	777.60	10/12/08	768.00	9	1,150,000	999,999
250 King St #570 Mission Bay		3	2	1	0		09/18/08	846.28	33	1,149,000	1,149,000
255 Berry #317 Mission Bay		2	2.50	1	0		09/18/08	594.73	33	1,288,000	1,288,000
255 Berry St #318 Mission Bay		2	2.50	1	1,757	738.76	06/27/08	618.61	116	1,425,000	1,298,000
250 King St #1616 Mission Bay		2	2	2	0		07/17/08	806.11	96	1,450,000	1,400,000
330 Mission Bay Blvd #416 Mission Bay		2	2	1	1,802	844.06	04/28/08	720.93	176	1,521,000	1,521,000

<b>Listing Count</b>	38	<b>Averages</b>		1,026	740.31		59	807,468	779,486
		<b>High</b>	1,521,000		<b>Low</b>	449,000		<b>Median</b>	699,000

## ACT. CONT. Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
250 King St #542 Mission Bay		0	1	1	0		09/05/08	567.12	46	470,000	470,000

<b>Listing Count</b>	1	<b>Averages</b>		0	0.00		46	470,000	470,000
		<b>High</b>	470,000		<b>Low</b>	470,000		<b>Median</b>	470,000

## PENDING Properties

Presented By: Paul Hwang / Skybox Realty

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Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

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Listings as of 10/21/08 at 5:06pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
300 Berry #304 Mission Bay		1	1	0	736	691.58	02/26/07	407.44	22	509,000	509,000
300 Berry #302 Mission Bay		1	1	0	736	705.16	03/26/07	407.44	28	519,000	519,000
300 Berry #518 Mission Bay		1	1	1	655	822.90	02/26/07	406.09	31	539,000	539,000
300 Berry #519 Mission Bay		1	1	1	727	823.93	02/26/07	406.09	10	599,000	599,000
175 Bluxome St #133 Mission Bay		1	1.50	1	0		05/02/08	300.00	161	599,000	599,000
300 Berry #803 Mission Bay		1	1	1	733	825.38	08/06/07	407.44	201	605,000	605,000
300 Berry #504 Mission Bay		1	1	1	857	710.62	03/16/07	423.38	9	609,000	609,000
300 Berry St #619 Mission Bay		1	1	1	730	835.62	08/26/08	429.04	36	610,000	610,000
300 Berry #1202 Mission Bay		1	1	1	736	854.62	03/30/07	407.44	31	629,000	629,000
300 Berry #903 Mission Bay		1	1	1	736	862.77	03/18/08	407.44	157	635,000	635,000
300 Berry #704 Mission Bay		1	1	1	857	745.62	08/06/07	423.88	143	639,000	639,000
300 Berry St #201 Mission Bay		1	1	1	919	717.08	03/18/08	429.09	157	659,000	659,000
330 Mission Bay Blvd #303 Mission Bay		1	1	1	902	735.03	07/03/07	648.63	49	663,000	663,000
300 Berry #511 Mission Bay		2	1	1	922	780.91	02/26/07	439.61	63	720,000	720,000
300 Berry #510 Mission Bay		2	1	1	964	752.07	02/26/07	441.27	8	725,000	725,000
300 Berry #446 Mission Bay		2	2	1	1,162	701.38	02/26/07	476.59	62	815,000	815,000
300 Berry St #558 Mission Bay		3	2	1	1,260	713.49	08/26/08	512.75	38	899,000	899,000
300 Berry #551 Mission Bay		3	2	1	1,478	713.80	02/26/07	536.72	56	1,055,000	1,055,000
330 Mission Bay Blvd #515 Mission Bay		2	2	1	1,440	830.56	07/13/08	687.31	15	1,196,000	1,196,000
330 Mission Bay Blvd #507 Mission Bay		2	2	9	1,220	1,155.00	07/13/07	671.13	182	1,409,000	1,409,100

<b>Listing Count</b>	20	<b>Averages</b>			935	788.29			73	731,650	731,655
		<b>High</b>		1,409,100		<b>Low</b>	509,000		<b>Median</b>		637,000

## SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
260 King St #653 Mission Bay		0	1	1	0		07/09/08	53	470,000	423,000	95.06
260 King St #409 Mission Bay		1	1	1	823	656.14	08/20/08	26	549,000	540,000	98.36
175 Bluxome St #108 Mission Bay		1	1	1	0		07/03/08	64	588,800	568,000	96.60
260 King St #957 Mission Bay		1	1.50	1	1,104	584.24	07/02/08	8	644,900	645,000	100.02
250 King St #482 Mission Bay		1	1	1	882	748.30	07/29/08	14	669,000	660,000	98.65
330 Mission Bay Blvd #202 Mission Bay		1	1	1	918	735.84	07/23/08	48	675,500	675,500	100.00
175 Bluxome St #304 Mission Bay		2	2	1	1,000	717.00	07/17/08	39	728,800	717,000	98.38
250 King St #644 Mission Bay		2	2	1	1,142	656.74	07/15/08	50	759,000	750,000	98.81
250 King St #1512 Mission Bay		1	1	1	0		08/22/08	21	760,000	760,000	100.00
260 King St #865 Mission Bay		2	2	1	1,083	720.22	08/21/08	148	839,000	780,000	92.97
255 Berry St #320 Mission Bay		2	2	1	1,050	771.43	10/02/08	77	875,000	810,000	97.01
255 Berry St #313 Mission Bay		2	2	1	1,050	771.43	10/14/08	94	839,000	810,000	101.38
325 Berry St #716 Mission Bay		2	2	1	1,208	707.78	07/18/08	42	915,900	855,000	95.01
255 Berry #109 Mission Bay		2	2.50	1	1,229	752.64	07/08/08	140	1,025,000	925,000	95.46
325 Berry St #105 Mission Bay		3	2.50	1	1,840	519.02	09/03/08	26	1,129,900	955,000	84.52
330 Mission Bay Blvd #414 Mission Bay		2	2	1	1,139	865.85	08/11/08	15	986,200	986,200	100.00
325 Berry St #114 Mission Bay		2	2.50	1	1,470	671.77	08/15/08	29	1,049,900	987,500	94.06
330 Mission Bay Blvd #505 Mission Bay		2	2	1	1,127	884.65	07/25/08	19	997,000	997,000	100.00
235 Berry St #708 Mission Bay		2	2	1	1,198	855.59	09/05/08	35	1,090,000	1,025,000	94.04
325 Berry St #102 Mission Bay		2	2.50	1	1,660	632.47	07/25/08	111	1,169,900	1,049,900	95.45
330 Mission Bay Blvd #903 Mission Bay		2	2	1	1,156	921.42	07/25/08	1	1,066,000	1,065,157	99.92
330 Mission Bay Blvd #311 Mission Bay		2	2	1	1,354	787.32	07/18/08	1	1,100,000	1,066,030	96.91
325 Berry St #624 Mission Bay		2	2	1	1,660	728.92	09/29/08	151	1,499,900	1,210,000	87.69
325 Berry St #627 Mission Bay		2	2	1	1,350	914.81	07/31/08	39	1,399,900	1,235,000	88.22
250 King St #1618 Mission Bay		2	2	1	0		07/07/08	22	1,300,000	1,280,000	98.46
325 Berry St #502 Mission Bay		2	2	1	1,500	883.93	08/29/08	10	1,475,900	1,325,900	94.71
325 Berry St #101 Mission Bay		3	3	1	2,405	569.65	07/24/08	60	1,669,900	1,370,000	85.63
330 Mission Bay Blvd #704 Mission Bay		2	2	1	1,697	1,270.73	07/24/08	3	2,200,000	2,156,436	98.02
330 Mission Bay Blvd #606 Mission Bay		2	2	1	1,772	1,285.25	07/11/08	29	2,347,900	2,277,463	97.00

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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
255 Berry St #708 Mission Bay		2	2.50	1	2,300	1,021.74	10/03/08	34	2,495,000	2,350,000	94.19
<b>Listing Count</b>	30	<b>Averages</b>			1,351	793.65		47	1,110,543	1,041,836	95.28
		<b>High</b>			2,350,000.00	<b>Low</b>		423,000.00	<b>Median</b>	970,600.00	
<b>Report Count</b>	89										

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