

# Single-Family Homes CMA Report

Listings as of 01/03/12 at 10:53pm

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Property Type: Single-Family Homes Status: Sold (01/01/2011 to 12/31/2011)

## SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
550 Jersey St Noe Valley		2	1	2	1,100	636.36	01/26/11	13	699,000	700,000	100.14
1520 Diamond Noe Valley		2	1	2	1,050	666.67	06/17/11	32	799,000	700,000	87.61
1532 Church St Noe Valley		2	1	2	1,114	655.30	09/19/11	34	699,000	730,000	104.43
980 Sanchez St Noe Valley		1	2	1	1,159	648.84	05/27/11	38	769,000	752,000	97.79
412 Valley St Noe Valley		2	2	0	1,050	744.64	11/17/11	138	799,000	781,875	97.86
111 Day St Noe Valley		3	2.50	2	1,585	498.42	11/30/11	128	915,000	790,000	95.67
335 27th St Noe Valley		2	1	2	814	1,013.51	08/18/11	34	849,000	825,000	97.17
3741 26th St Noe Valley		2	1	1	1,000	830.00	06/21/11	42	859,000	830,000	96.62
90 Jersey St Noe Valley		2	2	0	0		06/21/11	26	869,000	850,000	97.81
4365 26th St Noe Valley		3	1	1	810	1,049.38	07/26/11	34	650,000	850,000	130.77
33 Day St Noe Valley		3	1.75	1	1,650	515.15	11/18/11	147	925,000	850,000	94.97
3574 22nd St Noe Valley		2	1	2	0		07/22/11	14	769,000	850,000	110.53
328 Day St Noe Valley		2	1	1	935	910.16	02/18/11	36	879,000	851,000	96.81
288 Chattanooga St Noe Valley		3	1	1	1,610	544.10	07/06/11	39	799,000	876,000	109.64
4431 24th St Noe Valley		2	1.50	0	0		11/29/11	66	995,000	880,000	97.83
4448 24th St Noe Valley		2	2	1	1,414	632.96	08/25/11	8	895,000	895,000	100.00
4352 26th St Noe Valley		4	2	0	2,480	362.90	11/30/11	16	698,000	900,000	128.94
740 Diamond Noe Valley		3	2	1	0		05/04/11	46	999,000	900,000	90.09
561 Valley St Noe Valley		3	1	1	0		11/22/11	19	829,000	902,000	108.81
1688 Dolores St Noe Valley		2	2	1	1,450	640.00	05/13/11	196	1,050,000	928,000	97.68
647 Duncan Noe Valley		2	2	1	1,439	659.49	09/16/11	0	949,000	949,000	100.00
437 Valley St Noe Valley		3	2	1	0		01/31/11	120	995,000	982,784	98.77
4347 Cesar Chavez Noe Valley		3	1.50	1	1,707	578.50	07/26/11	29	995,000	987,500	99.25
1406 Sanchez St Noe Valley		2	2	1	1,325	754.72	07/29/11	99	1,075,000	1,000,000	93.02
3939 Cesar Chavez St Noe Valley		4	1	1	1,658	612.18	06/22/11	50	995,000	1,015,000	102.01
576 Clipper St Noe Valley		2	2.50	0	1,981	530.04	03/15/11	25	1,050,000	1,050,000	100.00
3978 22nd St Noe Valley		2	2	0	1,254	848.48	09/23/11	33	949,000	1,064,000	112.12
4318 26th St Noe Valley		3	2	1	0		08/03/11	8	799,000	1,075,000	134.54
406 Vicksburg St Noe Valley		2	2	1	1,357	792.19	07/22/11	35	995,000	1,075,000	108.04
16 28th St Noe Valley		3	2	2	1,187	906.49	07/29/11	32	1,095,000	1,076,000	98.26
327 Jersey St Noe Valley		2	2	2	1,320	821.97	01/20/11	21	1,085,000	1,085,000	100.00
956 Noe St Noe Valley		3	2	0	2,350	464.89	06/24/11	27	1,049,000	1,092,500	104.15
4224 26th St Noe Valley		3	2	0	2,500	438.00	05/05/11	81	1,095,000	1,095,000	100.00
481 Jersey St Noe Valley		2	1	2	0		09/27/11	32	1,099,000	1,099,000	100.00
4279 22nd St Noe Valley		2	2	1	1,670	664.37	04/26/11	28	1,099,000	1,109,500	100.96
222 29th St Noe Valley		4	2	2	2,129	528.42	05/04/11	30	1,100,000	1,125,000	102.27
345 Day St Noe Valley		2	1	2	0		05/19/11	46	1,179,000	1,137,000	98.96
4069 25th St Noe Valley		5	1.50	3	1,837	620.58	06/02/11	50	999,000	1,140,000	97.02
1006 Dolores St Noe Valley		3	2.50	6	1,370	846.72	04/15/11	51	1,199,000	1,160,000	96.75
113 Valley St Noe Valley		2	2	1	0		03/18/11	41	1,199,000	1,175,000	98.00
4285 26th St Noe Valley		3	2	1	0		05/02/11	23	1,250,000	1,187,500	95.00
850 Elizabeth Noe Valley		3	3	2	2,252	530.64	03/10/11	19	1,195,000	1,195,000	100.00
371 30th St Noe Valley		3	2	2	1,492	804.29	05/27/11	62	1,250,000	1,200,000	97.96
3621 22nd St Noe Valley		3	2	2	1,640	731.71	06/28/11	46	1,195,000	1,200,000	100.42
1177 Guerrero St Noe Valley		3	2	3	1,825	671.23	11/30/11	38	1,150,000	1,225,000	106.52
1315 Diamond St Noe Valley		3	2	2	0		03/22/11	55	1,299,000	1,235,000	95.07
550 Clipper St Noe Valley		3	2	1	1,578	791.51	11/01/11	45	1,249,000	1,249,000	100.00
687 28th St Noe Valley		3	2	2	1,567	797.70	05/25/11	68	1,250,000	1,250,000	100.00
4352-4354 23rd St Noe Valley		3	2.50	1	1,880	678.19	04/05/11	17	1,165,000	1,275,000	109.44
444 30th St Noe Valley		3	2	2	0		07/08/11	76	1,395,000	1,280,000	98.54
478 Hoffman Ave Noe Valley		3	1.50	1	1,550	832.26	08/26/11	34	1,295,000	1,290,000	99.61
119 Hoffman Ave Noe Valley		3	2	1	1,993	652.28	11/08/11	38	1,195,000	1,300,000	108.79
548 Diamond St Noe Valley		3	1.50	1	1,763	740.22	09/27/11	18	1,195,000	1,305,000	109.21

