

Single-Family Homes CMA Report

Listings as of 08/19/08 at 12:43pm

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Property Type: Single-Family Homes City: San Francisco Status: Active

ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
73 Littlefield Ter Potrero Hill		3	1	1	1,109	518.49	07/07/08	280.00	43	575,000	575,000
266 Maynard St Excelsior		3	2	1	1,232	466.72	05/23/08	0.00	88	599,000	575,000
852 Niagara Ave Ingleside		2	1	1	950	609.47	04/10/08	0.00	131	590,000	579,000
84 Minerva Oceanview		2	1	2	1,053	549.86	07/18/08	0.00	32	579,000	579,000
265 Sadowa St Oceanview		2	1	2	1,400	413.57	07/28/08	0.00	22	579,000	579,000
520 Judson Ave Westwood Park		2	1	1	1,060	546.23	08/14/08	71.00	5	579,000	579,000
1526 Kirkwood St Bayview		3	4	1	0		06/20/08	0.00	60	579,000	579,000
152 Teddy Ave Visitacion Valley		3	1	1	1,100	527.23	07/17/08	0.00	33	579,950	579,950
371 Orizaba Ave Ingleside Heights		2	1	1	1,000	580.00	07/01/08	0.00	49	580,000	580,000
378 Raymond Ave Visitacion Valley		3	2	1	0		06/27/08	0.00	45	580,000	580,000
1566 La Salle Ave Bayview		3	2	1	1,800	322.72	07/01/08	0.00	49	585,888	580,888
200 Harold Ave Ingleside		4	2	1	1,300	452.31	08/08/08	0.00	11	588,000	588,000
826 Peralta Ave Bernal Heights		3	2	1	1,200	490.83	04/01/08	0.00	140	699,000	589,000
52 Arleta Ave Visitacion Valley		2	1	1	1,050	560.95	07/31/08	0.00	19	589,000	589,000
884 Silver Ave Portola		2	1	1	1,662	354.39	07/23/08	0.00	27	589,000	589,000
73 Ney St Excelsior		2	1	1	1,228	480.37	07/29/08	0.00	21	589,900	589,900
244 Morse St Crocker Amazon		2	1	2	1,236	481.39	03/17/08	0.00	155	615,000	595,000
234 Pope St Crocker Amazon		2	1	1	1,297	458.75	03/04/08	0.00	159	630,000	595,000
3550 Noriega St Outer Sunset		2	1	1	1,096	546.53	08/18/08	0.00	1	599,000	599,000
96 Minerva St Oceanview		4	2	2	1,437	416.84	07/09/08	0.00	41	599,000	599,000
44 Farallones St Oceanview		3	1	1	1,772	338.04	06/06/08	0.00	74	649,000	599,000
169 Grand View Ave Eureka Valley/Dolore		2	1	0	780	767.95	11/15/07	0.00	278	599,000	599,000
2724 21st St Inner Mission		2	1	1	1,250	479.20	07/02/08	0.00	48	649,000	599,000
1732 Quesada Ave Bayview		5	3	0	1,605	373.21	06/19/08	0.00	61	599,000	599,000
1044 Munich St Crocker Amazon		3	1	1	1,268	472.40	06/10/08	0.00	70	625,000	599,000
174 Maynard St Excelsior		2	1	1	1,125	532.44	08/15/08	0.00	4	599,000	599,000
11 Modoc Ave Outer Mission		2	1	1	1,286	465.79	01/11/08	0.00	221	599,000	599,000
320 London St Excelsior		3	2	1	1,344	445.87	06/12/08	0.00	68	599,250	599,250
461 Chenery St Glen Park		2	1	0	980	612.14	05/19/08	0.00	92	669,900	599,900
1465 Revere Ave Bayview		8	3	2	2,100	285.69	04/01/08	0.00	140	599,950	599,950
1654 Wallace Ave Bayview		3	2	2	812	738.90	10/31/07	0.00	293	599,990	599,990
1266 Shafter Bayview		3	1	1	0		06/22/08	0.00	58	599,999	599,999
3125 Jennings St Bayview Heights		3	2.50	1	1,600	375.00	06/09/08	0.00	71	649,999	599,999
96 Ney St Excelsior		4	2.50	1	0		04/24/08	0.00	117	710,000	600,000
61 Ina Ct Excelsior		2	1	1	0		07/21/08	0.00	29	605,000	605,000
1028 Prague St Crocker Amazon		3	1	1	1,671	364.99	08/14/08	0.00	5	609,900	609,900
423 Naples St Excelsior		3	1	1	1,420	429.58	07/01/08	0.00	49	610,000	610,000
2306 Geary Blvd Lower Pacific Height		3	1	0	1,400	438.93	06/16/08	0.00	64	699,000	614,500
125 Lapham Way Crocker Amazon		2	1	2	1,055	582.94	07/24/08	0.00	26	623,000	615,000
2084 Silver Ave Silver Terrace		3	2	0	1,734	356.98	06/17/08	0.00	63	619,000	619,000
41 Ina Ct Excelsior		2	1	2	1,025	604.88	08/03/08	0.00	16	620,000	620,000
981 Rolph St Crocker Amazon		3	2	1	1,113	565.14	12/26/07	0.00	233	688,888	629,000
10 South Hill Blvd Crocker Amazon		3	2	1	1,435	439.02	05/26/08	0.00	85	659,000	630,000
766 London St Excelsior		3	2	1	1,514	416.12	01/31/08	0.00	201	630,000	630,000
3542 Jennings St Bayview Heights		4	2	2	1,512	416.67	08/03/08	0.00	16	630,000	630,000
542 Nevada St Bernal Heights		3	1	2	1,093	583.71	06/18/08	0.00	62	638,000	638,000
333 Baltimore Way Crocker Amazon		4	2.50	2	1,168	547.09	04/18/08	0.00	123	639,000	639,000
359 Munich St Excelsior		2	1	3	1,125	573.33	02/29/08	0.00	172	689,000	645,000
2136 18th St Potrero Hill		1	1	1	740	877.03	09/04/07	0.00	312	750,000	649,000
194 Gutfenberg St Crocker Amazon		2	2	2	1,075	603.72	06/20/08	0.00	60	669,000	649,000
541 Lisbon St Excelsior		2	1	0	1,100	590.00	04/02/08	0.00	127	669,000	649,000
360 Sweeny St Portola		2	1	1	1,170	554.70	06/04/08	0.00	76	649,000	649,000
6323-6325 3rd St Bayview Heights		5	4.50	0	0		08/10/08	0.00	9	649,000	649,000

