

# Single-Family Homes CMA Report

Listings as of 08/18/08 at 5:43pm

Page 1

Property Type: Single-Family Homes    Statuses: Active, Act. Cont., Pending, Sold (05/20/2008 or after)

## ACTIVE Properties

| Address                          | D/S | BD | BA   | PK | SQFT  | \$/SQFT | LD/SD    | HOA\$ | DOM | Orig \$   | Cur \$    |
|----------------------------------|-----|----|------|----|-------|---------|----------|-------|-----|-----------|-----------|
| 339 Crescent Ave Bernal Heights  |     | 2  | 1    | 0  | 750   | 598.67  | 06/13/08 | 0.00  | 66  | 499,000   | 449,000   |
| 139 Leese St Bernal Heights      |     | 0  | 1    | 0  | 1,000 | 449.00  | 08/02/08 | 0.00  | 16  | 449,000   | 449,000   |
| 726 Ellsworth St Bernal Heights  |     | 3  | 1    | 1  | 993   | 502.52  | 08/14/08 | 0.00  | 4   | 499,000   | 499,000   |
| 43 Bache St Bernal Heights       |     | 3  | 1    | 1  | 1,000 | 549.00  | 08/11/08 | 0.00  | 7   | 549,000   | 549,000   |
| 31 Carver St Bernal Heights      |     | 1  | 1    | 1  | 850   | 645.88  | 07/30/08 | 0.00  | 19  | 549,000   | 549,000   |
| 75 Bessie St Bernal Heights      |     | 1  | 1    | 1  | 700   | 784.29  | 05/29/08 | 0.00  | 79  | 599,000   | 549,000   |
| 826 Peralta Ave Bernal Heights   |     | 3  | 2    | 1  | 1,200 | 490.83  | 04/01/08 | 0.00  | 139 | 699,000   | 589,000   |
| 542 Nevada St Bernal Heights     |     | 3  | 1    | 2  | 1,093 | 583.71  | 06/18/08 | 0.00  | 61  | 638,000   | 638,000   |
| 147 Bennington St Bernal Heights |     | 3  | 2    | 1  | 1,056 | 658.14  | 08/05/08 | 0.00  | 13  | 695,000   | 695,000   |
| 447 Justin Dr Bernal Heights     |     | 3  | 2    | 1  | 1,145 | 610.48  | 05/13/08 | 0.00  | 97  | 790,000   | 699,000   |
| 114 Rousseau St Bernal Heights   |     | 3  | 1    | 1  | 1,400 | 499.29  | 06/05/08 | 0.00  | 74  | 749,000   | 699,000   |
| 352 Richland Ave Bernal Heights  |     | 1  | 1    | 3  | 1,075 | 668.84  | 05/21/08 | 0.00  | 70  | 799,000   | 719,000   |
| 4009 Mission Blvd Bernal Heights |     | 0  | 0    | 1  | 1,200 | 624.17  | 06/23/08 | 0.00  | 56  | 749,000   | 749,000   |
| 117 Holladay Ave Bernal Heights  |     | 3  | 2    | 1  | 1,100 | 704.55  | 08/01/08 | 0.00  | 17  | 819,000   | 775,000   |
| 73 Carver St Bernal Heights      |     | 3  | 2    | 1  | 0     |         | 08/14/08 | 0.00  | 4   | 795,000   | 795,000   |
| 25 Roscoe St Bernal Heights      |     | 3  | 3    | 2  | 1,709 | 467.52  | 08/15/08 | 0.00  | 3   | 799,000   | 799,000   |
| 16 Bache St Bernal Heights       |     | 2  | 1    | 2  | 1,100 | 750.00  | 08/06/08 | 0.00  | 12  | 825,000   | 825,000   |
| 447 Franconia St Bernal Heights  |     | 5  | 3    | 2  | 2,088 | 397.51  | 04/21/08 | 0.00  | 119 | 949,000   | 829,995   |
| 455 Prentiss St Bernal Heights   |     | 4  | 2    | 1  | 3,500 | 255.71  | 07/11/08 | 0.00  | 38  | 895,000   | 895,000   |
| 50 Mirando St Bernal Heights     |     | 3  | 2    | 2  | 1,865 | 482.04  | 05/16/08 | 0.00  | 94  | 975,000   | 899,000   |
| 45 Nebraska St Bernal Heights    |     | 4  | 2    | 2  | 1,785 | 523.81  | 07/16/08 | 0.00  | 33  | 985,888   | 935,000   |
| 130 Newman St Bernal Heights     |     | 2  | 1    | 2  | 1,233 | 794.00  | 08/07/08 | 0.00  | 11  | 979,000   | 979,000   |
| 316 Rutledge St Bernal Heights   |     | 3  | 3    | 0  | 2,314 | 429.99  | 06/26/08 | 0.00  | 53  | 995,000   | 995,000   |
| 425 Bosworth St Bernal Heights   |     | 3  | 2.50 | 2  | 2,048 | 695.80  | 08/06/08 | 0.00  | 12  | 1,425,000 | 1,425,000 |

