

Condo/Coop/TIC/Loft CMA Report

Listings as of 02/08/09 at 1:13pm

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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	167	449,000	449,000
250 King St #542 Mission Bay		0	1	1	616	730.52	02/06/09	567.12	2	450,000	450,000
250 King St #636 Mission Bay		1	1	1	700	678.57	01/22/09	559.00	17	525,000	475,000
260 King St #00669 Mission Bay		1	1	1	748	667.11	01/16/09	576.12	23	518,000	499,000
260 King St #717 Mission Bay		1	1	1	0		01/29/09	600.00	10	515,000	515,000
250 King St #456 Mission Bay		1	1	1	900	583.33	12/15/08	575.00	55	665,000	525,000
260 King St #853 Mission Bay		1	1	1	628	835.99	09/26/08	576.00	135	565,000	525,000
207 King #711 Mission Bay		1	1	1	733	721.69	01/27/09	434.89	12	529,000	529,000
300 Berry St #417 Mission Bay		1	1	0	660	816.67	12/10/08	417.98	60	539,000	539,000
250 King St #548 Mission Bay		1	1	1	0		01/22/09	576.12	17	599,000	599,000
300 Berry St #706 Mission Bay		1	1	1	693	864.36	08/22/08	423.19	167	599,000	599,000
330-North Mission Bay Blvd #307 Mission Bay		1	1	1	850	704.71	12/02/08	683.85	68	650,000	599,000
250 King St #424 Mission Bay		2	2	1	0		11/10/08	702.85	90	729,900	599,900
250 King St #782 Mission Bay		1	1	1	882	748.30	10/02/08	640.44	129	699,000	660,000
300 Berry St #1204 Mission Bay		1	1	1	851	781.43	12/10/08	448.15	60	665,000	665,000
175 Bluxome St #208 Mission Bay		2	2	1	1,076	649.63	09/10/08	391.20	151	699,888	699,000
330 Mission Bay Blvd #103 Mission Bay		2	2	1	1,294	564.14	12/02/08	715.84	68	799,000	730,000
250 King St #658 Mission Bay		2	2	1	1,216	637.34	02/05/09	776.95	3	775,000	775,000
250 King St #462 Mission Bay		3	2	1	1,543	505.44	10/03/08	900.00	71	829,900	779,900
330-No. Mission Bay Blvd #404 Mission Bay		2	2	1	1,204	663.62	01/18/09	705.98	21	895,000	799,000
260 King St #471 Mission Bay		2	2	1	987	809.52	12/31/08	640.00	39	829,000	799,000
300 Berry St #623 Mission Bay		2	2	1	965	839.38	08/26/08	466.16	163	810,000	810,000
330 Mission Bay Blvd #401 Mission Bay		2	2	1	1,141	744.08	01/18/09	699.88	21	895,000	849,000
250 King #530 Mission Bay		2	2	1	1,338	634.53	01/21/09	816.00	18	849,000	849,000
235 Berry St #404 Mission Bay		2	2	1	0		02/06/09	537.80	2	849,000	849,000
325 Berry St #518 Mission Bay		2	2	1	1,287	698.52	12/02/08	493.00	68	949,000	899,000
330-No. Mission Bay Blvd #310 Mission Bay		2	2	1	1,419	701.20	12/03/08	721.90	67	1,195,000	995,000
250 King St #1516 Mission Bay		2	2	0	1,350	740.74	12/18/08	886.72	52	1,000,000	1,000,000
330-No. Mission Bay Blvd #101 Mission Bay		2	3	1	1,846	568.80	11/24/08	754.98	76	1,349,000	1,050,000
255 Berry St #318 Mission Bay		2	2.50	1	1,757	623.22	06/27/08	618.61	226	1,425,000	1,095,000
330 Mission Bay Blvd #702 Mission Bay		3	2	1	1,608	715.17	12/06/08	737.94	64	11,344,600	1,150,000
330-No. Mission Bay Blvd #110 Mission Bay		2	3	1	1,693	708.21	12/03/08	747.06	67	1,349,000	1,199,000
250 King St #1616 Mission Bay		2	2	2	0		07/17/08	806.11	206	1,450,000	1,250,000
330-No. Mission Bay Blvd #602 Mission Bay		2	3	1	1,526	844.04	11/28/08	737.94	72	1,499,000	1,288,000
255 Berry #317 Mission Bay		2	2.50	1	0		09/18/08	594.73	143	1,288,000	1,288,000
330 Mission Bay Blvd #607 Mission Bay		3	2	1	1,758	738.91	01/18/09	705.98	21	1,399,000	1,299,000

Listing Count	36	Averages		1,126	713.38		73	1,143,758	796,661
		High	1,299,000		Low	449,000		Median	777,450

ACT. CONT. Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
260 King St #775 Mission Bay		1	1	1	908	571.59	10/08/08	670.00	123	549,000	519,000
250 King St #266 Mission Bay		2	2	1	1,184	506.67	12/24/08	787.00	46	599,900	599,900

Listing Count	2	Averages		1,046	539.13		85	574,450	559,450
		High	599,900		Low	519,000		Median	559,450

PENDING Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
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Presented By: Paul Hwang / Skybox Realty

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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
250-250 King St #1414 Mission Bay		1	1	1	962	570.58	11/13/08	641.00	41	564,900	548,900
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 #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 St #611 Mission Bay		2	1	1	909	841.58	12/10/08	455.41	17	765,000	765,000
300 Berry #446 Mission Bay		2	2	1	1,162	701.38	02/26/07	476.59	62	815,000	815,000
300 Berry #551 Mission Bay		3	2	1	1,478	713.80	02/26/07	536.72	56	1,055,000	1,055,000
Listing Count		17			Averages		882	756.18	64	661,759	660,818
			High	1,055,000		Low	509,000		Median	635,000	

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP	
300 Berry St #619 Mission Bay		1	1	1	730	801.37	12/09/08	36	610,000	585,000	95.90	
Listing Count		1			Averages		730	801.37	36	610,000	585,000	95.90
			High	585,000.00		Low	585,000.00		Median	585,000.00		
Report Count	56											

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