Presented By: Danielle H Lazier / Zephyr Real Estate

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
586 London St Excelsior		2	1	1	1,250	519.92	05/01/08	0.00	107	699,000	649,900
179 Ramsell St Ingleside Heights		2	1	1	1,116	582.44	04/04/08	0.00	137	635,000	650,000
294 Palmetto Ave Ingleside Heights		2	1	0	984	660.57	03/04/08	0.00	168	720,000	650,000
720 Niagara Ave Ingleside		3	2	2	1,363	476.89	04/05/08	0.00	136	650,000	650,000
760 Lakeview Ave Ingleside		3	2	1	1,641	396.10	06/07/08	0.00	73	699,000	650,000
43 Lee Ave Ingleside		3	2	3	1,375	472.73	08/15/08	0.00	4	650,000	650,000
108 Sadowa St Oceanview		3	2	0	2,200	295.45	07/14/08	0.00	36	950,000	650,000
262 Lisbon St Excelsior		2	1	1	1,200	541.67	06/20/08	0.00	29	599,000	650,000
367 Wilde Ave Visitacion Valley		3	2	2	1,800	361.11	04/22/08	0.00	115	650,000	650,000
468 Holyoke St Portola		2	1	1	1,008	644.84	07/01/08	0.00	49	650,000	650,000
44 Santa Fe Ave Silver Terrace		2	1	1	1,388	474.06	07/10/08	0.00	40	658,000	658,000
1038 Le Conte Ave Bayview Heights		3	2.50	2	1,556	422.88	04/16/08	0.00	125	698,000	658,000
1774 McKinnon Ave Bayview		7	2	0	1,125	585.68	01/02/08	0.00	230	709,000	658,888
522 Chenery St Glen Park		0	0	1	0		07/31/08	0.00	19	659,000	659,000
16 Newton St Crocker Amazon		5	4	2	2,615	252.35	08/05/08	0.00	14	659,900	659,900
8 Nahua Ave Outer Mission		2	1	2	1,200	550.00	06/17/08	0.00	63	660,000	660,000
179 Hamerton Ave Glen Park		2	1	1	847	783.59	07/11/08	0.00	39	663,700	663,700
9 Orsi Bayview		3	2	1	1,394	479.20	07/24/08	22.00	26	668,000	668,000
165 Williams Ave Silver Terrace		3	2	1	1,394	479.20	07/23/08	22.00	27	668,000	668,000
157 Brighton Ave Ingleside		3	2	1	1,919	348.62	08/05/08	0.00	14	669,000	669,000
424 Pope St Crocker Amazon		3	2	0	1,468	455.72	06/26/08	0.00	54	669,000	669,000
125 London St Excelsior		2	1	2	1,350	495.56	07/03/08	0.00	47	689,000	669,000
365 Mount Vernon Ave Outer Mission		2	1	1	1,150	581.74	08/18/08	0.00	1	669,000	669,000
37 Ervine St Visitacion Valley		3	3	1	2,157	312.01	03/23/08	0.00	94	688,000	673,000
24 Ina Ct Excelsior		3	1	2	1,214	556.01	05/01/08	0.00	110	675,000	675,000
133 Bertita St Mission Terrace		5	3	1	1,720	392.44	07/31/08	0.00	19	689,000	675,000
888 Ingerson Ave Bayview Heights		5	3	2	1,789	377.31	08/15/08	0.00	4	675,000	675,000
245 Bridgeview Dr Silver Terrace		3	2	2	1,075	632.56	07/16/08	0.00	34	680,000	680,000
