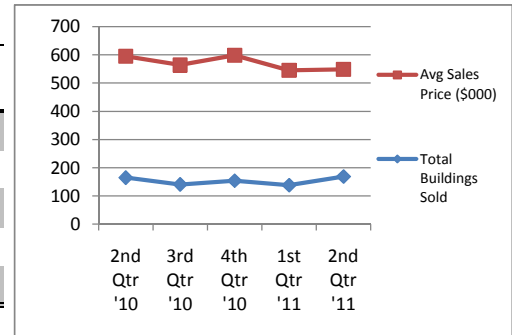


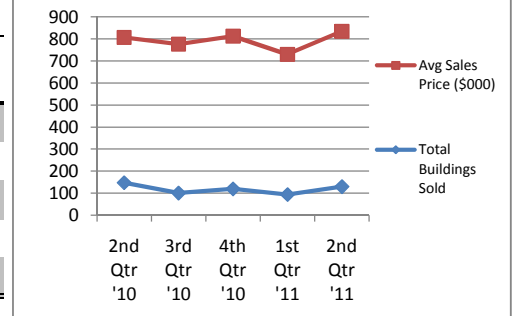
**Single Family, 2BR 1BA**

	Total Buildings Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '10	165	\$595	\$190	\$1,200	\$591	42	103%
3rd Qtr '10	141	\$564	\$190	\$1,275	\$564	58	101%
4th Qtr '10	154	\$599	\$152	\$1,350	\$599	55	99%
1st Qtr '11	138	\$545	\$210	\$1,050	\$552	73	99%
2nd Qtr '11	169	\$549	\$168	\$1,137	\$555	64	100%



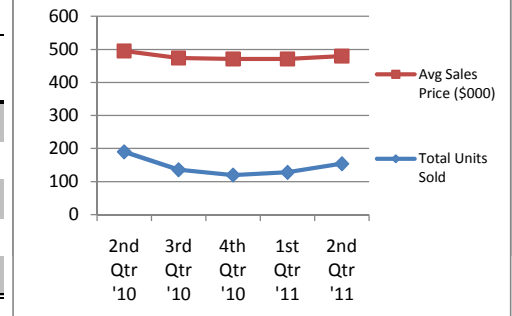
**Single Family, 3BR 2BA**

	Total Buildings Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '10	148	\$807	\$330	\$1,700	\$788	51	102%
3rd Qtr '10	101	\$776	\$260	\$1,994	\$715	52	100%
4th Qtr '10	120	\$812	\$297	\$2,440	\$750	58	101%
1st Qtr '11	94	\$730	\$130	\$1,900	\$712	72	99%
2nd Qtr '11	130	\$834	\$210	\$1,975	\$820	60	100%



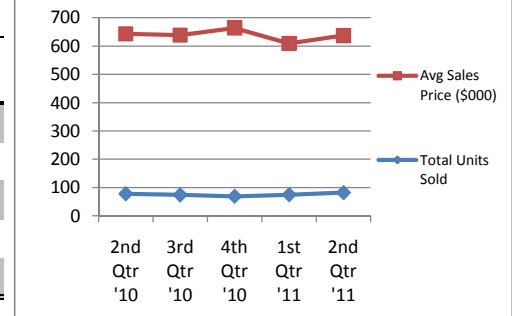
**Condo/TIC, 1BR 1BA**

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '10	190	\$495	\$129	\$975	\$500	83	98%
3rd Qtr '10	136	\$474	\$156	\$945	\$474	90	98%
4th Qtr '10	120	\$471	\$160	\$840	\$470	87	98%
1st Qtr '11	128	\$471	\$115	\$1,175	\$459	85	97%
2nd Qtr '11	154	\$480	\$168	\$1,208	\$478	80	99%



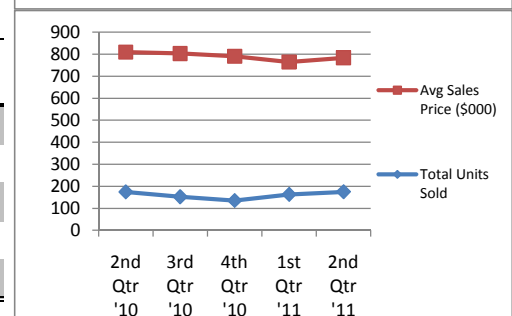
**Condo/TIC, 2BR 1BA**

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '10	78	\$643	\$323	\$1,125	\$634	72	100%
3rd Qtr '10	74	\$639	\$75	\$1,185	\$653	73	100%
4th Qtr '10	69	\$664	\$157	\$1,020	\$658	87	99%
1st Qtr '11	75	\$609	\$343	\$1,020	\$585	84	99%
2nd Qtr '11	82	\$637	\$265	\$1,100	\$635	71	100%