|                      |    |                 |           |       |            |         |    |               |         |
|----------------------|----|-----------------|-----------|-------|------------|---------|----|---------------|---------|
| <b>Listing Count</b> | 24 | <b>Averages</b> |           | 1,400 | 572.42     |         | 46 | 779,370       | 749,333 |
|                      |    | <b>High</b>     | 1,425,000 |       | <b>Low</b> | 449,000 |    | <b>Median</b> | 734,000 |

## ACT. CONT. Properties

| Address                          | D/S | BD | BA   | PK | SQFT  | \$/SQFT | LD/SD    | HOA\$ | DOM | Orig \$ | Cur \$  |
|----------------------------------|-----|----|------|----|-------|---------|----------|-------|-----|---------|---------|
| 166 Highland Ave Bernal Heights  |     | 3  | 1    | 0  | 1,125 | 568.84  | 04/24/08 | 0.00  | 116 | 699,950 | 639,950 |
| 70 Mullen Ave Bernal Heights     |     | 2  | 1    | 3  | 1,100 | 635.45  | 07/30/08 | 0.00  | 19  | 699,000 | 699,000 |
| 212 Bennington St Bernal Heights |     | 2  | 1    | 1  | 1,325 | 565.28  | 07/26/08 | 0.00  | 18  | 749,000 | 749,000 |
| 126 Putnam St Bernal Heights     |     | 2  | 1    | 3  | 1,505 | 531.50  | 04/14/08 | 0.00  | 126 | 829,900 | 799,900 |
| 450 Justin Dr Bernal Heights     |     | 4  | 2.75 | 1  | 0     |         | 06/06/08 | 0.00  | 73  | 869,000 | 898,000 |

|                      |   |                 |         |       |            |         |    |               |         |
|----------------------|---|-----------------|---------|-------|------------|---------|----|---------------|---------|
| <b>Listing Count</b> | 5 | <b>Averages</b> |         | 1,264 | 575.27     |         | 70 | 769,370       | 757,170 |
|                      |   | <b>High</b>     | 898,000 |       | <b>Low</b> | 639,950 |    | <b>Median</b> | 749,000 |

## PENDING Properties

| Address                       | D/S | BD | BA   | PK | SQFT  | \$/SQFT | LD/SD    | HOA\$ | DOM | Orig \$ | Cur \$  |
|-------------------------------|-----|----|------|----|-------|---------|----------|-------|-----|---------|---------|
| 223 Anderson Bernal Heights   |     | 3  | 1    | 0  | 0     |         | 05/07/08 | 0.00  | 57  | 575,000 | 575,000 |
| 3990 Folsom St Bernal Heights |     | 2  | 2    | 2  | 1,200 | 562.50  | 07/23/08 | 0.00  | 21  | 675,000 | 675,000 |
| 4 College Ter Bernal Heights  |     | 3  | 1.50 | 1  | 1,700 | 441.12  | 05/20/08 | 0.00  | 42  | 789,900 | 749,900 |
| 179 Bocana St Bernal Heights  |     | 3  | 1.50 | 2  | 1,275 | 607.84  | 07/08/08 | 0.00  | 31  | 775,000 | 775,000 |
| 4142 Folsom St Bernal Heights |     | 2  | 1.50 | 2  | 1,156 | 691.18  | 07/22/08 | 0.00  | 17  | 799,000 | 799,000 |
| 118 Benton Ave Bernal Heights |     | 2  | 1    | 1  | 1,250 | 652.00  | 08/05/08 | 0.00  | 2   | 815,000 | 815,000 |

Presented By: Danielle H Lazier / Zephyr Real Estate

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Page 2

| Address              | D/S | BD              | BA | PK | SQFT    | \$/SQFT    | LD/SD   | HOA\$ | DOM           | Orig \$ | Cur \$  |
|----------------------|-----|-----------------|----|----|---------|------------|---------|-------|---------------|---------|---------|
| <b>Listing Count</b> | 6   | <b>Averages</b> |    |    | 1,316   | 590.93     |         |       | 28            | 738,150 | 731,483 |
|                      |     | <b>High</b>     |    |    | 815,000 | <b>Low</b> | 575,000 |       | <b>Median</b> | 762,450 |         |

