

# APARTMENT BUILDING SALES COMPARABLES

## SAN FRANCISCO

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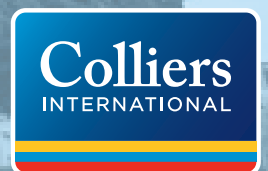
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Accelerating Success

## 10+ Unit Properties Sold in San Francisco in 2018-YTD

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	Use	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
1	1610 Lombard St.	Marina	\$5,750,000	\$5,750,000	100%	12/11/2018	8,463	12	8		15.26	3.93%	\$3.71	\$679	\$479,167	705	1927
2	2275 Broadway St	Pacific Heights	\$33,600,000	\$34,188,000	102%	12/7/2018	44,741	28	14		18.52	3.24%	\$3.44	\$764	\$1,221,000	1,598	1926
3	2360 Mission St.	Inner Mission	\$6,500,000	\$6,500,000	100%	11/16/2018	13,856	14	0	m/u	15.28	3.93%	\$2.56	\$469	\$464,286	990	1926
4	1225 Clay St.	Nob Hill	\$3,400,000	\$3,225,000	95%	11/15/2018	8,418	10	6		21.06	2.85%	\$1.52	\$383	\$322,500	842	1925
5	2451 Greenwich St.	Cow Hollow	\$12,000,000	\$10,900,000	91%	11/15/2018	17,650	21	21		15.29	3.92%	\$3.37	\$618	\$519,048	840	1962
6	390 Bartlett St.	Inner Mission	\$5,500,000	\$5,700,000	104%	11/8/2018	9,186	15	9		15.81	3.80%	\$3.27	\$621	\$380,000	612	1925
7	3098 California St.	Pacific Heights	\$7,950,000	\$8,100,000	102%	10/31/2018	9,856	13	10		17.37	3.45%	\$3.94	\$822	\$623,077	758	1926
8	390 Liberty St.	Eureka Valley	\$8,250,000	\$8,150,000	99%	10/25/2018	12,548	14	9		20.72	2.90%	\$2.61	\$650	\$582,143	896	1929
9	255 Dolores St.	Mission Dolores	\$6,000,000	\$5,550,000	93%	10/19/2018	7,574	12	7		17.55	3.42%	\$3.48	\$733	\$462,500	631	1941
10	2110 Jackson St.	Pacific Heights	\$20,000,000	\$21,000,000	105%	10/17/2018	29,064	24	15		23.41	2.56%	\$2.57	\$723	\$875,000	1,211	1937
11	555 Buena Vista Ave	Buena Vista Park	\$25,500,000	\$26,775,000	105%	10/17/2018	39,040	41	19		22.73	2.64%	\$2.51	\$686	\$653,049	952	1929
12	810 Eddy St.	Van Ness/Civic Center	\$16,600,000	\$17,000,000	102%	10/17/2018	24,490	39	0	m/u	19.74	3.04%	\$2.93	\$694	\$435,897	628	1927
13	3366 Pierce St.	Marina	\$7,800,000	\$8,150,000	104%	10/11/2018	14,424	12	9		18.95	3.17%	\$2.48	\$565	\$679,167	1,202	1927
14	801 Corbett Ave	Twin Peaks	\$10,225,000	\$9,750,000	95%	10/3/2018	15,384	21	21	m/u	16.43	3.65%	\$3.21	\$634	\$464,286	733	1962
15	250 Fell St.	Hayes Valley	\$16,475,000	\$17,700,000	107%	10/3/2018	28,290	46	9		20.42	2.94%	\$2.55	\$626	\$384,783	615	1926
16	52 Sanchez St.	Duboce Triangle	\$4,388,000	\$4,550,000	104%	9/28/2018	6,447	12	2		15.41	3.89%	\$3.82	\$706	\$379,167	537	1907
17	376 21st Ave	Central Richmond	\$5,888,000	\$5,300,000	90%	9/24/2018	13,107	15	15		20.17	2.97%	\$1.67	\$404	\$353,333	874	1963
18	2775 Market St.	Eureka Valley/dolores	\$16,600,000	\$15,700,000	95%	9/17/2018	20,550	26	22		16.36	3.67%	\$3.89	\$764	\$603,846	790	1962
19	399 Steiner St.	Hayes Valley	\$8,350,000	\$8,350,000	100%	9/13/2018	8,020	21	0		14.27	4.20%	\$6.08	\$1,041	\$397,619	382	1912
20	2737 Sutter St.	Lower Pacific Heights	\$6,650,000	\$6,100,000	92%	9/10/2018	10,191	13	0		16.05	3.74%	\$3.11	\$599	\$469,231	784	1905
21	626-628 Capp St.	Inner Mission	\$6,750,000	\$6,850,000	101%	9/10/2018	13,740	24	6		12.99	4.62%	\$3.20	\$499	\$285,417	573	1927
22	3201 Octavia St.	Marina	\$8,315,000	\$8,525,000	103%	9/5/2018	10,041	12	9		18.33	3.27%	\$3.86	\$849	\$710,417	837	1924
23	2321 Scott St.	Pacific Heights	\$6,000,000	\$6,750,000	113%	8/27/2018	11,661	10	10		20.41	2.94%	\$2.36	\$579	\$675,000	1,166	1965
24	1555 Oak St.	Haight Ashbury	\$6,750,000	\$6,775,000	100%	8/23/2018	11,280	12	7		16.98	3.53%	\$2.95	\$601	\$564,583	940	1925
25	1801 Leavenworth St.	Russian Hill	\$8,575,000	\$7,950,000	93%	8/23/2018	11,700	14	4		17.02	3.53%	\$3.33	\$679	\$567,857	836	1923
26	1501 Sacramento St.	Nob Hill	\$5,000,000	\$5,100,000	102%	8/21/2018	7,345	14	0		16.48	3.64%	\$3.51	\$694	\$364,286	525	1914
27	3661 19th St.	Mission Dolores	\$6,598,000	\$6,300,000	95%	8/7/2018	12,369	12	12		25.34	2.37%	\$1.68	\$509	\$525,000	1,031	1964
28	5519 Mission St.	Crocker Amazon	\$2,659,000	\$2,755,000	104%	8/7/2018	6,862	14	12		13.07	4.59%	\$2.56	\$401	\$196,786	490	1961
29	4830 Mission St.	Mission Terrace	\$13,950,000	\$12,450,000	89%	7/25/2018	30,600	27	20	m/u	16.95	3.54%	\$2.00	\$407	\$461,111	1,133	1990
30	570 Grove St.	Hayes Valley	\$4,550,000	\$4,158,000	91%	7/19/2018	8,280	10	0		17.39	3.45%	\$2.41	\$502	\$415,800	828	1908