Presented By: Andrew Roth (Lic: 01373928) / Zephyr Real Estate (Lic: 00707370)

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Listings as of 01/03/12 at 10:53pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1019 Church St Noe Valley		2	1.50	2	2,125	614.12	07/01/11	38	1,249,000	1,305,000	104.40
877 Alvarado St Noe Valley		2	2	2	0		11/16/11	24	1,295,000	1,308,500	101.04
4218 24th St Noe Valley		5	3.50	1	2,480	528.23	03/25/11	18	1,199,000	1,310,000	109.26
4044 22nd St Noe Valley		3	2	1	1,525	885.25	06/01/11	51	1,425,000	1,350,000	94.74
130 Vicksburg St Noe Valley		4	2	5	2,327	580.15	08/19/11	15	1,195,000	1,350,000	112.97
3830 25th St Noe Valley		3	2	2	0		11/30/11	67	1,450,000	1,400,000	96.55
1356 Dolores St Noe Valley		4	2	1	2,260	624.78	02/18/11	23	1,495,000	1,412,000	94.45
450 27th St Noe Valley		4	2	1	2,081	679.96	10/14/11	52	1,495,000	1,415,000	94.65
1430 Sanchez St Noe Valley		3	3	1	0		10/14/11	32	1,430,000	1,430,000	100.00
3961 26th St Noe Valley		4	3	2	0		05/20/11	18	1,399,000	1,432,500	102.39
4313 24th St Noe Valley		3	3	2	0		11/30/11	17	1,449,000	1,445,000	99.72
431 Jersey Noe Valley		3	1.50	1	1,300	1,115.38	07/20/11	22	1,250,000	1,450,000	116.00
4226 26th St Noe Valley		4	3.50	0	0		03/02/11	127	1,600,000	1,450,000	98.64
350 Valley St Noe Valley		3	2.50	2	1,819	802.64	09/16/11	13	1,395,000	1,460,000	104.66
780 Elizabeth St Noe Valley		3	2	1	2,790	537.63	07/27/11	23	1,495,000	1,500,000	100.33
550 Valley Noe Valley		3	2.50	0	2,008	747.01	09/02/11	47	1,425,000	1,500,000	105.26
339 Chattanooga St Noe Valley		3	2	1	1,650	909.09	03/18/11	20	1,499,700	1,500,000	100.02
654 Elizabeth St Noe Valley		4	2	3	2,418	630.69	08/12/11	58	1,499,000	1,525,000	101.73
4378 Cesar Chavez St Noe Valley		2	2	1	1,810	850.83	12/20/11	26	1,100,000	1,540,000	140.00
625 Grand View Ave Noe Valley		4	3	1	2,734	564.92	09/02/11	67	1,749,000	1,544,500	96.59
152 Clipper St Noe Valley		3	3	2	1,723	905.40	08/02/11	8	1,550,000	1,560,000	100.65
1614 Diamond St Noe Valley		3	2.50	2	1,950	800.00	11/08/11	102	1,595,000	1,560,000	97.81
4141 23rd St Noe Valley		3	3	1	0		10/14/11	34	1,695,000	1,595,000	100.00
3647 22nd St Noe Valley		3	2	2	0		11/01/11	28	1,595,000	1,595,000	100.00
469 Clipper St Noe Valley		3	3.50	2	2,566	623.54	02/23/11	25	1,679,000	1,600,000	95.29
676 San Jose Ave Noe Valley		7	3	1	3,701	435.02	03/08/11	34	1,595,000	1,610,000	100.94
913 Alvarado St Noe Valley		4	3	2	0		03/01/11	130	1,685,000	1,613,000	98.65
4086 25th St Noe Valley		4	3	1	2,664	612.61	11/10/11	28	1,550,000	1,632,000	105.29
109-111 Valley St Noe Valley		4	3	4	2,200	750.00	10/21/11	39	1,649,000	1,650,000	100.06
4027 Cesar Chavez St Noe Valley		4	2.50	2	2,125	776.47	08/01/11	30	1,595,000	1,650,000	103.45
637 Alvarado St Noe Valley		3	2.50	1	0		11/29/11	63	1,795,000	1,675,000	97.10
