

# Condo/Coop/TIC/Loft CMA Report

Listings as of 12/08/08 at 8:26am

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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	105	449,000	449,000
300 Berry St #518 Mission Bay		1	1	1	657	759.51	10/03/08	418.00	66	568,000	499,000
260 King St #775 Mission Bay		1	1	1	908	571.59	10/08/08	670.00	61	549,000	519,000
260 King St #853 Mission Bay		1	1	1	628	835.99	09/26/08	576.00	73	565,000	525,000
250-250 King St #1414 Mission Bay		1	1	1	962	587.21	11/13/08	641.00	25	564,900	564,900
250 King St #742 Mission Bay		1	1	1	564	1,001.77	08/08/08	550.00	122	565,000	565,000
325 Berry St #408 Mission Bay		1	1	1	803	708.59	10/19/08	431.00	50	599,999	569,000
260 King St #555 Mission Bay		1	1	1	827	707.38	10/07/08	603.12	62	585,000	585,000
175 Bluxome St #107 Mission Bay		2	1.50	1	1,066	551.59	10/08/08	345.00	61	588,000	588,000
300 Berry St #706 Mission Bay		1	1	1	693	864.36	08/22/08	423.19	105	599,000	599,000
207 King #711 Mission Bay		1	1	1	733	817.19	07/23/08	434.89	137	629,000	599,000
330-North Mission Bay Blvd #307 Mission Bay		1	1	1	850	764.71	12/02/08	683.85	6	650,000	650,000
250 King St #424 Mission Bay		2	2	1	0		11/10/08	702.85	28	729,900	679,900
250 King St #862 Mission Bay		1	1	1	832	817.31	07/31/08	999.00	130	699,999	680,000
250 King St #782 Mission Bay		1	1	1	882	792.52	10/02/08	640.44	67	699,000	699,000
175 Bluxome St #211 Mission Bay		2	2	1	1,076	649.63	10/08/08	300.00	61	699,000	699,000
175 Bluxome St #208 Mission Bay		2	2	1	1,076	650.45	09/10/08	391.20	89	699,888	699,888
250 King St #882 Mission Bay		1	1	1	882	822.00	07/18/08	650.44	143	739,000	725,000
330 Mission Bay Blvd #103 Mission Bay		2	2	1	1,294	617.47	12/02/08	715.84	6	799,000	799,000
300 Berry St #623 Mission Bay		2	2	1	965	839.38	08/26/08	466.16	101	810,000	810,000
260 King St #605 Mission Bay		2	2	1	1,488	570.56	12/05/08	846.28	3	849,000	849,000
325 Berry St #518 Mission Bay		2	2	1	1,287	737.37	12/02/08	493.00	6	949,000	949,000
250 King St #802 Mission Bay		2	2	1	1,476	676.83	05/22/08	806.11	200	1,069,000	999,000
250 King St #570 Mission Bay		3	2	2	0		09/18/08	846.28	81	1,149,000	1,099,000
255 Berry St #318 Mission Bay		2	2.50	1	1,757	668.75	06/27/08	618.61	164	1,425,000	1,175,000
330 Mission Bay Blvd #310 Mission Bay		2	3	9	1,419	842.14	12/03/08	721.90	5	1,195,000	1,195,000
255 Berry #317 Mission Bay		2	2.50	1	0		09/18/08	594.73	81	1,288,000	1,288,000
330 Mission Bay Blvd #702 Mission Bay		3	2	1	1,608	836.19	12/06/08	737.94	2	11,344,600	1,344,600
330 Mission Bay Blvd #110 Mission Bay		2	3	9	1,693	796.81	12/03/08	747.06	5	1,349,000	1,349,000
330 Mission Bay Blvd #101 Mission Bay		2	3	9	1,846	730.77	11/24/08	754.98	14	1,349,000	1,349,000
250 King St #1616 Mission Bay		2	2	2	0		07/17/08	806.11	144	1,450,000	1,350,000
330-North Mission Bay Blvd #602 Mission Bay		2	3	9	1,526	982.31	11/28/08	737.94	10	1,499,000	1,499,000
330 Mission Bay Blvd #603 Mission Bay		3	2	1	1,775	863.10	12/06/08	705.98	2	1,532,000	1,532,000
255 Berry #608 Mission Bay		3	2.50	1	2,284	820.93	10/23/08	690.00	46	1,995,000	1,875,000

<b>Listing Count</b>	34	<b>Averages</b>		1,146	758.88		67	1,212,655	892,832
		<b>High</b>	1,875,000		<b>Low</b>	449,000		<b>Median</b>	712,444

## 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	94	470,000	470,000
175 Bluxome #120 Mission Bay		1	1.50	1	0		10/08/08	277.30	61	599,000	565,000
207 King St #412 Mission Bay		2	2	1	0		08/27/08	609.64	103	699,000	699,000

<b>Listing Count</b>	3	<b>Averages</b>		0	0.00		86	589,333	578,000
		<b>High</b>	699,000		<b>Low</b>	470,000		<b>Median</b>	565,000

## PENDING Properties

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

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 12/08/08 at 8:26am

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
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
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
250 King St #462 Mission Bay		3	2	1	1,543	537.85	10/03/08	900.00	32	829,900	829,900
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
<b>Listing Count</b>	18	<b>Averages</b>			935	758.16			62	697,550	697,550
		<b>High</b>			1,196,000	<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
175 Bluxome St #133 Mission Bay		1	1.50	1	0		11/17/08	161	599,000	560,000	93.49
300 Berry St #558 Mission Bay		3	2	1	1,260	690.48	11/14/08	38	899,000	870,000	96.77
<b>Listing Count</b>	2	<b>Averages</b>			1,260	690.48		100	749,000	715,000	95.46
		<b>High</b>			870,000.00	<b>Low</b>	560,000.00		<b>Median</b>		715,000.00

**Report Count** 57

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