

Single Family, 2BR 1BA

	Total Buildings Sold	Average	Low	High	Median	Average Days on Market	Premium
1st Quarter '08	108	\$692	\$260	\$1,500	\$687	53	101%
3rd Quarter '08	182	\$685	\$190	\$1,500	\$665	52	102%
4th Quarter '08	149	\$607	\$180	\$1,149	\$585	54	101%
1st Quarter '09	100	\$568	\$197	\$955	\$555	55	100%
2nd Quarter '09	149	\$604	\$225	\$1,100	\$610	66	100%

Single Family, 3BR 2BA

	Total Buildings Sold	Average	Low	High	Median	Average Days on Market	Premium
1st Quarter '08	66	\$969	\$387	\$2,268	\$895	49	101%
2nd Quarter '08	120	\$978	\$400	\$2,800	\$875	44	103%
4th Quarter '08	77	\$833	\$425	\$1,910	\$780	58	98%
1st Quarter '09	58	\$790	\$370	\$1,395	\$790	66	98%
2nd Quarter '09	94	\$860	\$340	\$1,900	\$804	62	98%

Condo/TIC, 1BR 1BA

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Quarter '08	169	\$568	\$209	\$985	\$565	67	100%
3rd Quarter '08	169	\$558	\$176	\$1,000	\$555	66	99%
4th Quarter '08	118	\$523	\$214	\$1,750	\$505	64	98%
1st Quarter '09	60	\$491	\$220	\$865	\$500	73	96%
2nd Quarter '09	123	\$501	\$230	\$1,300	\$499	64	97%

Condo/TIC, 2BR 1BA

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Quarter '08	96	\$731	\$365	\$1,250	\$707	59	101%
3rd Quarter '08	92	\$680	\$355	\$1,250	\$673	66	102%
4th Quarter '08	70	\$692	\$150	\$1,089	\$695	60	99%
1st Quarter '09	46	\$663	\$287	\$1,100	\$650	75	98%
2nd Quarter '09	72	\$628	\$298	\$1,795	\$600	82	98%

Condo/TIC, 2BR 2BA

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Quarter '08	181	\$1,008	\$390	\$5,000	\$877	51	100%
3rd Quarter '08	153	\$939	\$394	\$2,600	\$852	58	99%
4th Quarter '08	90	\$835	\$175	\$2,144	\$750	66	97%
1st Quarter '09	60	\$774	\$300	\$2,350	\$700	85	96%
2nd Quarter '09	111	\$800	\$282	\$2,150	\$715	76	97%

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San Francisco Market Analysis

by Quarter
by District

7/7/2009

(Number of Bldgs - Avg Price)

Single Family, 2BR 1BA

District	1	2	3	4	5	6	7	8	9	10
2nd Quarter '08	7 - 804	45 - 751	13 - 594	20 - 842	12 - 1,013	-	-	-	18 - 764	50 - 520
3rd Quarter '08	7 - 840	47 - 731	20 - 595	17 - 745	16 - 1,004	-	-	-	16 - 775	59 - 533
4th Quarter '08	7 - 801	31 - 718	24 - 513	9 - 693	6 - 892	1 - 500	-	-	10 - 771	61 - 498
1st Quarter '09	3 - 787	21 - 644	15 - 508	8 - 604	3 - 785	-	1 - 955	-	6 - 693	43 - 487
2nd Quarter '09	4 - 941	30 - 703	19 - 538	18 - 679	12 - 773	-	-	-	19 - 656	47 - 462

