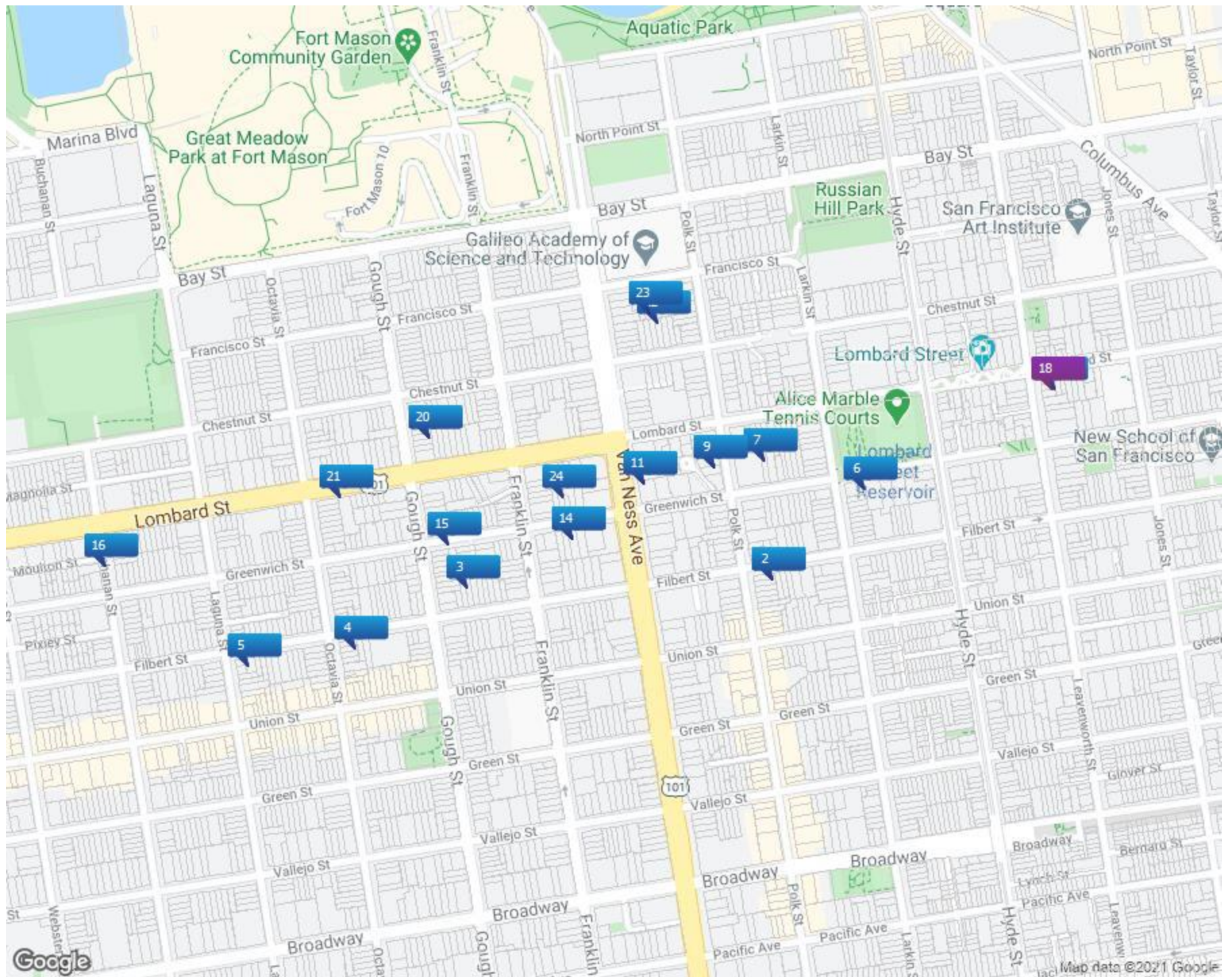




Class=RE AND Closing Date=01/01/2020-04/13/2021 AND SqFt<=1200 AND Listing Visibility Type=Market Listing,Coming Soon AND Map=Radius AND Price>900000 AND Status=ACTV,BOMK,AC,NEW,PCH,ACTR,ACTS,BOMR,BOMS,NEW,NEWS,PRCR,PRCS,CSPEND,PPR,PSB,PSLA,PNDBR,PNDBS,PNDRSLD,SLDR,SLDS,RNTLS AND Type=CO,TH

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$1,595,000	\$895,000	\$1,149,875	\$1,165,000
SP:\$1,600,000	\$916,000	\$1,180,415	\$1,160,000

RESIDENTIAL - Pending

Number of Properties: 1

Num	Address	Close Date	Price	Area	BR	Bth	City	Lot SqFt	SqFt	DOM	LP	LP/SqFt
1	947 Lombard Street		\$1,295,000	San Francisco County	2	1	SAN FRANCISCO	4,136	1145	13	\$1,295,000	\$1,131.00