## SOLD Properties

| Address                           | D/S | BD              | BA   | PK | SQFT         | \$/SQFT    | LD/SD      | DOM | Orig \$       | Sale \$    | SP%LP   |        |
|-----------------------------------|-----|-----------------|------|----|--------------|------------|------------|-----|---------------|------------|---------|--------|
| 617 Tompkins Ave Bernal Heights   |     | 3               | 1    | 2  | 1,000        | 545.00     | 08/08/08   | 118 | 799,999       | 545,000    | 90.83   |        |
| 801 Crescent Ave Bernal Heights   |     | 2               | 1.75 | 1  | 0            |            | 07/17/08   | 106 | 699,000       | 575,000    | 97.62   |        |
| 16 Putnam St Bernal Heights       |     | 2               | 1    | 1  | 1,025        | 560.98     | 06/13/08   | 49  | 679,000       | 575,000    | 92.89   |        |
| 263 Justin Dr Bernal Heights      |     | 4               | 2    | 1  | 1,200        | 487.50     | 08/08/08   | 310 | 799,000       | 585,000    | 90.14   |        |
| 506 Ellsworth St Bernal Heights   |     | 3               | 3    | 1  | 1,900        | 315.79     | 07/18/08   | 68  | 749,000       | 600,000    | 94.04   |        |
| 739 Ellsworth St Bernal Heights   |     | 2               | 1    | 1  | 1,037        | 582.45     | 08/15/08   | 39  | 589,000       | 604,000    | 102.55  |        |
| 19 Porter St Bernal Heights       |     | 2               | 1    | 1  | 1,275        | 498.04     | 06/11/08   | 55  | 639,000       | 635,000    | 99.37   |        |
| 66 Ellsworth St Bernal Heights    |     | 2               | 2    | 1  | 1,243        | 513.99     | 06/20/08   | 23  | 649,000       | 638,888    | 98.44   |        |
| 681 Peralta Ave Bernal Heights    |     | 3               | 1    | 1  | 1,222        | 531.91     | 06/25/08   | 141 | 699,000       | 650,000    | 95.17   |        |
| 142 Gates St Bernal Heights       |     | 2               | 1    | 2  | 1,295        | 501.93     | 06/06/08   | 28  | 625,000       | 650,000    | 104.00  |        |
| 580 Prentiss Ave Bernal Heights   |     | 2               | 1    | 1  | 918          | 728.76     | 05/28/08   | 41  | 695,000       | 669,000    | 100.00  |        |
| 760 Anderson St Bernal Heights    |     | 2               | 2    | 1  | 0            |            | 06/03/08   | 33  | 699,000       | 675,000    | 96.57   |        |
| 165 Richland Ave Bernal Heights   |     | 2               | 1    | 0  | 1,350        | 500.00     | 07/28/08   | 67  | 739,000       | 675,000    | 97.97   |        |
| 1626 Florida St Bernal Heights    |     | 3               | 2    | 1  | 1,175        | 599.15     | 07/08/08   | 11  | 659,000       | 704,000    | 106.83  |        |
| 1528 Hampshire Bernal Heights     |     | 2               | 1    | 1  | 0            |            | 06/27/08   | 35  | 699,000       | 705,000    | 100.86  |        |
| 526 Peralta Ave Bernal Heights    |     | 2               | 1    | 2  | 800          | 900.00     | 06/30/08   | 66  | 759,000       | 720,000    | 97.43   |        |
| 714 Gates St Bernal Heights       |     | 3               | 2    | 1  | 1,130        | 641.59     | 07/15/08   | 48  | 749,000       | 725,000    | 100.83  |        |
| 129 Winfield St Bernal Heights    |     | 2               | 1    | 1  | 1,130        | 662.83     | 08/12/08   | 29  | 749,000       | 749,000    | 100.00  |        |
| 551 Ellsworth Bernal Heights      |     | 2               | 2    | 1  | 0            |            | 07/18/08   | 27  | 725,000       | 750,000    | 103.45  |        |
| 811 Moultrie St Bernal Heights    |     | 4               | 2    | 1  | 0            |            | 08/07/08   | 122 | 879,000       | 781,500    | 97.81   |        |
| 347 Justin Dr Bernal Heights      |     | 3               | 2    | 1  | 1,300        | 603.85     | 06/13/08   | 30  | 829,000       | 785,000    | 98.25   |        |
| 371 Banks St Bernal Heights       |     | 3               | 1    | 1  | 1,060        | 746.23     | 08/07/08   | 54  | 799,000       | 791,000    | 99.00   |        |