## 10+ Unit Properties Sold in San Francisco in 2018-YTD

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	Use	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
31	1310 Clayton St.	Cornona Heights	\$6,600,000	\$6,400,000	97%	7/17/2018	10,927	16	16		15.80	3.80%	\$3.09	\$586	\$400,000	683	1961
32	95 Grand View Ave	Eureka Valley/dolores	\$5,500,000	\$5,500,000	100%	7/13/2018	9,000	10	11		15.11	3.97%	\$3.37	\$611	\$550,000	900	1958
33	430 Scott St.	Lower Haight	\$4,700,000	\$4,625,000	98%	7/13/2018	7,282	12	0		15.99	3.75%	\$3.31	\$635	\$385,417	607	1900
34	1955 Leavenworth St.	Russian Hill	\$7,100,000	\$7,500,000	106%	7/10/2018	8,226	15	7		18.44	3.25%	\$4.12	\$912	\$500,000	548	1924
35	211 Cornwall St.	Inner Richmond	\$5,995,000	\$5,300,000	88%	7/2/2018	11,052	12	12		19.80	3.03%	\$2.02	\$480	\$441,667	921	1961
36	900 Chestnut St.	Russian Hill	\$25,000,000	\$25,100,000	100%	6/29/2018	33,429	35	20		21.46	2.80%	\$2.92	\$751	\$717,143	955	1926
37	1460 Golden Gate Ave	Western Addition	\$7,995,000	\$9,450,000	118%	6/25/2018	17,208	21	12		14.90	4.03%	\$3.07	\$549	\$450,000	819	1928
38	1159 Valencia St.	Inner Mission	\$3,599,000	\$4,650,000	129%	6/14/2018	14,085	10	9	m/u	19.06	3.15%	\$1.44	\$330	\$465,000	1,409	1979
39	1900 Jefferson St.	Marina	\$12,000,000	\$12,500,000	104%	6/13/2018	14,790	15	10		20.48	2.93%	\$3.44	\$845	\$833,333	986	1930
40	172 Parker Ave	Jordan Park	\$7,000,000	\$7,050,000	101%	5/29/2018	11,850	12	8		20.62	2.91%	\$2.40	\$595	\$587,500	988	1933
41	1725 Van Ness Ave	Pacific Heights	\$17,000,000	\$17,000,000	100%	5/29/2018	22,416	24	8		20.82	2.88%	\$3.04	\$758	\$708,333	934	1926
42	957 Hayes	Hayes Valley	\$7,650,000	\$7,100,000	93%	5/25/2018	14,400	12	0		15.24	3.94%	\$2.70	\$493	\$591,667	1,200	1910
43	5801 Mission St.	Crocker Amazon	\$4,528,675	\$4,528,000	100%	5/25/2018	13,620	12	8	m/u	14.53	4.13%	\$1.91	\$332	\$377,333	1,135	1925
44	2240 Larkin St.	Russian Hill	\$6,800,000	\$6,600,000	97%	5/24/2018	7,071	12	12		15.60	3.85%	\$4.99	\$933	\$550,000	589	1963
45	1075 O'Farrell St.	Van Ness/Civic	\$1,880,000	\$2,468,888	131%	5/7/2018	6,075	12	0		29.98	2.00%	\$1.13	\$406	\$205,741	506	1922
46	308 8th Ave	Inner Richmond	\$4,475,000	\$4,200,000	94%	4/20/2018	9,620	12	0	m/u	15.45	3.88%	\$2.35	\$437	\$350,000	802	1911
47	400 Fillmore St.	Hayes Valley	\$5,350,000	\$4,900,000	92%	4/19/2018	7,790	17	3	m/u	15.43	3.89%	\$3.40	\$629	\$288,235	458	1925
48	6340 Geary Blvd	Central Richmond	\$6,950,000	\$7,400,000	106%	4/9/2018	10,944	19	5	m/u	17.22	3.48%	\$3.27	\$676	\$389,474	576	1924
49	4717 Mission St.	Excelsior	\$2,795,000	\$2,600,000	93%	3/28/2018	9,900	11	0		13.01	4.61%	\$1.68	\$263	\$236,364	900	1926
50	2844 Lyon St.	Cow Hollow	\$7,000,000	\$7,000,000	100%	3/15/2018	10,950	12	7		20.13	2.98%	\$2.65	\$639	\$583,333	913	1928
51	140 20th Ave	Lake Street	\$7,500,000	\$8,500,000	113%	3/15/2018	18,870	18	14		19.62	3.06%	\$1.91	\$450	\$472,222	1,048	1927
52	1635 Gough St.	Lower Pacific Heights	\$17,500,000	\$17,500,000	100%	3/15/2018	25,662	30	11		20.21	2.97%	\$2.81	\$682	\$583,333	855	1929
53	530 Stockton St.	Financial District	\$19,500,000	\$19,500,000	100%	3/15/2018	25,110	48	6		21.45	2.80%	\$3.02	\$777	\$406,250	523	1923
54	1472 Filbert St.	Russian Hill	\$35,500,000	\$36,750,000	104%	3/15/2018	51,660	72	17		21.75	2.76%	\$2.73	\$711	\$510,417	718	1930
55	1600 Larkin St.	Nob Hill	\$6,988,000	\$6,225,000	89%	2/28/2018	9,090	12	12		17.10	3.51%	\$3.34	\$685	\$518,750	758	1964
56	2395 29th Ave	Parkside	\$5,800,000	\$5,250,000	91%	2/16/2018	11,448	13	5	m/u	15.00	4.00%	\$2.55	\$459	\$403,846	881	1900
57	240 St. Josephs Ave	Anza Vista	\$7,188,888	\$6,800,000	95%	2/12/2018	10,433	15	14		17.80	3.37%	\$3.05	\$652	\$453,333	696	1963
58	611 Minna St.	SOMA	\$2,950,000	\$2,925,000	99%	2/9/2018	4,740	12	0		13.67	4.39%	\$3.76	\$617	\$243,750	395	1907
59	625 Powell St.	Downtown	\$14,000,000	\$13,720,000	98%	2/8/2018	24,415	22	0		19.34	3.10%	\$2.42	\$562	\$623,636	1,110	1922
60	1549 Ocean Ave	Ingleside	\$1,795,000	\$1,950,000	109%	2/2/2018	5,512	10	0	m/u	21.61	2.78%	\$1.36	\$354	\$195,000	551	1925

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No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	Use	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
61	840 Waller St.	Buena Vista/Ashbury	\$10,500,000	\$10,250,000	98%	1/26/2018	10,416	15	15		16.55	3.63%	\$4.95	\$984	\$683,333	694	1962
62	2199 Pacific Ave	Pacific Heights	\$10,995,000	\$11,350,000	103%	1/25/2018	14,000	15	18		22.23	2.70%	\$3.04	\$811	\$756,667	933	1964
63	195 2nd Ave	Inner Richmond	\$5,800,000	\$6,200,000	107%	1/8/2018	12,372	13	3		22.23	2.70%	\$1.88	\$501	\$476,923	952	1923
64	455-457 Ellis St.	Tenderloin	\$2,200,000	\$2,200,000	100%	1/5/2018	5,808	10	0	m/u				\$379	\$220,000	581	1911
65	3280 17th St.	Inner Mission	\$7,950,000	\$7,750,000	97%	1/3/2018	14,150	16	8	m/u	15.37	3.90%	\$2.97	\$548	\$484,375	884	1922
Average Sales			\$9,271,655	\$9,304,506	100%		14,762	18	8		18.11	3.41%	\$2.92	\$614	\$494,734	821	1933

### 10+ Unit SRO Properties Sold in San Francisco 2018-YTD

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	Use	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
1	201-205 9th St.	SOMA	\$7,695,000	\$7,600,000	99%	3/19/2018	11,180	34	0	m/u	11.69	5.13%	\$4.85	\$680	\$223,529	329	1907
2	106 South Park	South Beach	\$3,200,000	\$4,500,000	141%	6/8/2018		24	0						\$187,500	0	1907
Average Sales			\$5,447,500	\$6,050,000	120%		11,180	29	0		11.69	5.13%	\$4.85	\$680	\$205,515	164	1907