1006 Ingerson Ave Bayview Heights		4	2	2	1,514	449.14	04/02/08	0.00	139	600,000	680,000
106 Sweeny St Portola		4	3	2	1,720	399.99	08/16/08	0.00	3	687,987	687,987
1570 Quesada Ave Bayview		3	2	2	1,240	554.84	05/28/08	0.00	83	688,000	688,000
121 Ellington Outer Mission		2	1	1	1,190	578.15	08/01/08	0.00	18	688,000	688,000
955 Brussels St Visitacion Valley		4	2	0	1,832	375.55	09/28/07	0.00	326	748,000	688,000
330 Vienna St Excelsior		5	1.50	3	0		08/08/08	0.00	11	688,888	688,888
31 Margaret Ave Ingleside		4	3	1	0		08/05/08	0.00	14	689,000	689,000
314 Los Pamos Dr Miraloma Park		2	1	1	927	743.26	08/10/08	12.00	9	689,000	689,000
1706 44th Ave Outer Sunset		3	2	1	0		08/09/08	0.00	10	690,000	690,000
147 Bennington St Bernal Heights		3	2	1	1,056	658.14	08/05/08	0.00	14	695,000	695,000
47 Bannock St Mission Terrace		2	1	1	1,250	556.00	06/27/08	0.00	53	745,000	695,000
319 Niagara St Outer Mission		2	1	1	1,313	531.61	06/16/08	0.00	64	698,000	698,000
1923 44th Ave Outer Parkside		2	1	2	1,162	601.55	08/15/08	0.00	4	699,000	699,000
447 Justin Dr Bernal Heights		3	2	1	1,145	610.48	05/13/08	0.00	98	790,000	699,000
114 Rousseau St Bernal Heights		3	1	1	1,400	499.29	06/05/08	0.00	75	749,000	699,000
401 Rolph St Crocker Amazon		7	4.50	1	2,417	289.20	06/24/08	0.00	56	699,000	699,000
5 Naples St Excelsior		2	1	1	870	803.45	01/15/08	0.00	217	450,000	699,000
825 Olmstead Portola		3	2	1	0		06/26/08	0.00	54	699,000	699,000
750 Goettingen St Portola		3	2	1	1,440	485.42	07/31/08	0.00	19	699,000	699,000
159 Nueva Ave Bayview Heights		3	2	1	1,150	607.83	06/20/08	0.00	60	699,000	699,000
2018 30th Ave Parkside		2	1	1	991	706.26	08/07/08	0.00	12	699,900	699,900
1120 Elm St Western Addition		2	1	0	850	823.41	07/08/08	0.00	42	744,900	699,900
1555 La Salle Ave Bayview		8	3	2	2,000	349.95	03/04/08	0.00	169	699,900	699,900
1083 Hollister Ave Bayview Heights		7	4	3	2,000	349.98	06/16/08	0.00	64	688,000	699,950
1490 Cayuga Ave Outer Mission		3	1.50	2	1,240	564.51	08/15/08	0.00	4	699,998	699,998
162 Edinburgh St Excelsior		4	3	1	0		01/02/08	0.00	229	925,000	700,000
88 Orsi Cir Bayview		4	3	0	1,626	431.05	04/20/08	0.00	114	798,000	700,888
150 Ridgewood Ave Westwood Park		1	1	2	1,605	439.25	04/10/08	0.00	131	719,000	705,000
41 Mount Vernon Ave Outer Mission		2	1	1	930	758.06	07/01/08	0.00	49	705,000	705,000

