

# Condo/Coop/TIC/Loft CMA Report

Listings as of 12/08/08 at 8:25am

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## ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
195 7th St #410 South of Market		0	1	0	341	818.18	10/30/08	289.00	39	279,000	279,000
766 Harrison #410 South of Market		0	1	0	0		09/15/08	270.00	84	314,000	314,000
139 Stillman St #5 South of Market		1	1.50	1	0		09/26/08	392.94	73	450,000	350,000
1 Ecker Pl #207 South of Market		1	1	1	450	864.44	12/04/08	421.52	4	389,000	389,000
68 Harriet St #2 South of Market		1	1.50	1	670	595.52	10/12/07	320.00	406	588,000	399,000
555 4th St #530 South of Market		0	1	1	580	705.17	09/22/08	420.11	77	499,000	409,000
300 3rd St #803 South of Market		0	1	1	521	815.74	09/18/08	338.03	81	425,000	425,000
555 4th St #102 South of Market		0	1	1	475	945.26	06/10/08	411.01	181	449,000	449,000
199 New Montgomery St #911 South of Marke		0	1	0	412	1,089.81	10/08/08	381.28	61	465,000	449,000
469 Clementina St #19 South of Market		1	1	1	658	686.22	10/08/08	385.00	35	465,500	451,535
199 New Montgomery St #1403 South of Mark		0	1	0	409	1,112.47	09/22/08	375.00	77	455,000	455,000
30 Dore #505 South of Market		1	1	1	0		10/17/08	250.00	52	479,000	479,000
74 New Montgomery St #411 South of Market		0	1	1	489	1,026.27	08/14/08	606.00	116	406,845	501,845
175 Langton St #3 South of Market		1	2	1	1,580	332.28	06/11/08	470.00	180	724,900	525,000
59 Rodgers St South of Market		1	1	0	800	673.75	10/09/08	341.16	60	539,000	539,000
226 Ritch St #103 South of Market		1	2	1	844	645.73	09/29/08	466.13	70	569,900	545,000
660 Natoma St #1 South of Market		1	1	1	0		10/09/08	193.67	60	549,000	549,000
300 3rd St #1011 South of Market		1	1	1	1,000	549.00	12/04/08	413.14	4	549,000	549,000
140 South Van Ness Ave #1024 South of Marl		1	1.50	1	830	661.45	07/25/08	352.00	136	549,000	549,000
655 5th St #4 South of Market		1	2	1	889	617.55	09/11/08	390.00	88	625,000	549,000
199 New Montgomery St #706 South of Marke		1	1	1	787	698.86	09/19/08	432.68	80	599,000	550,000
134-A Langton St South of Market		2	1.50	1	1,000	550.00	07/23/08	65.00	137	589,000	550,000
68 Harriet St #12 South of Market		1	1.50	1	1,158	481.87	09/10/08	451.00	89	620,000	558,000
655 5th St #3 South of Market		1	2	1	1,021	547.50	08/29/08	424.00	100	629,000	559,000
767 Bryant St #204 South of Market		2	3	1	1,607	347.85	10/24/08	517.27	45	599,000	559,000
481 Clementina St #A South of Market		2	2	6	817	684.21	11/21/08	250.00	17	559,000	559,000
555 4th St #644 South of Market		1	1	1	0		10/01/08	428.48	68	599,000	569,000
1489 Folsom St #2C South of Market		1	1	1	0		08/12/08	407.00	118	589,000	569,000
1160 Mission St #1705 South of Market		1	1	1	665	864.66	08/09/08	493.78	121	575,000	575,000
1 Ecker Pl #211 South of Market		1	1	1	599	966.61	09/25/08	474.46	74	579,000	579,000
300 3rd St #1408 South of Market		1	1	1	804	733.83	09/19/08	390.00	80	590,000	590,000
1160 Mission St #1012 South of Market		1	1	1	665	887.22	08/09/08	609.82	121	590,000	590,000
1350-A Stevenson St South of Market		2	1	1	0		10/17/08	289.86	52	595,000	595,000
281 Clara St #3 South of Market		1	1.50	1	1,114	537.70	09/12/08	412.00	87	619,000	599,000
555 4th St #401 South of Market		2	2	1	938	639.55	07/15/08	474.22	133	674,900	599,900
1160 Mission St #1709 South of Market		1	1	1	765	784.31	09/18/08	518.00	81	600,000	600,000
555 4th St #715 South of Market		1	1	1	0		11/05/08	430.00	33	605,000	605,000
555 4th St #716 South of Market		1	1	1	670	923.88	12/03/08	481.00	5	619,000	619,000
410 Jessie St #306 South of Market		0	1	0	674	927.30	11/06/08	485.42	32	625,000	625,000
1352-A Stevenson St South of Market		2	1	1	0		10/29/08	289.86	40	625,000	625,000
1330 Stevenson St #C403 South of Market		3	1.50	1	1,005	635.82	11/07/08	387.00	31	639,000	639,000
461 2nd St #C112 South of Market		1	1	1	777	822.39	09/12/08	440.39	87	639,000	639,000
310 Townsend St #105 South of Market		2	2	1	1,244	521.70	05/16/08	417.00	154	750,000	649,000
1350 Stevenson St South of Market		2	1	1	0		10/22/08	289.86	47	650,000	650,000
555 4th St #930 South of Market		1	1	1	0		07/03/08	450.00	158	689,000	670,000
1352 Stevenson St South of Market		2	1	1	0		11/05/08	289.86	33	675,000	675,000
200 Townsend St #1 South of Market		1	2	1	873	777.78	09/09/08	354.72	90	709,000	679,000
631 Folsom St #4E South of Market		2	2	1	1,000	686.80	11/20/08	623.49	18	686,800	686,800
1221 Harrison St #25 South of Market		1	2	1	1,316	531.16	11/25/08	355.00	13	699,000	699,000
1221 Harrison St #26 South of Market		1	2	1	1,316	531.16	11/13/08	360.00	25	699,000	699,000
388 Townsend St #17 South of Market		1	2	1	0		11/07/08	369.00	31	699,000	699,000
555 4th St #521 South of Market		2	2	1	1,019	685.97	05/15/08	481.00	207	849,000	699,000
300 3rd St #702 South of Market		2	2	0	1,190	588.24	09/10/08	447.63	89	750,000	700,000
555 4th St #823 South of Market		2	2	1	981	718.65	09/26/08	454.85	73	755,000	705,000