## 5-9 Unit Properties Sold in San Francisco in 2018-YTD

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
1	627 41st Ave	Outer Richmond	\$2,150,000	\$2,100,000	98%	12/10/2018	3,414	5	5	18.67	3.21%	\$2.75	\$615	\$420,000	683	1962
2	3001 Baker St.	Cow Hollow	\$3,625,000	\$3,625,000	100%	12/6/2018	4,104	6	6	17.48	3.43%	\$4.21	\$883	\$604,167	684	1959
3	1083 Lombard St.	Russian Hill	\$2,925,000	\$2,605,000	89%	11/30/2018	2,880	6	3	17.14	3.50%	\$4.40	\$905	\$434,167	480	1909
4	1151-1161 Alabama St.	Inner Mission	\$1,850,000	\$1,800,000	97%	11/30/2018	7,031	6	0	22.14	2.71%	\$0.96	\$256	\$300,000	1,172	1900
5	452 Clementina St.	SOMA	\$1,800,000	\$1,660,000	92%	11/28/2018	3,650	6	0	14.08	4.26%	\$2.69	\$455	\$276,667	608	1912
6	3559 Jackson St.	Presidio Heights	\$7,300,000	\$6,900,000	95%	11/28/2018	9,850	9	4	17.61	3.41%	\$3.31	\$701	\$766,667	1,094	1922
7	3038-3040 Jackson St.	Pacific Heights	\$3,375,000	\$3,400,000	101%	11/22/2018	6,487	6	0	15.92	3.77%	\$2.74	\$524	\$566,667	1,081	1900
8	886 Noe St.	Eureka Valley	\$2,500,000	\$2,375,000	95%	11/16/2018	6,690	8	2	9.00	6.67%	\$3.29	\$355	\$296,875	836	1907
9	2231-2233 Powell St.	North Waterfront	\$1,800,000	\$1,650,000	92%	11/13/2018	2,990	6	6	12.96	4.63%	\$3.55	\$552	\$275,000	498	1907
10	960-966 Broadway	Nob Hill	\$2,495,000	\$2,625,000	105%	11/8/2018	8,162	5	2	20.90	2.87%	\$1.28	\$322	\$525,000	1,632	1913
11	1718-1728 Hyde St.	Russian Hill	\$4,695,000	\$4,500,000	96%	11/6/2018	7,020	6	9	15.70	3.82%	\$3.40	\$641	\$750,000	1,170	1907
12	2131 Grove St.	North Panhandle	\$2,350,000	\$2,600,000	111%	11/2/2018	4,270	5	1	17.18	3.49%	\$2.95	\$609	\$520,000	854	1911
13	565 Page St.	Hayes Valley	\$3,495,000	\$3,825,000	109%	10/29/2018	8,136	7	1	16.51	3.63%	\$2.37	\$470	\$546,429	1,162	1914
14	2248-2250 Vicente St.	Parkside	\$2,500,000	\$2,375,000	95%	10/29/2018	6,602	5	3	15.22	3.94%	\$1.97	\$360	\$475,000	1,320	1950
15	328-332 Castro St.	Duboce Triangle	\$1,900,000	\$2,000,000	105%	10/26/2018	3,875	5	1	17.62	3.41%	\$2.44	\$516	\$400,000	775	1927
16	1857 Mason St.	Russian Hill	\$2,100,000	\$2,300,000	110%	10/1/2018	4,998	7	0	21.17	2.83%	\$1.81	\$460	\$328,571	714	1908
17	428 Oak St.	Hayes Valley	\$4,200,000	\$3,875,000	92%	9/24/2018	8,502	6	0	14.86	4.04%	\$2.56	\$456	\$645,833	1,417	1900
18	736 Leavenworth St.	Downtown	\$3,500,000	\$3,350,000	96%	9/24/2018	8,200	9	0	17.40	3.45%	\$1.96	\$409	\$372,222	911	1914
19	1506 Lombard St.	Marina	\$2,895,000	\$3,000,000	104%	9/15/2018	5,124	6	1	17.03	3.52%	\$2.86	\$585	\$500,000	854	1925
20	1217-1221 Fell St.	North Panhandle	\$2,495,000	\$2,450,000	98%	9/12/2018	5,597	5	0	19.40	3.09%	\$1.88	\$438	\$490,000	1,119	1900
21	1359 10th Ave	Inner Sunset	\$2,450,000	\$2,700,000	110%	9/7/2018	4,300	6	6	16.75	3.58%	\$3.12	\$628	\$450,000	717	1964
22	3200-3216 24th St.	Inner Mission	\$3,200,000	\$3,100,000	97%	8/28/2018	5,100	5	0	14.98	4.01%	\$3.38	\$608	\$620,000	1,020	1890
23	1129-33 Guerrero St.	Noe Valley	\$2,500,000	\$2,450,000	98%	8/16/2018	7,800	6	1	24.60	2.44%	\$1.06	\$314	\$408,333	1,300	1908
24	4728 Mission St.	Mission Terrace	\$2,150,000	\$2,255,000	105%	8/15/2018	7,320	8	3	20.28	2.96%	\$1.27	\$308	\$281,875	915	1925
25	3707 Sacramento St.	Presidio Heights	\$2,500,000	\$2,375,000	95%	8/14/2018	6,084	5	0	17.64	3.40%	\$1.84	\$390	\$475,000	1,217	1908
26	4931-4937 17th St.	Cole Valley	\$2,079,000	\$2,079,000	100%	8/7/2018	4,034	5	1	21.28	2.82%	\$2.02	\$515	\$415,800	807	1910
27	1163 Alabama St.	Inner Mission	\$2,988,000	\$2,000,000	67%	7/27/2018	5,799	6	0	12.23	4.91%	\$2.35	\$345	\$333,333	967	1900
28	1520 Leavenworth St.	Nob Hill	\$2,100,000	\$2,040,000	97%	7/26/2018	4,540	7	0	13.23	4.54%	\$2.83	\$449	\$291,429	649	1906
29	460 Union St.	Telegraph Hill	\$2,200,000	\$2,255,000	103%	7/24/2018	3,864	6	1	15.56	3.86%	\$3.13	\$584	\$375,833	644	1908
30	1335 McAllister St.	Alamo Square	\$2,550,000	\$2,800,000	110%	7/20/2018	4,875	6	0	16.20	3.70%	\$2.95	\$574	\$466,667	813	1906
31	1274-1284 Vallejo St.	Russian Hill	\$4,250,000	\$4,700,000	111%	7/10/2018	6,981	5	2	20.87	2.87%	\$2.69	\$673	\$940,000	1,396	1908
32	4225 Cesar Chavez St.	Noe Valley	\$1,995,000	\$1,870,000	94%	7/9/2018	3,964	6	6	17.19	3.49%	\$2.29	\$472	\$311,667	661	1965