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56 Newton St Crocker Amazon		3	1	1	1,453	488.64	06/05/08	0.00	75	710,000	710,000
339 Niagara Ave Outer Mission		4	2	1	1,331	536.35	05/23/08	0.00	88	750,000	713,888
368 Chester Ave Ingleside Heights		3	2	2	1,400	512.86	07/01/08	0.00	50	718,000	718,000
352 Richland Ave Bernal Heights		1	1	3	1,075	668.84	05/21/08	0.00	71	799,000	719,000
3724 Moraga St Outer Sunset		3	2	1	1,069	673.53	08/15/08	0.00	5	720,000	720,000
824 42nd Ave Outer Richmond		2	1	4	1,335	541.57	06/25/08	0.00	52	698,000	723,000
2579 Alemany Outer Mission		3	2	2	1,125	644.44	04/23/08	0.00	118	765,000	725,000
56 Lois Ln Bayview Heights		3	2.50	2	1,850	393.51	05/20/08	0.00	91	728,000	728,000
1919 47th Ave Outer Parkside		3	1	1	0		07/30/08	0.00	20	729,000	729,000
3320 Wawona St Outer Parkside		3	1	1	1,011	721.07	08/16/08	0.00	3	729,000	729,000
374 Staples Ave Sunnyside		2	1	1	0		05/22/08	0.00	89	759,000	729,000
209 Onondaga Ave Mission Terrace		5	2.50	1	2,000	364.50	10/23/07	0.00	249	749,900	729,000
232 Peabody St Visitacion Valley		3	2	2	1,650	442.36	05/11/08	0.00	100	729,900	729,900
224 Yale Portola		4	3	0	1,500	486.67	06/10/08	0.00	70	730,000	730,000
2614 Alemany Blvd Outer Mission		3	1	2	1,510	486.76	07/10/08	0.00	40	788,000	735,000
42 Talbert St Visitacion Valley		4	4	2	2,173	340.08	07/07/08	0.00	43	739,000	739,000
182 Dublin St Excelsior		4	2	1	0		11/08/07	0.00	285	699,950	739,950
2310 44th Ave Outer Parkside		3	1	2	1,325	564.53	08/12/08	0.00	7	748,000	748,000
63 Princeton St Portola		3	1.50	3	1,610	464.60	05/30/08	0.00	81	839,000	748,000
1991 42nd Ave Outer Parkside		2	1	1	1,000	749.00	06/23/08	0.00	57	749,000	749,000
4009 Mission Blvd Bernal Heights		0	0	1	1,200	624.17	06/23/08	0.00	57	749,000	749,000
70 Vienna St Excelsior		3	2	2	1,885	397.35	05/01/08	0.00	110	925,000	749,000
939 Dartmouth St Portola		5	3	2	1,775	421.97	03/06/08	0.00	166	749,000	749,000
1994 45th Ave Outer Parkside		3	2	1	1,562	480.15	07/31/08	0.00	19	750,000	750,000
1820 29th Ave Central Sunset		2	1	1	1,160	646.55	08/07/08	0.00	12	750,000	750,000
1436 Ulloa St Inner Parkside		2	1	3	1,200	625.00	08/05/08	0.00	14	750,000	750,000
850 Sunnydale Visitacion Valley		3	2	2	1,984	378.02	06/22/08	0.00	58	750,000	750,000
2126 40th Ave Outer Parkside		3	2	2	0		05/01/08	0.00	110	779,000	755,000
401 Cambridge St Portola		3	2.50	2	0		08/01/08	0.00	18	758,888	758,888
2233 Santiago St Parkside		2	1	2	1,280	600.00	08/11/08	0.00	8	768,000	768,000
14 Pope St Crocker Amazon		4	2	1	0		07/01/08	0.00	49	779,000	768,000
180 Cotter St Mission Terrace		2	1	2	1,125	682.67	08/03/08	0.00	16	768,000	768,000
850-E Brunswick St Crocker Amazon		3	3	2	2,292	335.51	06/05/08	0.00	75	699,000	769,000
10 Athens St Excelsior		3	2	1	1,422	540.79	07/17/08	0.00	33	769,000	769,000
2023 42nd Ave Outer Parkside		3	2	1	1,214	638.39	07/28/08	0.00	22	775,000	775,000
350 Staples Ave Sunnyside		3	2	2	1,709	453.48	08/12/08	0.00	7	775,000	775,000
117 Holladay Ave Bernal Heights		3	2	1	1,100	704.55	08/01/08	0.00	18	819,000	775,000
2258 32nd Ave Parkside		2	1	1	1,000	779.00	07/24/08	0.00	26	815,000	779,000
1554 19th Ave Inner Sunset		3	2	1	1,500	519.33	07/09/08	0.00	41	799,000	779,000
191 Middlefield Dr Lake Shore		2	1	1	1,147	679.16	06/24/08	0.00	56	799,000	779,000
1104 Treat Ave Inner Mission		4	1	1	1,537	506.83	06/17/08	0.00	63	779,000	779,000
140 Rae Ave Outer Mission		2	1	1	1,150	678.26	10/20/07	0.00	301	780,000	780,000
285 Madison St Portola		4	2	1	1,375	570.91	08/18/08	0.00	1	785,000	785,000
190 Ottawa Ave Outer Mission		3	2	2	1,436	548.75	06/05/08	0.00	75	858,000	788,000
1160 Girard St Visitacion Valley		4	3	2	2,179	361.63	08/17/08	0.00	2	788,000	788,000
221 Naglee Ave Outer Mission		3	2.50	2	1,782	442.70	08/04/08	0.00	15	788,888	788,888
19 Brompton Ave Glen Park		2	2	1	1,340	588.81	08/14/08	0.00	5	789,000	789,000
424 Gaven St Portola		3	4	2	2,265	348.57	07/03/08	0.00	47	789,500	789,500
171 Orsi Cir Bayview		3	2.50	2	1,626	485.85	03/14/08	21.50	158	790,000	790,000
672 Brunswick St Crocker Amazon		2	1	1	1,410	560.28	10/24/07	0.00	300	790,000	790,000
456 Los Pamos Dr Miraloma Park		4	2.50	1	2,000	396.50	07/29/08	0.00	21	799,900	793,000
1959 33rd Ave Parkside		4	3	1	1,842	431.60	05/28/08	0.00	83	995,000	795,000
73 Carver St Bernal Heights		3	2	1	0		08/14/08	0.00	5	795,000	795,000
1133 De Haro St Potrero Hill		2	1	0	0		06/03/08	0.00	77	795,000	795,000
86 Bellevue Ave Crocker Amazon		3	2	2	0		03/28/08	0.00	144	795,000	795,000
226 Cabrillo St Inner Richmond		2	1	1	723	1,105.12	07/18/08	0.00	32	799,000	799,000
863 38th Ave Outer Richmond		2	1	2	1,125	710.22	06/17/08	0.00	64	799,000	799,000