RESIDENTIAL - Sold

Number of Properties: 23

Num	Address	Close Date	Price	BR	Bth	City	Lot SqFt	SqFt	DOM	LP	LP/SqFt	SP	SP/SqFt
1	1335 Filbert Street	10/9/2020	\$950,000	1	1	SAN FRANCISCO		990	64	\$950,000	\$959.60	\$950,000	\$959.60
2	1335 Filbert Street	10/14/2020	\$1,050,000	2	1	SAN FRANCISCO		953	9	\$985,000	\$1,033.58	\$1,050,000	\$1,101.78
3	1624 Filbert Street	2/10/2020	\$1,000,000	1	1	SAN FRANCISCO		969	0	\$949,000	\$979.36	\$1,000,000	\$1,031.99
4	1755 Filbert Street	2/21/2020	\$1,350,000	1	1	SAN FRANCISCO	0	1001	13	\$1,195,000	\$1,193.81	\$1,350,000	\$1,348.65
5	1843 Filbert Street	2/5/2020	\$1,405,555	2	1	SAN FRANCISCO		1048	11	\$1,250,000	\$1,192.75	\$1,405,555	\$1,341.18
6	1215 Greenwich Street	1/8/2021	\$1,425,000	2	2	SAN FRANCISCO		1070	0	\$1,425,000	\$1,331.78	\$1,425,000	\$1,331.78
7	1326 Greenwich Street	4/22/2020	\$1,200,000	1	1	SAN FRANCISCO		1065	10	\$1,050,000	\$985.92	\$1,200,000	\$1,126.76
8	1380 Greenwich Street	9/29/2020	\$930,000	1	1	SAN FRANCISCO		814	78	\$940,000	\$1,154.79	\$930,000	\$1,142.51
9	1380 Greenwich Street	11/10/2020	\$935,000	1	1	SAN FRANCISCO	0	0	24	\$928,000		\$935,000	
10	1450 Greenwich Street	2/12/2021	\$1,160,000	1	1	SAN FRANCISCO	0	946	5	\$1,135,000	\$1,199.79	\$1,160,000	\$1,226.22
11	1450 Greenwich Street	8/5/2020	\$1,120,000	1	1	SAN FRANCISCO		900	99	\$1,195,000	\$1,327.78	\$1,120,000	\$1,244.44
12	1501 Greenwich Street	4/17/2020	\$1,200,000	2	2	SAN FRANCISCO		932	16	\$1,195,000	\$1,282.19	\$1,200,000	\$1,287.55
13	1501 Greenwich Street	4/9/2020	\$1,600,000	2	2	SAN FRANCISCO		1194	38	\$1,588,000	\$1,329.98	\$1,600,000	\$1,340.03
14	1501 Greenwich Street	9/16/2020	\$1,380,000	2	2	SAN FRANCISCO		1064	6	\$1,195,000	\$1,123.12	\$1,380,000	\$1,296.99
15	1653 Greenwich Street	2/5/2021	\$990,000	1	1	SAN FRANCISCO	0	0	3	\$950,000		\$990,000	
16	1966 Greenwich Street	9/10/2020	\$1,220,000	2	1	SAN FRANCISCO		1066	41	\$1,199,000	\$1,124.77	\$1,220,000	\$1,144.47
17	945 Lombard Street	10/9/2020	\$1,448,000	2	2	SAN FRANCISCO		1174	18	\$1,395,000	\$1,188.25	\$1,448,000	\$1,233.39
18	1540 Lombard Street	2/18/2021	\$916,000	2	1	SAN FRANCISCO	0	789	18	\$895,000	\$1,134.35	\$916,000	\$1,160.96
19	1540 Lombard Street	3/9/2021	\$995,000	2	1	SAN FRANCISCO	0	0	160	\$995,000		\$995,000	
20	1633 Lombard Street	11/24/2020	\$1,225,000	2	2	SAN FRANCISCO		1193	71	\$1,299,000	\$1,088.85	\$1,225,000	\$1,026.82
21	2815 Polk Street	2/24/2021	\$1,525,000	1	1	SAN FRANCISCO	0	1002	72	\$1,595,000	\$1,591.82	\$1,525,000	\$1,521.96
22	2831 Polk Street	2/25/2020	\$1,070,000	1	1	SAN FRANCISCO	0	0	10	\$895,000		\$1,070,000	
23	2701 Van Ness Avenue	12/31/2020	\$1,055,000	2	1	SAN FRANCISCO		981	99	\$1,099,000	\$1,120.29	\$1,055,000	\$1,075.43

Avg			\$1,180,415	1	1		0	832	37	\$1,143,565	\$1,175.94	\$1,180,415	\$1,207.50
Min			\$916,000	1	1		0	0	0	\$895,000	\$959.60	\$916,000	\$959.60
Max			\$1,600,000	2	2		0	1194	160	\$1,595,000	\$1,591.82	\$1,600,000	\$1,521.96
Med			\$1,160,000	2	1		0	981	18	\$1,135,000	\$1,154.79	\$1,160,000	\$1,226.22