## 5-9 Unit Properties Sold in San Francisco in 2018-YTD

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
33	819-829 Hampshire St.	Inner Mission	\$2,600,000	\$2,600,000	100%	6/29/2018	6,948	6	0	24.92	2.41%	\$1.25	\$374	\$433,333	1,158	1907
34	936 Scott St.	Alamo Square	\$3,350,000	\$3,312,500	99%	6/29/2018	6,942	6	3	19.74	3.04%	\$2.01	\$477	\$552,083	1,157	1927
35	534 Page St.	Hayes Valley	\$3,250,000	\$3,625,000	112%	6/28/2018	5,445	5	0	14.22	4.22%	\$3.90	\$666	\$725,000	1,089	1906
36	1935 Jefferson St.	Marina	\$4,895,000	\$5,275,000	108%	6/27/2018	8,025	6	6	19.58	3.06%	\$2.80	\$657	\$879,167	1,338	1930
37	457 8th Ave	Inner Richmond	\$3,400,000	\$3,450,000	101%	6/26/2018	5,496	8	8	16.66	3.60%	\$3.14	\$628	\$431,250	687	1960
38	672 Castro St.	Eureka Valley	\$3,750,000	\$3,750,000	100%	6/26/2018	7,216	5	0	20.81	2.88%	\$2.08	\$520	\$750,000	1,443	1901
39	1247 Fulton St.	Alamo Square	\$3,250,000	3200000	98%	6/20/2018	5,175	9	0	14.33	4.19%	\$3.60	\$618	\$355,556	575	1907
40	280 10th Ave	Inner Richmond	\$2,200,000	\$2,400,000	109%	6/13/2018	4,472	6	6	21.34	2.81%	\$2.10	\$537	\$400,000	745	1961
41	3033-3039 24th St.	Inner Mission	\$2,400,000	\$1,900,000	79%	6/13/2018	7,500	7	0	16.71	3.59%	\$1.26	\$253	\$271,429	1,071	1900
42	3265 22nd St.	Inner Mission	\$2,200,000	\$2,200,001	100%	6/8/2018	4,598	7	0	17.23	3.48%	\$2.31	\$478	\$314,286	657	1900
43	328 Pennsylvania Ave	Potrero Hill	\$2,950,000	\$3,200,000	108%	6/8/2018		8	8	15.13	3.97%			\$400,000	0	1960
44	487-491 Dolores St.	Mission Dolores	\$2,950,000	\$2,700,000	92%	6/5/2018	5,490	6	0	18.65	3.22%	\$2.20	\$492	\$450,000	915	1908
45	18-22 Sanchez St.	Hayes Valley	\$3,495,000	\$3,850,000	110%	6/4/2018	8,040	6	2	19.77	3.03%	\$2.02	\$479	\$641,667	1,340	1963
46	2025 St.ockton St.	Telegraph Hill	\$4,295,000	\$4,700,000	109%	5/31/2018	6,900	8	8	21.36	2.81%	\$2.66	\$681	\$587,500	863	1974
47	654 Capp St.	Crocker Amazon	\$1,885,000	\$2,050,000	109%	5/31/2018	5,804	6	1	20.32	2.95%	\$1.45	\$353	\$341,667	967	1905
48	1841-45 Powell St.	North Beach	\$3,650,000	\$3,600,000	99%	5/23/2018	5,100	7	0	16.50	3.64%	\$3.57	\$706	\$514,286	729	1907
49	395 Frederick St.	Cole Valley	\$2,550,000	\$3,250,000	127%	5/23/2018	5,265	6	2	13.73	4.37%	\$3.75	\$617	\$541,667	878	1907
50	250 Irving St.	Inner Sunset	\$4,250,000	\$4,400,000	104%	5/15/2018	8,190	9	6	16.33	3.67%	\$2.74	\$537	\$488,889	910	1921
51	200 Irving St.	Inner Sunset	\$4,250,000	\$4,400,000	104%	5/15/2018	8,190	9	6	16.33	3.67%	\$2.74	\$537	\$488,889	910	1921
52	1157 Broadway St.	Nob Hill	\$2,750,000	\$2,775,000	101%	5/11/2018	4,400	8	0	19.77	3.03%	\$2.66	\$631	\$346,875	550	1923
53	320-322 El Camino Del Mar	Sea Cliff	\$6,999,888	\$6,040,000	86%	5/4/2018	9,192	7	4	19.53	3.07%	\$2.80	\$657	\$862,857	1,313	1922
54	675 Fell St.	Hayes Valley	\$3,250,000	\$3,450,000	106%	5/4/2018	4,094	8	6	15.78	3.80%	\$4.45	\$843	\$431,250	512	1963
55	3241 23rd St.	Inner Mission	\$2,250,000	\$2,225,000	99%	5/3/2018	4,696	7	4	17.33	3.46%	\$2.28	\$474	\$317,857	671	1963
56	1219 Kearny St.	Telegraph Hill	\$2,550,000	\$2,750,000	108%	4/30/2018	3,240	5	1	15.53	3.86%	\$4.55	\$849	\$550,000	648	1910
57	306 Francisco St.	North Beach	\$2,600,000	\$2,750,000	106%	4/27/2018	3,744	5	4	20.00	3.00%	\$3.06	\$735	\$550,000	749	1924
58	1620 Broadway St.	Pacific Heights	\$4,000,000	\$4,000,000	100%	4/27/2018	6,584	6	1	15.19	3.95%	\$3.33	\$608	\$666,667	1,097	1900
59	478 Union St.	Telegraph Hill	\$2,350,000		0%	4/23/2018	3,312	6	0				\$0	\$0	552	1923
60	1681-89 Greenwich St.	Cow Hollow	\$2,400,000	\$2,910,000	121%	4/20/2018	3,419	6	3	17.32	3.46%	\$4.10	\$851	\$485,000	570	1909
61	1295 47th Ave	Outer Sunset	\$3,000,000	\$2,850,000	95%	4/20/2018	5,830	8	8	16.29	3.68%	\$2.50	\$489	\$356,250	729	1960
62	1269 Dolores St.	Noe Valley	\$2,350,000	\$2,200,000	94%	4/20/2018	3,828	6	6	16.87	3.56%	\$2.84	\$575	\$366,667	638	1961
63	101 28th St.	Noe Valley	\$4,995,000	\$4,995,000	100%	4/13/2018	7,179	6	6	17.22	3.48%	\$3.37	\$696	\$832,500	1,197	1926
64	319 27th Ave	Central Richmond	\$3,150,000	\$3,150,000	100%	4/12/2018	6,102	6	6	19.40	3.09%	\$2.22	\$516	\$525,000	1,017	1965

## 5-9 Unit Properties Sold in San Francisco in 2018-YTD

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
65	108 Albion St.	Mission Dolores	\$3,000,000	\$3,000,000	100%	4/7/2018	4,926	6	2	18.49	3.24%	\$2.74	\$609	\$500,000	821	1907
66	3640 26th St.	Inner Mission	\$1,750,000	\$1,815,000	104%	4/6/2018	4,024	5	5	18.64	3.22%	\$2.02	\$451	\$363,000	805	1964
67	490 Francisco St.	Inner Richmond	\$2,995,000	\$3,105,000	104%	3/30/2018	3,556	6	0	15.72	3.82%	\$4.63	\$873	\$517,500	593	1907
68	1016-18 Shotwell St.	Inner Mission	\$3,850,000	\$3,275,000	85%	3/30/2018	8,208	6	0	15.18	3.95%	\$2.19	\$399	\$545,833	1,368	1900
69	667 47th Ave	Outer Richmond	\$3,250,000	\$3,421,250	105%	3/28/2018	5,876	6	4	15.17	3.96%	\$3.20	\$582	\$570,208	979	1949
70	870-874 47th Ave	Outer Richmond	\$3,200,000	\$3,250,000	102%	3/19/2018	4,900	8	6	15.96	3.76%	\$3.46	\$663	\$406,250	613	1957
71	266 19th Ave	Central Richmond	\$2,500,000	\$2,100,000	84%	3/16/2018	4,398	6	6	16.03	3.74%	\$2.48	\$477	\$350,000	733	1964
72	1754-1760 Mission St.	Inner Mission	\$3,995,000	\$3,775,000	94%	3/9/2018	5,970	9	0	14.43	4.16%	\$3.65	\$632	\$419,444	663	1906
73	3425 Scott St.	Marina	\$4,333,333	\$4,100,000	95%	3/7/2018	5,260	6	3	14.64	4.10%	\$4.44	\$779	\$683,333	877	1924
74	906-910 St.anyan St.	Cole Valley	\$2,175,000	\$2,205,000	101%	2/28/2018	5,325	5	0	19.77	3.03%	\$1.75	\$414	\$441,000	1,065	1906
75	2400 Washington St.	Pacific Heights	\$3,785,000	\$3,650,000	96%	2/28/2018	4,880	6	0	18.78	3.19%	\$3.32	\$748	\$608,333	813	1900
76	65-69 Woodward St.	Inner Mission	\$1,800,000	\$2,000,000	111%	2/23/2018	4,163	6	0	17.63	3.40%	\$2.27	\$480	\$333,333	694	1906
77	320-322 El Camino Del Mar	Sea Cliff	\$6,999,888	\$6,100,000	87%	2/22/2018	9,192	7	4	19.53	3.07%	\$2.83	\$664	\$871,429	1,313	1922
78	1301-1311 40th Ave	Outer Sunset	\$1,750,000	\$2,200,000	126%	2/22/2018	5,630	8	8	15.38	3.90%	\$2.12	\$391	\$275,000	704	1957
79	3632 26th St.	Inner Mission	\$2,750,000	\$2,600,000	95%	2/9/2018	5293	9	1	14.54	4.13%	\$2.82	\$491	\$288,889	588	1920
80	239 Hugo St.	Inner Sunset	\$3,203,000	\$3,050,000	95%	2/2/2018	6,696	5	1	15.54	3.86%	\$2.44	\$455	\$610,000	1,339	1912
81	741 Ellis St.	Tenderloin	\$6,100,000	\$6,250,000	102%	1/31/2018	11,447	9	5	14.45	4.15%	\$3.15	\$546	\$694,444	1,272	2002
82	902 Divisadero St.	Alamo Square	\$4,995,000	\$4,995,000	100%	1/31/2018	8,223	7	0	14.17	4.23%	\$3.57	\$607	\$713,571	1,175	1913
83	220-224 6th St.	SOMA	\$4,295,000	\$4,268,000	99%	1/29/2018	9,325	5	4	13.89	4.32%	\$2.75	\$458	\$853,600	1,865	1914
84	2791 Greenwich St.	Cow Hollow	\$4,100,000	\$4,050,000	99%	1/19/2018	5,748	6	0	19.92	3.01%	\$2.95	\$705	\$675,000	958	1900
85	1813-1817 15th St.	Mission Dolores	\$2,900,000	\$2,800,000	97%	1/16/2018	4,837	5	2	13.33	4.50%	\$3.62	\$579	\$560,000	967	1910
86	472 Union St.	Telegraph Hill	\$2,350,000	\$1,950,000	83%	1/11/2018	3,925	6	2	19.39	3.09%	\$2.14	\$497	\$325,000	654	1900
87	3983-3985 17th St.	Eureka Valley	\$3,850,000	\$3,740,000	97%	1/5/2018	5,776	7	0	18.93	3.17%	\$2.85	\$648	\$534,286	825	1925
88	101 Balboa St.	Inner Richmond	\$2,195,000	\$2,175,000	99%	1/3/2018	6,325	7	0	19.55	3.07%	\$1.47	\$344	\$310,714	904	1906
Average Sales			\$3,150,547	\$3,143,342	99%		5,823	6	3	17.26	3.57%	\$2.73	\$545	\$490,579	914	1923