**Condo/TIC, 2BR 2BA**

	Total Units Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '10	174	\$810	\$200	\$1,735	\$753	64	97%
3rd Qtr '10	152	\$803	\$213	\$1,550	\$737	76	97%
4th Qtr '10	135	\$790	\$110	\$2,050	\$750	86	97%
1st Qtr '11	163	\$764	\$276	\$2,775	\$737	94	97%
2nd Qtr '11	175	\$784	\$257	\$3,100	\$725	79	98%



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FRANK BODNAR, DRE #01247118  
415-762-9362  
JOHN OLDFIELD, DRE #01292184  
415-762-9608

# San Francisco Market Analysis

by Quarter  
by District

7/7/2011

(Number of Bldgs - Avg Price)

## Single Family, 2BR 1BA

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '10	5 - 652	40 - 656	18 - 527	10 - 681	12 - 858	-	-	-	18 - 721	62 - 469
3rd Qtr '10	4 - 711	39 - 660	13 - 478	15 - 704	9 - 785	-	1 - 1,275	-	8 - 612	52 - 456
4th Qtr '10	9 - 691	34 - 618	12 - 517	10 - 678	12 - 810	1 - 515	-	2 - 1,098	21 - 681	53 - 477
1st Qtr '11	7 - 671	32 - 625	16 - 460	10 - 709	7 - 648	-	-	-	12 - 686	54 - 432
2nd Qtr '11	6 - 660	38 - 606	16 - 458	19 - 636	10 - 823	-	-	2 - 794	19 - 655	59 - 409

## Single Family, 3BR 2BA

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '10	11 - 829	36 - 704	10 - 718	32 - 905	12 - 1,075	5 - 980	3 - 1,440	-	12 - 846	27 - 493
3rd Qtr '10	5 - 755	21 - 723	11 - 612	14 - 841	9 - 1,239	1 - 944	2 - 1,922	-	13 - 899	25 - 532
4th Qtr '10	8 - 1,044	32 - 739	8 - 580	20 - 837	17 - 1,154	2 - 1,200	1 - 1,700	-	12 - 922	20 - 461
1st Qtr '11	1 - 1,165	17 - 723	8 - 633	20 - 778	11 - 1,102	1 - 1,385	1 - 1,900	-	9 - 799	26 - 458
2nd Qtr '11	9 - 991	25 - 739	6 - 691	30 - 832	26 - 1,128	-	2 - 1,618	-	9 - 901	23 - 490

## Condo/TIC, 1BR 1BA

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '10	2 - 548	5 - 386	1 - 270	14 - 379	25 - 527	18 - 407	15 - 587	47 - 499	63 - 518	-
3rd Qtr '10	-	1 - 304	4 - 247	4 - 396	14 - 470	10 - 422	13 - 550	34 - 485	54 - 496	2 - 188
4th Qtr '10	2 - 418	1 - 200	2 - 243	2 - 310	20 - 468	15 - 498	6 - 663	23 - 460	48 - 475	1 - 201
1st Qtr '11	3 - 219	3 - 384	4 - 231	7 - 322	11 - 458	12 - 415	11 - 594	34 - 534	40 - 500	3 - 153
2nd Qtr '11	5 - 521	-	4 - 211	4 - 352	15 - 460	11 - 420	16 - 569	42 - 507	56 - 480	1 - 215

## Condo/TIC, 2BR 1BA

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '10	11 - 625	3 - 538	-	2 - 445	26 - 726	12 - 623	3 - 870	7 - 569	14 - 568	-
3rd Qtr '10	11 - 626	1 - 770	-	-	23 - 688	9 - 628	7 - 766	7 - 614	14 - 588	2 - 155
4th Qtr '10	8 - 645	2 - 468	-	1 - 623	29 - 704	3 - 668	8 - 789	11 - 674	8 - 507	1 - 157
1st Qtr '11	6 - 545	10 - 544	-	1 - 374	24 - 680	9 - 538	7 - 743	7 - 613	11 - 542	-
2nd Qtr '11	8 - 664	1 - 800	-	3 - 383	24 - 699	8 - 615	9 - 743	10 - 597	18 - 576	1 - 265

## Condo/TIC, 2BR 2BA

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '10	4 - 564	-	10 - 354	4 - 564	21 - 779	13 - 776	16 - 1,164	29 - 957	71 - 814	6 - 362
3rd Qtr '10	6 - 632	-	3 - 335	3 - 463	20 - 826	14 - 727	17 - 899	33 - 935	50 - 819	6 - 345
4th Qtr '10	3 - 793	1 - 515	3 - 325	3 - 400	12 - 777	15 - 763	16 - 867	40 - 906	38 - 780	4 - 246
1st Qtr '11	6 - 543	2 - 473	6 - 306	-	19 - 770	8 - 657	17 - 1,089	34 - 750	65 - 812	6 - 314
2nd Qtr '11	8 - 542	2 - 595	4 - 344	5 - 471	21 - 799	21 - 649	17 - 957	37 - 846	57 - 861	3 - 284