Single Family, 3BR 2BA

District	1	2	3	4	5	6	7	8	9	10
2nd Quarter '08	7 - 1,142	24 - 835	10 - 799	14 - 919	32 - 1,297	1 - 1,550	2 - 2,148	-	6 - 1,082	24 - 609
3rd Quarter '08	2 - 916	24 - 858	15 - 675	21 - 936	14 - 1,485	-	-	-	12 - 972	19 - 644
4th Quarter '08	2 - 860	19 - 793	8 - 635	16 - 951	9 - 1,152	-	1 - 1,910	-	4 - 976	18 - 603
1st Quarter '09	4 - 1,072	7 - 810	8 - 692	8 - 922	10 - 1,049	1 - 1,125	-	-	5 - 727	15 - 513
2nd Quarter '09	4 - 814	24 - 796	4 - 795	15 - 897	11 - 1,174	1 - 1,040	4 - 1,500	-	13 - 964	18 - 518

Condo/TIC, 1BR 1BA

District	1	2	3	4	5	6	7	8	9	10
2nd Quarter '08	4 - 538	-	3 - 378	4 - 409	17 - 598	16 - 449	23 - 664	51 - 615	47 - 551	4 - 338
3rd Quarter '08	1 - 800	3 - 377	-	4 - 441	28 - 575	23 - 489	13 - 680	43 - 563	53 - 565	1 - 290
4th Quarter '08	3 - 567	4 - 453	4 - 327	2 - 341	25 - 499	9 - 481	9 - 723	30 - 513	32 - 547	-
1st Quarter '09	5 - 546	3 - 348	1 - 290	-	13 - 473	5 - 536	4 - 574	9 - 531	19 - 489	1 - 220
2nd Quarter '09	4 - 566	2 - 398	6 - 282	2 - 325	24 - 450	6 - 391	18 - 613	23 - 568	35 - 510	3 - 361

Condo/TIC, 2BR 1BA

District	1	2	3	4	5	6	7	8	9	10
2nd Quarter '08	7 - 686	3 - 611	-	2 - 566	31 - 770	18 - 617	9 - 965	13 - 855	10 - 640	3 - 420
3rd Quarter '08	8 - 707	1 - 810	-	1 - 618	32 - 775	11 - 566	8 - 823	4 - 763	27 - 548	-
4th Quarter '08	6 - 794	2 - 608	-	-	24 - 766	9 - 602	5 - 806	12 - 647	11 - 608	1 - 150
1st Quarter '09	4 - 611	2 - 750	-	-	19 - 676	4 - 658	4 - 888	1 - 615	10 - 620	2 - 358
2nd Quarter '09	7 - 552	1 - 475	-	-	34 - 648	6 - 649	3 - 1,175	6 - 752	14 - 470	1 - 350

Condo/TIC, 2BR 2BA

District	1	2	3	4	5	6	7	8	9	10
2nd Quarter '08	8 - 865	2 - 657	2 - 494	-	30 - 898	9 - 761	18 - 1,088	41 - 1,390	68 - 904	3 - 479
3rd Quarter '08	5 - 681	-	-	3 - 589	17 - 930	13 - 821	16 - 1,099	30 - 1,004	67 - 946	2 - 479
4th Quarter '08	-	7 - 566	3 - 401	1 - 652	14 - 759	7 - 724	11 - 1,164	22 - 1,039	22 - 777	3 - 293
1st Quarter '09	-	1 - 535	3 - 388	-	10 - 814	9 - 696	3 - 853	11 - 899	21 - 806	2 - 462
2nd Quarter '09	2 - 988	2 - 585	4 - 363	2 - 568	15 - 783	5 - 751	13 - 974	30 - 903	35 - 766	3 - 361

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San Francisco Market Analysis by Quarter

7/7/2009

2 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Quarter '08	89	\$1,320	\$525	\$2,838	\$1,278	60	100%
3rd Quarter '08	81	\$1,250	\$450	\$3,450	\$1,181	62	99%
4th Quarter '08	51	\$1,155	\$350	\$2,100	\$1,100	66	98%
1st Quarter '09	26	\$1,059	\$330	\$2,003	\$1,066	81	97%
2nd Quarter '09	56	\$992	\$350	\$1,900	\$958	101	97%

