

Single-Family Homes CMA Report

Listings as of 09/02/08 at 2:14pm

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Property Type: Single-Family Homes Statuses: Active, Act. Cont., Pending, Sold (08/03/2008 or after)

ACTIVE Properties

| Address | D/S | BD | BA | PK | SQFT | \$/SQFT | LD/SD | HOA\$ | DOM | Orig \$ | Cur \$ |
|------------------------------|-----|-----------------|----|----|-----------|------------|----------|-------|---------------|-----------|-----------|
| 1125 Noriega St Inner Sunset | | 2 | 1 | 1 | 805 | 831.06 | 08/20/08 | 0.00 | 13 | 669,000 | 669,000 |
| 325 Ortega St Inner Sunset | | 3 | 3 | 1 | 2,535 | 469.03 | 06/06/08 | 0.00 | 88 | 1,249,000 | 1,189,000 |
| Listing Count | 2 | Averages | | | 1,670 | 650.05 | | | 51 | 959,000 | 929,000 |
| | | High | | | 1,189,000 | Low | 669,000 | | Median | | 929,000 |

PENDING Properties

| Address | D/S | BD | BA | PK | SQFT | \$/SQFT | LD/SD | HOA\$ | DOM | Orig \$ | Cur \$ |
|---------------------------|-----|-----------------|----|----|-----------|------------|-----------|-------|---------------|-----------|-----------|
| 1382 7th Ave Inner Sunset | | 5 | 2 | 2 | 2,100 | 519.05 | 06/25/08 | 0.00 | 13 | 1,090,000 | 1,090,000 |
| Listing Count | 1 | Averages | | | 2,100 | 519.05 | | | 13 | 1,090,000 | 1,090,000 |
| | | High | | | 1,090,000 | Low | 1,090,000 | | Median | | 1,090,000 |

SOLD Properties

| Address | D/S | BD | BA | PK | SQFT | \$/SQFT | LD/SD | DOM | Orig \$ | Sale \$ | SP%LP |
|-----------------------------|-----|-----------------|----|----|--------------|------------|------------|-----|---------------|-----------|------------|
| 1229 Lawton St Inner Sunset | | 2 | 1 | 1 | 0 | | 08/19/08 | 22 | 619,000 | 665,000 | 107.43 |
| 1338 10th Ave Inner Sunset | | 2 | 1 | 1 | 880 | 909.09 | 08/29/08 | 49 | 799,000 | 800,000 | 100.13 |
| 1227 12th Ave Inner Sunset | | 3 | 1 | 2 | 2,020 | 430.69 | 08/29/08 | 21 | 1,195,000 | 870,000 | 72.80 |
| 1669 10th Ave Inner Sunset | | 2 | 1 | 2 | 0 | | 08/13/08 | 43 | 949,000 | 873,000 | 97.11 |
| 1430 9th Ave Inner Sunset | | 4 | 2 | 2 | 1,875 | 560.00 | 08/26/08 | 16 | 849,000 | 1,050,000 | 123.67 |
| 1348 10th Ave Inner Sunset | | 0 | 0 | 0 | 6,250 | 256.00 | 08/29/08 | 49 | 1,495,000 | 1,600,000 | 107.02 |
| Listing Count | 6 | Averages | | | 2,756 | 538.95 | | 33 | 984,333 | 976,333 | 100.03 |
| | | High | | | 1,600,000.00 | Low | 665,000.00 | | Median | | 871,500.00 |

Report Count 9

Presented By: Danielle H Lazier / Zephyr Real Estate

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