| 168 Andover St Bernal Heights     |     | 2               | 1    | 1  | 1,150        | 694.78     | 07/18/08   | 43  | 799,000       | 799,000    | 100.00  |        |
| 760 Moultrie St Bernal Heights    |     | 2               | 1    | 1  | 0            |            | 07/25/08   | 39  | 889,000       | 830,000    | 101.34  |        |
| 280 Ellsworth St Bernal Heights   |     | 2               | 1    | 1  | 0            |            | 08/07/08   | 21  | 829,000       | 841,000    | 101.45  |        |
| 152 Lundys Ln Bernal Heights      |     | 2               | 1    | 0  | 0            |            | 06/18/08   | 21  | 799,000       | 843,000    | 105.51  |        |
| 1604 Treat Ave Bernal Heights     |     | 2               | 1.50 | 1  | 0            |            | 08/11/08   | 30  | 849,000       | 850,000    | 100.12  |        |
| 57 Montezuma St Bernal Heights    |     | 3               | 2    | 1  | 0            |            | 06/20/08   | 19  | 799,000       | 857,000    | 107.26  |        |
| 130 Anderson St Bernal Heights    |     | 2               | 2    | 1  | 0            |            | 07/25/08   | 14  | 799,000       | 868,000    | 108.64  |        |
| 341 Moultrie Bernal Heights       |     | 1               | 2    | 0  | 0            |            | 07/24/08   | 48  | 849,000       | 880,000    | 103.65  |        |
| 76 Ellsworth St Bernal Heights    |     | 2               | 2    | 1  | 1,275        | 691.76     | 06/30/08   | 20  | 839,000       | 882,000    | 105.13  |        |
| 128 Ellsworth St Bernal Heights   |     | 2               | 1    | 1  | 0            |            | 07/10/08   | 22  | 849,000       | 913,000    | 107.54  |        |
| 154-156 Park St Bernal Heights    |     | 2               | 1.50 | 1  | 2,070        | 449.28     | 06/20/08   | 20  | 849,000       | 930,000    | 109.54  |        |
| 340 Prentiss St Bernal Heights    |     | 3               | 2    | 1  | 0            |            | 06/17/08   | 13  | 799,000       | 950,000    | 118.90  |        |
| 87 Manchester St Bernal Heights   |     | 4               | 2.50 | 1  | 1,839        | 516.59     | 06/27/08   | 49  | 1,049,000     | 950,000    | 95.48   |        |
| 25 Bennington St Bernal Heights   |     | 3               | 2    | 1  | 1,405        | 754.45     | 07/03/08   | 19  | 965,000       | 1,060,000  | 109.84  |        |
| 321 Prospect Ave Bernal Heights   |     | 3               | 1.50 | 1  | 1,733        | 634.74     | 08/13/08   | 24  | 879,000       | 1,100,000  | 125.14  |        |
| 9 Coleridge St Bernal Heights     |     | 3               | 2    | 1  | 0            |            | 06/06/08   | 69  | 1,279,000     | 1,225,000  | 95.78   |        |
| 371 Elsie St Bernal Heights       |     | 4               | 2.50 | 0  | 2,511        | 505.77     | 07/02/08   | 12  | 1,225,000     | 1,270,000  | 103.67  |        |
| 111 Holly Park Cir Bernal Heights |     | 3               | 2    | 1  | 1,700        | 750.00     | 07/11/08   | 14  | 1,150,000     | 1,275,000  | 110.87  |        |
| 98 Anderson St Bernal Heights     |     | 3               | 2    | 1  | 1,372        | 954.81     | 07/16/08   | 19  | 1,150,000     | 1,310,000  | 113.91  |        |
| 55 Gates St Bernal Heights        |     | 3               | 2    | 2  | 0            |            | 05/20/08   | 11  | 1,198,000     | 1,350,000  | 112.69  |        |
| 165 Lundys Ln Bernal Heights      |     | 3               | 3.50 | 3  | 2,402        | 578.68     | 05/27/08   | 18  | 1,395,000     | 1,390,000  | 99.64   |        |
| <b>Listing Count</b>              | 43  | <b>Averages</b> |      |    | 1,390        | 609.29     |            |     | 48            | 840,581    | 840,939 | 102.91 |
|                                   |     | <b>High</b>     |      |    | 1,390,000.00 | <b>Low</b> | 545,000.00 |     | <b>Median</b> | 791,000.00 |         |        |

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Page 3

**Report Count** 78

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