## 10+ Unit Properties Sold in San Francisco in 2017

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	Use	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
1	370 Ellis St.	Tenderloin	\$3,996,000	\$3,996,000	100%	12/29/2017	11,800	27	0		9.21	6.51%	\$3.06	\$339	\$148,000	437	1915
2	1428 Steiner St.	Western Addition	\$3,000,000	\$2,750,000	92%	12/21/2017	4,875	10	0		12.82	4.68%	\$3.67	\$564	\$275,000	488	1904
3	225 Taylor St.	Tenderloin	\$4,500,000	\$4,100,000	91%	12/20/2017	12,825	24	0		12.80	4.69%	\$2.08	\$320	\$170,833	534	1910
4	991-999 Valencia St.	Inner Mission	\$7,800,000	\$6,750,000	87%	12/18/2017	14,080	22	0	m/u	15.41	3.89%	\$2.59	\$479	\$306,818	640	1900
5	2635 Fillmore St.	Pacific Heights	\$13,450,000	\$13,450,000	100%	12/8/2017	13,182	14	14		20.69	2.90%	\$4.11	\$1,020	\$960,714	942	1968
6	536-560 Irving St.	Inner Sunset	\$4,935,000	\$4,700,000	95%	11/30/2017	9,975	13	0	m/u	15.66	3.83%	\$2.51	\$471	\$361,538	767	1908
7	1051 Post St.	Downtown	\$5,992,000	\$5,500,000	92%	11/30/2017	11,438	28	0		15.13	3.97%	\$2.65	\$481	\$196,429	409	1914
8	1290 Grove St.	Alamo Square	\$24,000,000	\$24,000,000	100%	11/30/2017	38,455	36	18		21.49	2.79%	\$2.42	\$624	\$666,667	1,068	1929
9	501-509 Haight St.	Hayes Valley	\$10,450,000	\$9,600,000	92%	11/30/2017	16,140	15	0	m/u	14.60	4.11%	\$3.39	\$595	\$640,000	1,076	1890
10	275 Turk St.	Tenderloin	\$15,085,000	\$15,250,000	101%	11/29/2017	36,227	66	0		13.52	4.44%	\$2.59	\$421	\$231,061	549	1909
11	3353 26th St.	Inner Mission	\$3,075,000	\$3,075,000	100%	11/20/2017	6,912	10	0	m/u				\$445	\$307,500	691	1914
12	1146 Taylor St.	Nob Hill	\$4,495,000	\$4,600,000	102%	11/6/2017	5,492	14	1		17.58	3.41%	\$3.97	\$838	\$328,571	392	1913
13	449 9th St.	SOMA	\$1,999,000	\$1,925,000	96%	11/4/2017	4,765	11	0	m/u	13.01	4.61%	\$2.59	\$404	\$175,000	433	1914
14	1025 Post St.	Downtown	\$7,000,000	\$7,000,000	100%	11/1/2017	10,564	27	0		16.12	3.72%	\$3.43	\$663	\$259,259	391	1914
15	2901 Geary Blvd	Lone Mountain	\$9,771,000	\$9,771,000	100%	10/31/2017	18,274	13	14					\$535	\$751,615	1,406	1978
16	1117 Ocean Ave	Ingleside	\$11,000,000	\$9,800,000	89%	10/31/2017	19,486	12	9	m/u	14.35	4.82%	\$2.92	\$503	\$816,667	1,624	2005
17	305 San Carlos Ave	Inner Mission	\$3,799,000	\$4,010,000	106%	10/31/2017	8,661	12	9	m/u	17.52	3.42%	\$2.20	\$463	\$334,167	722	1924
18	2425 Buchanan St.	Pacific Heights	\$7,725,000	\$7,600,000	98%	10/25/2017	9,390	12	9		17.83	3.37%	\$3.78	\$809	\$633,333	783	1931
19	726 Fillmore St.	Alamo Square	\$2,950,000	\$3,300,000	112%	10/25/2017	5,936	10	0		14.68	4.09%	\$3.16	\$556	\$330,000	594	1900
20	1125 Broadway St.	Russian Hill	\$7,150,000	\$7,150,000	100%	10/25/2017	9,291	15	7		19.40	3.09%	\$3.31	\$770	\$476,667	619	1927
21	1395 Union St.	Russian Hill	\$9,000,000	\$8,250,000	92%	10/23/2017	12,200	12	0	m/u	18.69	3.21%	\$3.02	\$676	\$687,500	1,017	1910
22	1201 Powell St.	Nob Hill	\$3,995,000	\$4,300,000	108%	10/20/2017	7,300	18	0	m/u	16.13	3.72%	\$3.04	\$589	\$238,889	406	1912
23	815 Pierce St.	Alamo Square	\$5,490,000	\$5,490,000	100%	10/11/2017	7,075	13	0		19.89	3.02%	\$3.25	\$776	\$422,308	544	1923
24	3201 Mission St.	Bernal Heights	\$4,600,000	\$4,625,000	101%	10/2/2017	10,494	11	0	m/u	12.95	4.63%	\$2.84	\$441	\$420,455	954	1908
25	536 Thornton Ave	Silver Terrace	\$2,450,000	\$2,350,000	96%	9/21/2017	6,216	10	10		15.44	3.89%	\$2.04	\$378	\$235,000	622	1964
26	1710 Larkin St.	Nob Hill	\$3,375,000	\$2,920,000	87%	9/20/2017	6,837	12	0		22.03	2.72%	\$1.62	\$427	\$243,333	570	1907
27	3852-362 California St	Presidio Heights	\$7,400,000	\$7,625,000	103%	9/15/2017	14,188	16	6		19.97	3.00%	\$2.24	\$537	\$476,563	887	1924
28	1725 Turk St.	Western Addition	\$3,495,000	\$4,600,000	132%	9/14/2017	8,940	12	4		19.78	3.03%	\$2.17	\$515	\$383,333	745	1927
29	860 24th Ave	Central Richmond	\$3,500,000	\$3,530,000	101%	9/13/2017	10,200	12	5		15.90	3.77%	\$1.81	\$346	\$294,167	850	1929
30	1801 California St.	Pacific Heights	\$20,000,000	\$20,000,000	100%	9/5/2017	34,827	31	14		23.65	2.54%	\$2.02	\$574	\$645,161	1,123	1926
31	1300 Haight St.	Haight Ashbury	\$8,000,000	\$8,030,000	100%	8/29/2017	13,225	12	0	m/u	20.27	2.96%	\$2.50	\$607	\$669,167	1,102	1910



