

Single-Family Homes CMA Report

Listings as of 08/14/08 at 3:26pm

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Property Type: Single-Family Homes Statuses: Active, Act. Cont., Pending, Sold (02/16/2008 or after)

ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1878 26th Ave Central Sunset		3	2	1	1,375	493.82	07/31/08	0.00	14	679,000	679,000
1871 29th Ave Central Sunset		3	2	1	1,350	613.33	07/31/08	0.00	14	828,000	828,000
1226 30th Ave Central Sunset		3	1	2	1,350	665.19	07/30/08	0.00	15	898,000	898,000
1353 23rd Ave Central Sunset		3	2	1	2,260	419.86	05/30/08	0.00	76	1,018,000	948,888
2525 Moraga St Central Sunset		3	2	1	1,904	524.16	07/31/08	0.00	14	998,000	998,000
1879 20th Ave Central Sunset		3	3.50	2	2,271	527.96	04/30/08	0.00	106	1,250,000	1,199,000

Listing Count	6	Averages			1,752	540.72			40	945,167	925,148
		High			1,199,000	Low	679,000		Median		923,444

ACT. CONT. Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1566 30th Central Sunset		3	2	1	1,450	584.83	07/24/08	0.00	21	848,000	848,000

Listing Count	1	Averages			1,450	584.83			21	848,000	848,000
		High			848,000	Low	848,000		Median		848,000

PENDING Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1423 34th Ave Central Sunset		3	2	2	1,659	391.20	08/03/08	0.00	4	649,000	649,000
1510 33rd Ave Central Sunset		3	1.25	2	1,950	441.26	05/29/08	0.00	46	848,000	860,450
1642 21st Ave Central Sunset		3	1.50	3	1,775	540.85	07/19/08	0.00	23	960,000	960,000

Listing Count	3	Averages			1,795	457.77			24	819,000	823,150
		High			960,000	Low	649,000		Median		860,450

SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
1443 24th Ave Central Sunset		3	2	2	1,105	737.86	07/18/08	14	775,000	815,331	105.20
1824 28th Ave Central Sunset		3	1	2	1,426	578.54	08/08/08	61	899,500	825,000	100.79
1358 36th Ave Central Sunset		3	2	2	1,500	552.00	07/11/08	51	859,000	828,000	96.39
1422 24th Ave Central Sunset		3	2	1	0		04/17/08	32	799,000	840,000	105.13
1818 36th Ave Central Sunset		3	1	1	1,536	552.08	06/06/08	49	859,000	848,000	98.72
1510 32nd Ave Central Sunset		3	2	2	1,800	472.22	04/25/08	75	899,000	850,000	100.00
2453 Lawton St Central Sunset		3	2	2	1,850	459.46	05/23/08	4	850,000	850,000	100.00
1658 21st Ave Central Sunset		3	1	2	1,387	619.61	05/06/08	62	598,000	859,400	100.00
1362 29th Ave Central Sunset		3	1	2	1,800	477.78	05/01/08	10	838,000	860,000	102.63
1655 21st Ave Central Sunset		3	1	2	1,690	519.53	07/14/08	55	874,950	878,000	100.35
1528 36th Ave Central Sunset		3	1.50	2	1,825	493.15	05/23/08	39	1,050,000	900,000	90.91
1278 23rd Ave Central Sunset		3	1.50	1	2,250	408.89	02/20/08	64	949,000	920,000	96.94
1315 21st Ave Central Sunset		3	1.50	1	1,600	578.13	06/27/08	33	925,000	925,000	100.00
1475 30th Ave Central Sunset		3	1	2	1,875	507.20	07/16/08	26	928,000	951,000	102.48
1426 29th Ave Central Sunset		3	3	2	2,537	404.02	04/14/08	17	949,000	1,025,000	108.01
1562 35th Ave Central Sunset		3	1	2	1,748	600.69	05/16/08	23	985,000	1,050,000	106.60
1575 20th Ave Central Sunset		3	2.50	2	2,721	518.19	04/09/08	15	1,285,000	1,410,000	109.73

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 \$
Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
Listing Count	17	Averages			1,791	529.96		37	901,321	919,690	101.56
		High			1,410,000.00	Low		815,331.00	Median	860,000.00	
Report Count	27										

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