

March, 2009San Francisco Real Estate Market**Short Sales and REOs**

Below is a summary\* of current (Active and Pending) San Francisco short sale and REO listings:

	<i>Single family homes (active+pending=total)</i>	<i>Condos/TICs (active+pending=total)</i>	<i>Total</i>
Short Sales	95+43=138	95+9=104	242
REOs	77+40=117	51+8=59	176
<b>Total</b>	<b>172+83=255</b>	<b>146+17=163</b>	<b>418</b>
<b>All Active Listings</b>	<b>743+197=940</b>	<b>1,220+108=1,328</b>	<b>2,268</b>
<b>Short Sales &amp; REOs as a percentage of all listings</b>	<b>23% / 42% / 27%</b>	<b>12% / 16% / 12%</b>	<b>18%</b>

Here is a breakdown\* of active/pending single family and condos by district.

**Active/Pending – Single Family**

<i>District</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>Total</i>
Short Sale	4	6	20	12	4		1		5	86	138
REO	4	7	10	3	4	2	3		8	73	117
<i>Total</i>	<b>8</b>	<b>13</b>	<b>30</b>	<b>15</b>	<b>8</b>	<b>2</b>	<b>4</b>		<b>13</b>	<b>159</b>	<b>255</b>
<i>Percent of total</i>		5%	12%	6%					5%	62%	

**Active/Pending – Condo**

<i>District</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>Total</i>
Short Sale	2	3	9	1	3	7	5	8	56	10	104
REO	1	1	2		4	3	1	1	36	10	59
<i>Total</i>	<b>3</b>	<b>4</b>	<b>11</b>	<b>1</b>	<b>7</b>	<b>10</b>	<b>6</b>	<b>9</b>	<b>92</b>	<b>20</b>	<b>163</b>
<i>Percent of Total</i>			7%			6%			56%	12%	

Here is a breakdown\* of sold single family and condos by district.

**Sold – Single Family 1/1/09 – 3/31/09**

<i>District</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>Total</i>
Short Sale		3	7	2	1				1	38	52
REO	2	4	9	5					3	47	70
<i>Total</i>	<b>2</b>	<b>7</b>	<b>16</b>	<b>7</b>	<b>1</b>				<b>4</b>	<b>85</b>	<b>122</b>

**Sold – Condos 1/1/09 – 3/31/09**

<i>District</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>Total</i>
Short Sale			2		2			2	4	2	12
REO			1	1				1	11	5	19
<i>Total</i>			<b>3</b>	<b>1</b>	<b>2</b>			<b>3</b>	<b>15</b>	<b>7</b>	<b>31</b>

\*Data compiled from San Francisco MLS as of the date of this report. Because the MLS does not require "short sale" or "REO" information be provided in its listings, these compilations may not represent all such properties.



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