

# Condo/Coop/TIC/Loft CMA Report

Listings as of 02/08/09 at 1:15pm

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## ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
766 Harrison St #210 South of Market		0	1	0	0		01/20/09	265.00	19	215,000	215,000
195 7th St #410 South of Market		0	1	0	341	730.21	10/30/08	289.00	101	279,000	249,000
140-S Van Ness Ave #437 South of Market		0	1	1	575	442.21	02/05/09	325.00	3	254,273	254,273
766 Harrison #410 South of Market		0	1	0	0		09/15/08	265.00	146	314,000	299,000
30 Dore St #1111 South of Market		0	1	1	0		02/04/09	183.00	4	327,000	327,000
555 4th St #102 South of Market		0	1	1	475	734.74	01/29/09	411.00	10	349,000	349,000
140 South Van Ness Ave #702 South of Market		0	1	1	710	535.07	01/23/09	335.59	16	379,900	379,900
555 4th St #530 South of Market		0	1	1	580	663.62	09/22/08	420.11	139	499,000	384,900
30 Dore St #406 South of Market		1	1	1	0		02/05/09	212.00	3	389,000	389,000
30 Dore #101 South of Market		1	1	1	0		02/05/09	210.00	3	389,000	389,000
1160 Mission St #1705 South of Market		1	1	1	665	744.36	01/29/09	493.78	10	495,000	495,000
1160 Mission St #909 South of Market		1	1	1	765	647.06	01/31/09	518.63	8	495,000	495,000
140 South Van Ness Ave #809 South of Market		1	1	1	795	626.42	01/08/09	346.91	31	519,000	498,000
74 New Montgomery St #411 South of Market		0	1	1	489	1,026.27	08/14/08	606.00	178	406,845	501,845
1160 Mission St #1212 South of Market		1	1	1	665	759.40	01/31/09	493.78	8	505,000	505,000
300 3rd St #1211 South of Market		1	1	0	1,000	575.00	01/13/09	441.00	26	649,000	575,000
555 4th St #716 South of Market		1	1	1	670	864.18	12/03/08	481.00	67	619,000	579,000
555 4th St #735 South of Market		1	1	1	691	852.39	01/20/09	429.72	19	589,000	589,000
660 Natoma St #1 South of Market		1	1	1	722	824.10	01/23/09	231.40	16	595,000	595,000
1350-A Stevenson St South of Market		2	1	1	0		10/17/08	289.86	114	595,000	595,000
310 Townsend St #308 South of Market		1	1	1	803	745.95	01/08/09	324.26	31	599,000	599,000
30 Dore St #211 South of Market		2	2	1	0		02/05/09	291.00	3	609,000	609,000
1330 Stevenson St #C403 South of Market		3	1.50	1	1,005	615.92	11/07/08	387.00	93	639,000	619,000
199 New Montgomery St #202 South of Market		1	1	0	851	739.13	02/01/09	441.46	7	629,000	629,000
555 4th St #814 South of Market		1	1	1	682	923.75	01/29/09	452.00	10	630,000	630,000
555 4th St #741 South of Market		1	1	1	0		01/08/09	324.00	31	639,000	639,000
300 3rd St #702 South of Market		2	2	0	1,190	546.22	09/10/08	447.63	151	750,000	650,000
631 Folsom St #5E South of Market		2	2	1	1,000	668.00	02/05/09	623.49	3	668,000	668,000
246 2nd St #1003 South of Market		2	2	1	1,097	615.31	12/18/08	517.70	52	689,900	675,000
555 4th St #823 South of Market		2	2	1	981	702.34	09/26/08	454.85	135	755,000	689,000
77 Dow Pl #909 South of Market		1	1.50	1	1,156	639.27	01/22/09	555.66	17	739,000	739,000
821 Folsom St #406 South of Market		2	2	1	1,063	699.91	01/17/09	450.00	22	744,000	744,000
77 Dow Pl #911 South of Market		1	1.50	1	1,029	737.61	01/21/09	337.00	18	759,000	759,000
1160 Mission St #601 South of Market		3	2	1	1,331	574.76	01/31/09	659.51	8	765,000	765,000
1160 Mission St #1414 South of Market		2	2	1	1,045	741.63	01/31/09	587.95	8	775,000	775,000
74 New Montgomery St #312 South of Market		1	1	1	865	896.93	06/26/08	682.64	227	690,845	775,845
631 Folsom St #8C South of Market		2	2	1	1,060	744.34	11/19/08	651.42	81	789,000	789,000
48 Langton St #1 South of Market		2	2	2	1,096	765.51	01/02/09	300.00	37	889,000	839,000
74 New Montgomery St #308 South of Market		1	1	1	946	889.90	04/01/08	699.09	288	841,845	841,845
48 Langton St #3 South of Market		2	2.50	2	1,266	670.62	01/02/09	300.00	37	899,000	849,000
1362 Stevenson St South of Market		3	2.50	1	1,517	579.43	01/15/09	402.13	24	879,000	879,000
601 4th St #PH-2 South of Market		1	1	2	0		10/16/08	373.88	115	1,099,000	949,000
555 4th St #841 South of Market		2	2.50	1	0		01/03/09	480.00	36	995,000	995,000
555 4th St #829 South of Market		2	2	1	0		02/05/09	492.00	3	995,000	995,000
1356 Stevenson St South of Market		3	3	1	1,650	605.45	10/31/08	403.00	100	999,000	999,000
1366 Stevenson St South of Market		3	3.50	2	2,100	513.81	11/14/08	450.00	86	1,079,000	1,079,000
555 4th St #919 South of Market		2	2	2	0		02/06/09	492.00	2	1,100,000	1,100,000
74 New Montgomery St #302 South of Market		2	2	1	1,129	1,064.52	10/02/08	736.00	129	1,201,845	1,201,845
555 4th St #105 South of Market		3	3	1	2,279	533.13	01/19/09	567.29	20	1,215,000	1,215,000
301 Mission St #25J South of Market		2	2	1	1,245	993.37	07/30/08	858.00	193	1,445,000	1,236,750
140 South Van Ness Ave #801 South of Market		3	2	1	1,800	766.67	07/16/08	485.59	205	1,380,000	1,380,000
301 Mission St #502 South of Market		1	2	1	1,779	1,063.10	07/30/08	492.00	193	2,225,000	1,891,250
555 4th St #629 South of Market		4	3	2	2,133	1,030.94	09/26/08	924.00	135	2,199,000	2,199,000
765 Market St #22E South of Market		2	2.50	1	1,456	1,576.24	01/30/09	768.61	9	2,295,000	2,295,000