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1234 40th Ave Outer Sunset		3	2	1	1,629	490.49	05/29/08	0.00	82	839,000	799,000
2446 35th Ave Parkside		2	1	1	1,210	660.33	05/30/08	0.00	81	799,000	799,000
180 Galewood Cir Forest Knolls		2	2.50	2	1,465	545.39	07/11/08	0.00	39	799,000	799,000
1263 Ulloa St West Portal		3	1.50	2	1,499	533.02	08/13/08	0.00	6	799,000	799,000
519 Valley St Noe Valley		2	1	0	1,700	470.00	07/24/08	0.00	26	799,000	799,000
25 Roscoe St Bernal Heights		3	3	2	1,709	467.52	08/15/08	0.00	4	799,000	799,000
16 Melra Ct Visitacion Valley		4	3	2	2,283	349.98	07/10/08	0.00	40	799,000	799,000
110 Ankeny St Visitacion Valley		3	2	1	1,132	705.83	07/11/08	0.00	39	799,000	799,000
937 Olmstead St Portola		4	2.50	2	1,800	443.89	05/13/08	0.00	98	839,000	799,000
32 San Gabriel Ave Mission Terrace		4	2	1	1,785	447.62	03/30/08	0.00	142	849,000	799,000
35 Colonial Way Mission Terrace		3	1	1	1,414	565.06	06/17/08	0.00	63	799,000	799,000
926 Garfield St Merced Heights		4	2	2	1,607	497.82	08/07/08	0.00	12	800,000	800,000
1743 San Jose Ave Mission Terrace		2	1	2	1,140	701.75	07/30/08	0.00	20	800,000	800,000
Listing Count	180	Averages			1,401	522.67			72	706,415	691,339
		High	800,000		Low	575,000			Median		692,500
Report Count	180										

Presented By: Danielle H Lazier / Zephyr Real Estate

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