3 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Quarter '08	18	\$1,743	\$605	\$2,927	\$1,650	64	98%
3rd Quarter '08	27	\$1,378	\$440	\$3,300	\$1,200	87	99%
4th Quarter '08	13	\$1,315	\$565	\$2,110	\$1,334	69	96%
1st Quarter '09	5	\$1,219	\$1,000	\$1,375	\$1,333	119	91%
2nd Quarter '09	6	\$898	\$370	\$1,240	\$955	110	92%

4 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Quarter '08	16	\$1,400	\$575	\$2,400	\$1,418	50	100%
3rd Quarter '08	18	\$1,443	\$659	\$2,850	\$1,365	68	103%
4th Quarter '08	12	\$1,459	\$560	\$2,450	\$1,395	61	97%
1st Quarter '09	6	\$1,221	\$917	\$1,500	\$1,270	72	96%
2nd Quarter '09	11	\$1,064	\$925	\$1,322	\$988	83	92%

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San Francisco Market Analysis
by Quarter
by District

7/7/2009

2 Flat

(Number of Bldgs - Avg. Price)

<i>District</i>	1	2	3	4	5	6	7	8	9	10
2nd Quarter '08	21 - 1,417	15 - 1,089	-	1 - 1,073	22 - 1,452	5 - 1,336	6 - 1,854	3 - 1,540	11 - 1,134	5 - 689
3rd Quarter '08	15 - 1,256	8 - 1,038	1 - 850	1 - 480	16 - 1,353	7 - 1,322	5 - 2,350	6 - 1,625	13 - 1,071	9 - 721
4th Quarter '08	7 - 1,142	5 - 1,185	2 - 485	-	17 - 1,206	3 - 1,319	4 - 1,698	2 - 1,710	7 - 934	4 - 696
1st Quarter '09	2 - 1,750	2 - 1,050	-	-	8 - 1,116	2 - 1,068	3 - 1,709	1 - 1,060	3 - 783	5 - 468
2nd Quarter '09	10 - 1,088	7 - 909	1 - 850	-	13 - 1,267	7 - 882	1 - 1,900	3 - 904	10 - 823	4 - 482

3 Flat

<i>District</i>	1	2	3	4	5	6	7	8	9	10
2nd Quarter '08	5 - 1,767	1 - 1,500	-	-	5 - 1,862	5 - 1,919	-	1 - 1,520	-	1 - 605
3rd Quarter '08	3 - 1,595	-	1 - 765	1 - 880	4 - 1,602	6 - 1,200	2 - 3,050	3 - 1,537	5 - 1,065	2 - 568
4th Quarter '08	1 - 1,730	1 - 940	-	-	4 - 1,449	1 - 905	2 - 1,680	2 - 1,200	1 - 1,400	1 - 565
1st Quarter '09	1 - 1,350	1 - 1,375	-	-	2 - 1,167	1 - 1,035	-	-	-	-
2nd Quarter '09	-	2 - 1,160	-	1 - 790	1 - 900	1 - 1,010	-	-	-	1 - 370

4 Flat

<i>District</i>	1	2	3	4	5	6	7	8	9	10
2nd Quarter '08	4 - 1,363	1 - 1,252	-	-	6 - 1,484	-	1 - 2,400	1 - 2,005	3 - 795	-
3rd Quarter '08	2 - 1,805	2 - 954	1 - 659	-	2 - 1,548	4 - 1,300	2 - 2,257	1 - 1,250	3 - 1,633	1 - 840
4th Quarter '08	2 - 1,473	-	-	-	3 - 1,373	-	1 - 1,800	3 - 2,095	3 - 787	-
1st Quarter '09	-	-	-	-	4 - 1,277	2 - 1,109	-	-	-	-
2nd Quarter '09	3 - 1,224	1 - 1,280	-	-	2 - 1,013	3 - 950	-	1 - 925	1 - 955	-

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