Presented By: Paul Hwang / Skybox Realty

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Listings as of 02/08/09 at 1:15pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
188 Minna St #23F South of Market		2	2.50	1	1,527	1,538.97	01/14/09	800.00	25	2,350,000	2,350,000
188 Minna St #27D South of Market		2	2.50	1	1,792	1,422.99	01/19/09	134.32	20	2,550,000	2,550,000
188 Minna St #25D South of Market		2	2.50	1	1,782	1,675.08	01/16/09	109.32	23	3,200,000	2,985,000
765 Market St #25G South of Market		2	2.50	1	1,762	1,870.03	01/14/09	867.32	25	3,295,000	3,295,000
631 Folsom St #PH-A South of Market		3	2.50	1	2,393	1,418.72	01/06/09	891.71	33	3,950,000	3,395,000
765 Market St #26F South of Market		2	3.50	1	2,576	2,057.45	10/30/08	056.78	101	5,300,000	5,300,000
765 Market St #35F South of Market		3	3.50	2	0		11/26/08	128.61	74	5,450,000	5,450,000
188 Minna St #31E South of Market		3	2.50	1	0		02/05/09	575.00	3	5,800,000	5,800,000

<b>Listing Count</b>	62	<b>Averages</b>		1,178	867.75		60	1,199,427	1,169,152
		<b>High</b>	5,800,000		<b>Low</b>	215,000		<b>Median</b>	741,500

## ACT. CONT. Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
199 New Montgomery St #706 South of Marke		1	1	1	787	634.05	01/22/09	432.68	17	499,000	499,000
631 Folsom St #3E South of Market		2	2	1	1,000	663.00	01/28/09	623.49	11	663,000	663,000

<b>Listing Count</b>	2	<b>Averages</b>		894	648.53		14	581,000	581,000
		<b>High</b>	663,000		<b>Low</b>	499,000		<b>Median</b>	581,000

## 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
821 Folsom St #417 South of Market		1	1	1	682	733.14	06/17/08	371.00	45	500,000	500,000
660 Natoma St #2 South of Market		1	1	1	0		10/09/08	193.67	104	549,000	519,000
481 Clementina St #A South of Market		2	2	6	817	684.21	11/21/08	250.00	70	559,000	559,000
1160 Mission St #1112 South of Market		1	1	1	0		01/23/08	476.62	112	580,000	590,000
310 Townsend St #105 South of Market		2	2	1	1,244	521.70	05/16/08	417.00	166	750,000	649,000
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
301 Mission St #55C South of Market		2	3.50	2	2,819	1,534.76	07/30/08	443.00	37	5,090,000	4,326,500

<b>Listing Count</b>	10	<b>Averages</b>		1,169	808.09		81	1,080,390	988,240
		<b>High</b>	4,326,500		<b>Low</b>	328,900		<b>Median</b>	619,500

## SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
766 Harrison #214 South of Market		0	1	0	0		12/30/08	105	269,000	269,000	100.00
69 Clementina St #202 South of Market		1	1	0	682	646.63	12/29/08	108	438,000	441,000	100.68
950 Harrison St #210 South of Market		1	1.50	1	1,016	488.19	12/12/08	270	565,000	496,000	99.40
140 South Van Ness Ave #931 South of Mark		2	2	1	1,075	539.53	12/04/08	144	679,500	580,000	96.68

<b>Listing Count</b>	4	<b>Averages</b>		924	558.12		157	487,875	446,500	98.90
		<b>High</b>	580,000.00		<b>Low</b>	269,000.00		<b>Median</b>	468,500.00	

**Report Count** 78

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