1921 Diamond Noe Valley		5	4	2	0		10/04/11	22	1,695,000	1,683,000	99.29
932 Sanchez Noe Valley		4	3	1	2,384	708.89	05/13/11	28	1,759,000	1,690,000	96.08
542 Valley St Noe Valley		4	3.50	2	3,051	557.52	03/28/11	36	1,599,999	1,701,000	106.31
1325 Guerrero Noe Valley		4	3.50	1	3,750	466.67	12/13/11	39	1,650,000	1,750,000	106.06
826 Alvarado Noe Valley		5	3.50	2	2,565	690.30	09/14/11	65	1,995,000	1,770,625	88.75
4311 24th St Noe Valley		3	2.50	2	0		05/27/11	26	1,895,000	1,795,000	100.00
1470 Noe St Noe Valley		3	2.50	2	2,300	782.61	07/22/11	31	1,849,000	1,800,000	97.35
111 Hoffman Noe Valley		5	3	2	2,650	679.25	10/14/11	35	1,750,000	1,800,000	100.00
65 Zircon Pl Noe Valley		4	4	2	0		10/24/11	4	1,779,000	1,800,000	101.18
3825 22nd St Noe Valley		3	3.50	1	2,435	759.75	11/04/11	11	1,695,000	1,850,000	109.14
4706 25th Noe Valley		4	3.50	2	3,346	552.90	10/14/11	32	1,799,000	1,850,000	102.83
4317 Cesar Chavez St Noe Valley		4	3.50	3	2,563	741.32	05/19/11	41	1,849,000	1,900,000	102.76
520 Clipper St Noe Valley		4	4	2	2,580	748.06	10/13/11	70	2,075,000	1,930,000	93.01
3843 22nd St Noe Valley		3	2.50	2	2,717	717.70	06/08/11	12	1,799,000	1,950,000	108.39
1636 Diamond Noe Valley		4	4.50	3	3,637	544.40	08/05/11	137	2,460,000	1,980,000	99.50
4270 Cesar Chavez St Noe Valley		4	3.50	2	3,829	529.16	05/10/11	19	1,895,000	2,026,150	106.92
656-660 Douglass St Noe Valley		6	5.50	2	3,857	547.06	05/26/11	41	2,195,000	2,110,000	96.13
977-977A Dolores Noe Valley		6	6	3	3,150	677.21	11/21/11	25	2,198,000	2,133,200	97.05
364 Fair Oaks Noe Valley		4	3.50	1	3,522	647.36	05/27/11	32	2,275,000	2,280,000	100.22
4381 26th St Noe Valley		4	3.50	2	3,112	739.07	03/31/11	67	2,350,000	2,300,000	97.87
519 Valley St Noe Valley		4	3.50	1	3,375	681.48	05/18/11	109	2,575,000	2,300,000	96.84
815 Alvarado Noe Valley		4	3.50	3	3,800	605.26	03/01/11	121	2,595,000	2,300,000	98.92
1148 Dolores Noe Valley		4	4	2	3,600	659.72	04/05/11	7	2,350,000	2,375,000	101.06
4545 25th St Noe Valley		4	4.50	2	3,824	651.15	06/17/11	56	2,550,000	2,490,000	97.65

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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
1409-1411 Sanchez St Noe Valley		5	5.50	2	3,815	674.97	04/06/11	85	2,575,000	2,575,000	100.00
3664 22nd St Noe Valley		4	4.50	2	3,232	819.93	03/28/11	43	2,795,000	2,650,000	94.81
465 Hoffman Ave Noe Valley		4	4.50	1	4,500	633.33	02/02/11	40	2,995,000	2,850,000	95.16
171 Valley St Noe Valley		5	4.50	2	3,220	934.78	09/20/11	15	2,995,000	3,010,000	100.50
3816 22nd St Noe Valley		4	4.50	2	6,140	659.61	04/15/11	431	5,175,000	4,050,000	95.29
<b>Listing Count</b>	113	<b>Averages</b>			2,242	689.98		49	1,460,811	1,445,939	100.63
		<b>High</b>			4,050,000.00	<b>Low</b>		700,000.00	<b>Median</b>	1,350,000.00	
<b>Report Count</b>	113										

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