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## 2 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '10	72	\$1,226	\$317	\$3,250	\$1,118	73	98%
3rd Qtr '10	64	\$993	\$450	\$1,805	\$986	89	99%
4th Qtr '10	75	\$1,175	\$205	\$5,500	\$1,015	72	98%
1st Qtr '11	65	\$993	\$271	\$3,590	\$900	91	98%
2nd Qtr '11	76	\$1,050	\$305	\$2,500	\$1,015	79	99%

## 3 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '10	29	\$1,278	\$465	\$3,693	\$1,180	91	95%
3rd Qtr '10	17	\$1,197	\$520	\$1,865	\$1,133	87	95%
4th Qtr '10	20	\$1,111	\$565	\$3,175	\$1,000	109	101%
1st Qtr '11	14	\$1,189	\$750	\$2,300	\$1,050	99	94%
2nd Qtr '11	19	\$1,205	\$385	\$2,355	\$1,165	80	104%

## 4 Flat

	Total Building Sold	Average	Low	High	Median	Average Days on Market	Premium
2nd Qtr '10	12	\$1,158	\$480	\$2,040	\$1,198	105	97%
3rd Qtr '10	13	\$1,099	\$553	\$1,688	\$1,045	113	97%
4th Qtr '10	21	\$1,166	\$738	\$1,807	\$1,130	71	97%
1st Qtr '11	8	\$1,642	\$420	\$7,500	\$822	129	95%
2nd Qtr '11	11	\$1,265	\$755	\$2,550	\$1,113	56	96%

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**San Francisco Market Analysis**  
by Quarter  
by District

7/7/2011

**2 Flat**

(Number of Bldgs - Avg. Price)

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '10	10 - 1,160	7 - 891	-	-	22 - 1,162	7 - 1,350	8 - 1,805	8 - 1,726	7 - 893	3 - 854
3rd Qtr '10	16 - 963	7 - 844	-	-	18 - 1,133	4 - 1,135	1 - 1,805	2 - 860	12 - 890	3 - 530
4th Qtr '10	11 - 988	10 - 824	1 - 315	-	18 - 1,148	5 - 1,013	8 - 2,845	3 - 2,032	17 - 761	2 - 606
1st Qtr '11	8 - 994	14 - 956	3 - 534	-	7 - 1,189	3 - 1,430	6 - 1,860	4 - 1,204	12 - 772	8 - 469
2nd Qtr '11	13 - 1,157	6 - 942	2 - 444	2 - 973	18 - 1,224	6 - 994	6 - 1,492	4 - 1,155	17 - 810	2 - 472

**3 Flat**

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '10	1 - 1,675	1 - 1,020	-	-	8 - 1,166	6 - 1,296	3 - 2,846	1 - 1,250	7 - 906	1 - 568
3rd Qtr '10	1 - 899	1 - 520	-	-	4 - 1,333	7 - 1,123	2 - 1,808	1 - 950	1 - 1,170	-
4th Qtr '10	4 - 1,074	2 - 856	-	-	5 - 1,209	4 - 983	1 - 3,175	2 - 753	1 - 565	1 - 1,000
1st Qtr '11	2 - 777	-	-	-	4 - 1,201	2 - 943	1 - 2,300	2 - 1,725	3 - 885	-
2nd Qtr '11	-	1 - 754	1 - 385	-	6 - 1,193	4 - 780	-	5 - 1,834	2 - 1,158	-

**4 Flat**

District	1	2	3	4	5	6	7	8	9	10
2nd Qtr '10	5 - 1,173	-	-	-	2 - 1,287	2 - 909	1 - 2,040	1 - 1,125	1 - 480	-
3rd Qtr '10	4 - 1,154	-	-	-	6 - 1,082	1 - 1,200	-	1 - 1,425	1 - 553	-
4th Qtr '10	3 - 1,444	5 - 1,091	-	-	3 - 1,333	2 - 1,125	1 - 1,700	3 - 1,032	4 - 915	-
1st Qtr '11	-	2 - 963	-	-	1 - 1,187	-	-	1 - 7,500	3 - 702	1 - 420
2nd Qtr '11	1 - 950	1 - 1,155	-	-	3 - 1,388	3 - 892	2 - 1,975	-	1 - 1,025	-

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