## 10+ Unit Properties Sold in San Francisco in 2017

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	Use	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
32	50 St.anyan St.	Lone Mountain	\$4,695,000	\$4,750,000	101%	8/10/2017	7,836	11	11		16.67	3.60%	\$3.03	\$606	\$431,818	712	1962
33	4326-4336 Irving St.	Outer Sunset	\$5,650,000	\$5,650,000	100%	8/8/2017	4,972	12	8		14.18	4.23%	\$6.68	\$1,136	\$470,833	414	1960
34	800 Lyon St.	North Panhandle	\$6,950,000	\$6,795,000	98%	8/3/2017	12,186	12	1		15.43	3.89%	\$3.01	\$558	\$566,250	1,016	1900
35	99 Lupine Ave	Jordan Park	\$10,500,000	\$9,950,000	95%	8/2/2017	16,631	25	22		18.39	3.26%	\$2.71	\$598	\$398,000	665	1957
36	4005 California St.	Lake Street	\$6,000,000	\$6,200,000	103%	8/1/2017	11,472	12	10		18.90	3.17%	\$2.38	\$540	\$516,667	956	1923
37	447 15th Ave	Central Richmond	\$5,250,000	\$5,242,000	100%	7/26/2017	8,478	12	6		17.16	3.50%	\$3.00	\$618	\$436,833	707	1951
38	369 3rd Ave	Inner Richmond	\$5,200,000	\$4,980,000	96%	7/19/2017	12,828	13	12	m/u	17.47	3.43%	\$1.85	\$388	\$383,077	987	1977
39	1312 Jackson St.	Nob Hill	\$5,498,000	\$5,410,000	98%	7/7/2017	9,426	21	0		17.09	3.51%	\$2.80	\$574	\$257,619	449	1909
40	31 Harriet St.	SOMA	\$3,800,000	\$3,500,000	92%	7/7/2017	8,850	12	1		15.26	3.93%	\$2.16	\$395	\$291,667	738	1915
41	3875 18th	Eureka Valley	\$8,100,000	\$8,100,000	100%	6/28/2017	10,587	12	7		19.16	3.13%	\$3.33	\$765	\$675,000	882	1965
42	1030 Larkin	Downtown	\$4,000,000	\$4,000,000	100%	6/28/2017	6,988	15	0		21.70	2.76%	\$2.20	\$572	\$266,667	466	1919
43	747 Ellis	Tenderloin	\$4,500,000	\$4,500,000	100%	6/28/2017	9,320	14	0		17.60	3.41%	\$2.29	\$483	\$321,429	666	1910
44	735 O'Farrell	Tenderloin	\$8,000,000	\$8,000,000	100%	6/28/2017	13,519	23	0		18.36	3.27%	\$2.69	\$592	\$347,826	588	1923
45	650 Ellis	Tenderloin	\$9,025,000	\$9,025,000	100%	6/28/2017	13,593	30	0		16.31	3.68%	\$3.39	\$664	\$300,833	453	1960
46	635 Ellis	Tenderloin	\$4,950,000	\$4,950,000	100%	6/28/2017	9,736	18	0		13.70	4.38%	\$3.09	\$508	\$275,000	541	1914
47	516 Ellis	Tenderloin	\$9,975,000	\$9,975,000	100%	6/28/2017	21,855	39	0	m/u	14.50	4.14%	\$2.62	\$456	\$255,769	560	1910
48	320 Turk	Tenderloin	\$14,000,000	\$14,000,000	100%	6/28/2017	24,550	50	12	m/u	17.33	3.46%	\$2.74	\$570	\$280,000	491	1924
49	2339 Market	Duboce Triangle	\$4,950,000	\$4,950,000	100%	6/28/2017	8,280	13	0	m/u	15.35	3.91%	\$3.25	\$598	\$380,769	637	1912
50	781 O'Farrell	Tenderloin	\$9,500,000	\$9,500,000	100%	6/28/2017	23,600	32	0	m/u	18.92	3.17%	\$1.77	\$403	\$296,875	738	1927
51	57 Taylor	Tenderloin	\$25,500,000	\$25,500,000	100%	6/28/2017	53,805	115	0	m/u	15.01	4.00%	\$2.63	\$474	\$221,739	468	1906
52	1745 Market St.	SOMA	\$24,000,000	\$24,000,000	100%	6/27/2017	49,200	51	0	m/u	19.40	3.09%	\$2.10	\$488	\$470,588	965	1909
53	784 Geary St.	Tenderloin	\$5,500,000	\$5,500,000	100%	6/23/2017	10,997	13	0	m/u				\$500	\$423,077	846	1951
54	665 Pine St.	Financial Dist	\$15,500,000	\$16,641,504	107%	6/22/2017	23,840	40	4		20.24	2.96%	\$2.87	\$698	\$416,038	596	1928
55	642 Alvarado St.	Noe Valley	\$14,500,000	\$16,765,561	116%	6/22/2017	23,790	33	36		19.33	3.10%	\$3.04	\$705	\$508,047	721	1963
56	20 Romolo Pl	Telegraph Hill	\$4,000,000	\$4,912,869	123%	6/22/2017	12,129	15	0		19.12	3.14%	\$1.77	\$405	\$327,525	809	1907
57	1359 Hayes St.	Hayes Valley	\$5,600,000	\$5,600,000	100%	6/21/2017	9,807	12	12		17.70	3.39%	\$2.69	\$571	\$466,667	817	1925
58	780 Guerrero St.	Mission Dolores	\$5,900,000	\$6,200,000	105%	6/20/2017	12,321	14	0		18.86	3.18%	\$2.22	\$503	\$442,857	880	1916
59	390 29th Ave	Central Richmond	\$5,800,000	\$5,525,000	95%	6/15/2017	11,274	12	8		16.13	3.72%	\$2.53	\$490	\$460,417	940	1925
60	977 Pine St.	Downtown	\$8,950,000	\$8,950,000	100%	6/1/2017	12,837	24	0		16.01	3.75%	\$3.63	\$697	\$372,917	535	1907
61	1740 Sacramento St.	Nob Hill	\$3,750,000	\$4,825,000	129%	6/1/2017	9,192	12	0		19.74	3.04%	\$2.22	\$525	\$402,083	766	1909
62	300 Hyde St.	Tenderloin	\$4,900,000	\$4,590,000	94%	5/30/2017	11,248	20	0	m/u	12.00	5.00%	\$2.83	\$408	\$229,500	562	1917