Presented By: Paul Hwang / Skybox Realty

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1354-A Stevenson South of Market		2	1	1	0		11/12/08	289.86	26	705,000	705,000
380 10th St #20 South of Market		1	1.50	1	1,289	557.80	08/30/08	386.57	100	849,000	719,000
1221 Harrison St #23 South of Market		1	2	2	1,404	512.11	09/10/08	360.00	89	769,000	719,000
461 2nd St #C206 South of Market		1	1	1	1,107	654.92	12/03/08	444.12	5	725,000	725,000
393 Tehama St #110 South of Market		1	1	1	1,566	478.29	07/10/08	538.00	151	749,000	749,000
855 Folsom St #529 South of Market		2	1.50	1	1,094	702.93	05/03/08	457.00	219	899,000	769,000
380 10th St #27 South of Market		2	2	1	1,305	593.87	07/17/08	387.97	144	799,000	775,000
74 New Montgomery St #312 South of Market		1	1	1	865	896.93	06/26/08	682.64	165	690,845	775,845
631 Folsom St #8C South of Market		2	2	1	1,060	744.34	11/19/08	651.42	19	789,000	789,000
60 Rausch St #405 South of Market		2	1.50	1	1,205	663.07	11/13/08	351.30	25	799,000	799,000
60 Rausch St #210 South of Market		3	1.50	1	1,511	528.79	10/30/08	381.21	39	799,000	799,000
1 Ecker Pl #204 South of Market		2	2	1	1,046	792.54	09/25/08	581.76	74	829,000	829,000
74 New Montgomery St #308 South of Market		1	1	1	946	889.90	04/01/08	699.09	226	841,845	841,845
60 Rausch St #204 South of Market		2	2.50	1	1,649	545.18	05/28/08	435.43	176	989,000	899,000
767 Bryant St #210 South of Market		2	3	1	2,041	450.27	06/26/08	580.48	165	949,000	919,000
21 Stillman St #5 South of Market		2	2	1	1,895	500.79	07/10/08	550.48	151	979,000	949,000
601 4th St #PH-2 South of Market		1	1	2	0		10/16/08	373.88	53	1,099,000	949,000
461 2nd St #457 South of Market		1	1.50	1	1,812	524.28	08/02/08	525.00	128	999,000	950,000
555 4th St #841 South of Market		2	2.50	1	0		07/07/08	480.00	105	995,000	995,000
1160 Mission St #601 South of Market		3	2	1	1,330	751.13	11/07/08	659.51	31	999,000	999,000
1356 Stevenson St South of Market		3	3	1	1,650	605.45	10/31/08	460.00	38	999,000	999,000
555 4th St #833 South of Market		2	2.50	1	0		09/11/08	466.00	69	1,010,000	1,010,000
1366 Stevenson St South of Market		3	3.50	2	2,100	513.81	11/14/08	450.00	24	1,079,000	1,079,000
631 Folsom St #15A South of Market		2	2	1	1,100	1,056.73	10/30/08	664.29	39	1,162,400	1,162,400
1 Ecker Pl #203 South of Market		2	2	1	1,247	961.51	09/25/08	704.69	74	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	67	1,201,845	1,201,845
140 South Van Ness Ave #801 South of Market		3	2	1	1,800	766.67	07/16/08	485.59	143	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	131	1,445,000	1,445,000
765 Market St #22C South of Market		1	1	1	805	1,819.88	11/19/08	539.00	19	1,465,000	1,465,000
355 Bryant St #103 South of Market		2	2	1	2,200	871.82	05/30/08	499.73	192	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	73	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	131	2,225,000	2,225,000
301 Mission St #47B South of Market		2	2.50	1	1,652	1,588.08	07/30/08	312.00	131	2,623,500	2,623,500
188 Minna St #31B South of Market		2	2.50	1	1,731	1,558.64	09/11/08	224.85	88	2,798,000	2,698,000
188 Minna St #26B South of Market		2	2.50	1	1,772	1,690.18	11/05/08	243.03	33	2,995,000	2,995,000
631 Folsom St #PHF South of Market		3	2.50	1	2,573	1,273.88	09/02/08	921.82	97	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	95	3,995,000	3,995,000
765 Market St #26F South of Market		2	3.50	1	2,576	2,057.45	10/30/08	056.78	39	5,300,000	5,300,000
765 Market St #35F South of Market		3	3.50	2	0		11/26/08	055.62	12	5,450,000	5,450,000