## 10+ Unit Properties Sold in San Francisco in 2017

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	Use	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
63	3201 23rd St.	Inner Mission	\$8,950,000	\$9,950,000	111%	5/19/2017	16,830	24	6		17.71	3.39%	\$2.78	\$591	\$414,583	701	1922
64	3099 Washington St.	Pacific Heights	\$9,700,000	\$9,995,000	103%	5/12/2017	13,274	25	6		18.26	3.29%	\$3.44	\$753	\$399,800	531	1900
65	2985 Pacific Ave	Pacific Heights	\$15,500,000	\$15,550,000	100%	5/10/2017	15,505	17	10		18.68	3.21%	\$4.47	\$1,003	\$914,706	912	1905
66	3198 24th St.	Inner Mission	\$4,450,000	\$4,450,000	100%	5/1/2017	8,851	13	0	m/u	14.72	4.08%	\$2.85	\$503	\$342,308	681	1900
67	1015 Shotwell St.	Inner Mission	\$4,450,000	\$4,450,000	100%	4/19/2017	6,649	10	6		17.00	3.53%	\$3.28	\$669	\$445,000	665	1900
68	35-41 Lafayette St.	SOMA	\$6,600,000	\$6,600,000	100%	4/14/2017	7,070	12	0		14.95	4.01%	\$5.20	\$934	\$550,000	589	1913
69	2250 Mission St.	Inner Mission	\$3,500,000	\$4,000,000	114%	4/10/2017	11,000	19	0	m/u	13.40	4.48%	\$2.26	\$364	\$210,526	579	1975
70	133-137 Baker St.	Haight Ashbury	\$2,850,000	\$2,510,000	88%	4/6/2017	5,850	10	0		13.71	4.38%	\$2.61	\$429	\$251,000	585	1900
71	1535 Taraval St.	Parkside	\$6,998,000	\$6,550,000	94%	3/28/2017	13,480	12	6	m/u	16.76	3.58%	\$2.42	\$486	\$545,833	1,123	1988
72	755-769 6th Ave	Inner Richmond	\$5,988,000	\$6,046,000	101%	3/24/2017	10,610	16	6		15.60	3.85%	\$3.04	\$570	\$377,875	663	1904
73	625 Guerrero St.	Mission Dolores	\$4,400,000	\$4,460,000	101%	3/15/2017	8,502	11	4		18.36	3.27%	\$2.38	\$525	\$405,455	773	1924
74	901 Valencia St.	Inner Mission	\$8,500,000	\$8,500,000	100%	3/15/2017	18,120	26	0	m/u				\$469	\$326,923	697	1908
75	322-332 St.anyan St.	Lone Mountain	\$6,610,000	\$6,610,000	100%	2/16/2017	13,162	12	0					\$502	\$550,833	1,097	1909
76	1616 Taylor St.	Russian Hill	\$5,398,000	\$6,300,000	117%	2/7/2017	8,865	11	1		20.95	2.86%	\$2.83	\$711	\$572,727	806	1923
77	611 Minna St.	SOMA	\$2,050,000	\$2,050,000	100%	2/6/2017	4,740	12	0					\$432	\$170,833	395	1907
78	529 St.evanson St.	SOMA	\$28,500,000	\$23,000,000	81%	2/3/2017	42,600	51	0		12.15	4.94%	\$3.70	\$540	\$450,980	835	1924
79	355 Laguna St.	Hayes Valley	\$4,675,000	\$4,675,000	100%	2/2/2017	7,175	11	0		16.16	3.71%	\$3.36	\$652	\$425,000	652	1925
80	669 Ellis St.	Tenderloin	\$3,500,000	\$3,350,000	96%	1/30/2017	6,527	14	0		13.79	4.35%	\$3.10	\$513	\$239,286	466	1909
81	1200 17th Ave	Inner Sunset	\$5,800,000	\$5,150,000	89%	1/16/2017	8,385	12	9		16.27	3.69%	\$3.15	\$614	\$429,167	699	1928
82	500-530 Haight St.	Hayes Valley	\$16,500,000	\$16,500,000	100%	1/13/2017	29,410	15	0	m/u	18.87	3.18%	\$2.48	\$561	\$1,100,000	1,961	1900
83	1516 Larkin St.	Nob Hill	\$5,840,000	\$5,880,000	101%	1/11/2017	10,230	13	0	m/u	17.90	3.35%	\$2.68	\$575	\$452,308	787	1912
84	1275 Washington St.	Nob Hill	\$8,000,000	\$7,642,600	96%	1/5/2017	10,984	13	6		15.30	3.92%	\$3.79	\$696	\$587,892	845	1924
Average Sales			\$7,698,560	\$7,651,816	100%		13,717	20	4		16.85	3.67%	\$2.88	\$568	\$418,371	738	1924

## 10+ Unit Properties Sold in San Francisco in 2017

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	Use	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
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### 10+ Unit SRO Properties Sold in San Francisco 2017-YTD

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	Use	GRM	CAP	Rent/SF	\$/SF	\$/Unit	Unit SF	Year Built
1	66 Turk St.	Tenderloin	\$6,500,000	\$6,500,000	100%	10/26/2017	15,168	70	0	m/u				\$429	\$92,857.14	217	1912
2	700 Kearny St.	Financial District	\$6,500,000	\$6,250,000	96%	9/12/2017	12,348	42	0	m/u	9.27	7.07%	\$4.55	\$506	\$148,810	294	1912
3	662-668 Clay St.	Financial District	\$12,500,000	\$12,250,000	98%	9/12/2017	23,000	110	0	m/u	9.87	6.73%	\$4.50	\$533	\$111,364	209	1912
4	3300-08 Mission St.	Bernal Heights	\$3,195,000	\$2,850,000	89%	9/1/2017	8,166	30	0	m/u	4.77	16.60%	\$6.10	\$349	\$95,000	272	1900
5	106 Albion St.	Mission Dolores	\$3,500,000	\$3,500,000	100%	7/14/2017	4,783	22	0	m/u				\$732	\$159,091	217	1907
<b>Average Sales</b>			<b>\$6,439,000</b>	<b>\$6,270,000</b>	<b>97%</b>		<b>12,693</b>	<b>55</b>	<b>0</b>		<b>7.97</b>	<b>10.13%</b>	<b>\$5.05</b>	<b>\$510</b>	<b>\$121,424</b>	<b>242</b>	<b>1909</b>