<b>Listing Count</b>	93	<b>Averages</b>		1,165	820.02		86	996,925	974,153
		<b>High</b>	5,450,000		<b>Low</b>	279,000		<b>Median</b>	679,000

### 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	84	269,000	269,000
69 Clementina St #202 South of Market		1	1	0	682	642.23	09/05/08	343.00	94	438,000	438,000
30 Dore #410 South of Market		1	1	1	0		10/02/08	250.00	67	450,000	450,000
590 6th St #202 South of Market		3	3	1	1,705	468.62	11/21/08	407.00	17	799,000	799,000

<b>Listing Count</b>	4	<b>Averages</b>		1,194	555.43		66	489,000	489,000
		<b>High</b>	799,000		<b>Low</b>	269,000		<b>Median</b>	444,000

### PENDING Properties

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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
950 Harrison St #210 South of Market		1	1.50	1	1,016	491.14	01/02/08	375.22	270	565,000	499,000
821 Folsom St #417 South of Market		1	1	1	682	733.14	06/17/08	371.00	45	500,000	500,000
1160 Mission St #1112 South of Market		1	1	1	0		01/23/08	476.62	112	580,000	590,000
340 6th St #204 South of Market		2	2	1	1,679	381.18	09/11/08	490.00	60	640,000	640,000
1160 Mission St #1510 South of Market		1	1	1	0		08/09/08	609.82	48	660,000	660,000
590 6th St #201 South of Market		3	3	1	1,820	411.54	10/17/08	410.00	49	749,000	749,000
1160 Mission St #605 South of Market		2	2	1	1,040	730.77	08/09/08	609.82	95	760,000	760,000
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
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

<b>Listing Count</b>	12	<b>Averages</b>		1,448	824.90		82	1,246,242	1,238,492
		<b>High</b>	5,090,000		<b>Low</b>	328,900		<b>Median</b>	704,500

## SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
140 South Van Ness Ave #309 South of Mark		1	1	1	795	458.46	11/03/08	60	364,476	364,476	100.00
49 Zoe St #16 South of Market		1	1	0	725	689.66	11/04/08	27	500,000	500,000	100.00
69 Clementina St #301 South of Market		2	2	0	1,080	583.33	11/20/08	73	699,000	630,000	94.88
199 New Montgomery St #1506 South of Mar		1	1	1	0		11/07/08	34	729,000	696,000	96.80
1150 Folsom St #1 South of Market		2	2.50	1	1,654	435.31	11/14/08	337	992,000	720,000	96.64

<b>Listing Count</b>	5	<b>Averages</b>		1,064	541.69		106	656,895	582,095	97.26
		<b>High</b>	720,000.00		<b>Low</b>	364,476.00		<b>Median</b>	630,000.00	

**Report Count** 114

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