## 5-9 Unit Properties Sold in San Francisco in 2017

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	GRM	CAP	Rent SF	\$/SF	\$/Unit	Unit SF	Year Built
1	4397 24th St.	Noe Valley	\$4,300,000	\$3,900,000	91%	12/20/2017	7,915	6	2	23.78	2.52%	\$1.73	\$493	\$650,000	1,319	1913
2	2379 20th Ave	Parkside	\$2,395,000	\$2,700,000	113%	12/19/2017	6,886	9	4				\$392	\$300,000	765	1927
3	129 18th Ave	Lake Street	\$1,798,000	\$1,750,000	97%	12/18/2017	3,500	22	1	16.50	3.64%	\$2.53	\$500	\$79,545	159	1921
4	3934 Mission St.	Bernal Heights	\$1,599,000	\$1,500,000	94%	12/18/2017		6	0	15.44	3.89%			\$250,000	0	1910
5	1720 Golden Gate Ave	North Panhandle	\$2,500,000	\$2,500,000	100%	12/15/2017	5,265	9	5	17.36	3.46%	\$2.28	\$475	\$277,778	585	1900
6	60 28th St.	Noe Valley	\$1,500,000	\$1,590,000	106%	12/15/2017	4,710	6	6	14.29	4.20%	\$1.97	\$338	\$265,000	785	1961
7	1287-1295 Green St.	Russian Hill	\$4,795,000	\$4,800,000	100%	12/13/2017	7,092	6	0	18.28	3.28%	\$3.09	\$677	\$800,000	1,182	1907
8	2664 California St.	Pacific Heights	\$2,790,000	\$2,500,000	90%	12/6/2017	3,400	6	2	17.37	3.45%	\$3.53	\$735	\$416,667	567	1900
9	2263-2269 Sacramento St.	Pacific Heights	\$5,300,000	\$4,869,200	92%	12/6/2017	9,880	6	0	18.26	3.29%	\$2.25	\$493	\$811,533	1,647	1900
10	1405 Broderick St.	Lower Pac Heights	\$5,281,425	\$5,281,425	100%	12/4/2017	8,474	7	0	16.97	3.54%	\$3.06	\$623	\$754,489	1,211	1900
11	845 Waller St.	Buena Vista Park	\$3,195,000	\$3,300,000	103%	12/1/2017	3,650	5	5	17.36	3.46%	\$4.34	\$904	\$660,000	730	1927
12	696 Valencia St.	Mission Dolores	\$4,490,000	\$4,525,000	101%	11/30/2017	6,630	8	0	16.50	3.64%	\$3.45	\$683	\$565,625	829	1923
13	1045 Cabrillo St.	Inner Richmond	\$3,990,000	\$3,780,000	95%	11/17/2017	6,300	6	2	15.61	3.84%	\$3.20	\$600	\$630,000	1,050	1921
14	201 Roanoke St.	Glen Park	\$4,250,000	\$3,850,000	91%	11/16/2017	8,000	8	0	17.56	3.42%	\$2.28	\$481	\$481,250	1,000	1928
15	349 S. Van Ness Ave	Inner Mission	\$2,000,000	\$1,963,000	98%	11/6/2017	4,750	5	1	16.81	3.57%	\$2.05	\$413	\$392,600	950	1,917
16	147 Wood St.	Lone Mountain	\$3,380,000	\$3,100,000	92%	11/3/2017	4,260	6	6				\$728	\$516,667	710	1965
17	335-339 10th St.	SOMA	\$3,250,000	\$3,200,000	98%	10/20/2017	5,034	6	0	14.25	4.21%	\$3.72	\$636	\$533,333	839	1909
18	519 28th Ave	Central Richmond	\$1,600,000	\$1,600,000	100%	10/20/2017	4,362	6	6	19.13	3.14%	\$1.60	\$367	\$266,667	727	1063
19	505 26th Ave	Central Richmond	\$2,995,000	\$2,750,000	92%	10/18/2017	8,750	8	3	26.53	2.26%	\$0.99	\$314	\$343,750	1,094	1923
20	1254 48th Ave	Outer Sunset	\$1,850,000	\$2,115,000	114%	10/18/2017	4,070	6	6	14.73	4.07%	\$2.94	\$520	\$352,500	678	1964
21	2808-2818 Folsom St.	Inner Mission	\$3,250,000	\$3,200,000	98%	10/3/2017	5,040	6	1	14.40	4.17%	\$3.67	\$635	\$533,333	840	1912
22	1402 Kearny St.	Telegraph Hill	\$1,649,000	\$1,600,000	97%	9/28/2017	5,118	7	2	19.15	3.13%	\$1.36	\$313	\$228,571	731	1906
23	130 Carl St.	Cole Valley	\$1,880,000	\$2,100,000	112%	9/26/2017	5,070	5	0	15.04	3.99%	\$2.29	\$414	\$420,000	1,014	1912
24	20 San Antonio Pl	Telegraph Hill	\$4,100,000	\$3,885,000	95%	9/13/2017	5,232	8	8	20.35	2.95%	\$3.04	\$743	\$485,625	654	1958
25	2485-2489 Folsom St.	Inner Mission	\$1,750,000	\$1,950,000	111%	9/12/2017	4,170	6	0	17.54	3.42%	\$2.22	\$468	\$325,000	695	1912
26	666 Greenwich St.	North Beach	\$3,650,000	\$3,650,000	100%	9/6/2017	6,570	6	0	20.86	2.88%	\$2.22	\$556	\$608,333	1,095	1907
27	159 Dolores St.	Mission Dolores	\$3,800,000	\$4,000,000	105%	8/30/2017	4,310	5	7	21.08	2.85%	\$3.67	\$928	\$800,000	862	1921
28	1574 Church St.	Noe Valley	\$1,068,000	\$1,420,000	133%	8/25/2017	3,334	5	3	19.09	3.14%	\$1.86	\$426	\$284,000	667	1924
29	1620 Mason St.	Russian Hill	\$2,950,000	\$3,375,000	114%	8/18/2017	5,286	6	6	20.14	2.98%	\$2.64	\$638	\$562,500	881	1965
30	2230 leavenworth St.	Russian Hill	\$4,950,000	\$4,600,000	93%	8/14/2017	6,735	5	1	23.92	2.51%	\$2.38	\$683	\$920,000	1,347	1929

## 5-9 Unit Properties Sold in San Francisco in 2017

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	GRM	CAP	Rent SF	\$/SF	\$/Unit	Unit SF	Year Built
31	1220 Hayes St.	Alamo Square	\$3,450,000	\$3,418,000	99%	8/10/2017	5,486	8	10	15.31	3.92%	\$3.39	\$623	\$427,250	686	1960
32	4501 Irving St.	Outer Sunset	\$8,800,000	\$8,400,000	95%	8/4/2017	16,160	9	12	20.23	2.97%	\$2.14	\$520	\$933,333	1,796	2003
33	4463-4467 Mission St.	Excelsior	\$1,800,000	\$1,800,000	100%	8/3/2017	7,075	6	0	14.91	4.02%	\$1.42	\$254	\$300,000	1,179	1906
34	285 Grand View Ave	Noe Valley	\$4,500,000	\$4,500,000	100%	7/26/2017	7,754	8	9	17.28	3.47%	\$2.80	\$580	\$562,500	969	1962
35	163 17th Ave	Lake St.reet	\$2,400,000	\$2,200,000	92%	7/26/2017	4,556	6	6	18.11	3.31%	\$2.22	\$483	\$366,667	759	1960
36	357-361 Vallejo St.	Telegraph Hill	\$1,800,000	\$1,800,000	100%	7/25/2017	5,310	6	2	19.47	3.08%	\$1.45	\$339	\$300,000	885	1906
37	3674 16th St.	Duboce Triangle	\$2,395,000	\$2,550,000	106%	7/12/2017	4,500	5	0	26.07	2.30%	\$1.81	\$567	\$510,000	900	1900
38	1530 California St.	Nob Hill	\$2,990,000	\$2,800,000	94%	7/7/2017	5,700	7	0	20.36	2.95%	\$2.01	\$491	\$400,000	814	1915
39	1370 11th Ave	Inner Sunset	\$2,500,000	\$1,938,000	78%	7/6/2017	4,380	6	6	19.78	3.03%	\$1.86	\$442	\$323,000	730	1965
40	400 London St.	Excelsior	\$2,180,000	\$2,000,000	92%	6/30/2017	3,902	5	0	14.76	4.07%	\$2.89	\$513	\$400,000	780	1900
41	179 Dolores St.	Mission Dolores	\$3,100,000	\$3,250,000	105%	6/30/2017	5,249	8	1	20.15	2.98%	\$2.56	\$619	\$406,250	656	1922
42	3744 16th St.	Corona Heights	\$2,600,000	\$3,174,066	122%	6/22/2017	4,725	6	1	20.89	2.87%	\$2.68	\$672	\$529,011	788	1900
43	421 14th Ave	Central Richmond	\$2,700,000	\$2,700,000	100%	6/21/2017	5,800	6	3	21.15	2.84%	\$1.83	\$466	\$450,000	967	1927
44	490 Francisco St.	North Beach	\$1,500,000	\$1,400,000	93%	6/16/2017	3,556	6	0	21.40	2.80%	\$1.53	\$394	\$233,333	593	1907
45	3122 Sacramento St.	Pacific Heights	\$3,475,000	\$4,028,000	116%	6/16/2017	7,125	6	1	19.20	3.13%	\$2.45	\$565	\$671,333	1,188	1915
46	2301 Bryant St.	Inner Mission	\$3,100,000	\$2,895,000	93%	6/14/2017	6,732	5	0	14.12	4.25%		\$430	\$579,000	1,346	1909
47	2881-2883 Mission St.	Inner Mission	\$4,750,000	\$4,500,000	95%	6/15/2017	10,350	5	0	13.75	4.36%	\$2.64	\$435	\$900,000	2,070	1981
48	2011 Sacramento St.	Pacific Heights	\$3,565,000	\$3,900,000	109%	6/15/2017	6,800	6	0	18.05	3.32%	\$2.65	\$574	\$650,000	1,133	1915
49	1031-1039 Scott St.	Western Addition	\$2,400,000	\$2,400,000	100%	6/15/2017	5,750	6	0	15.20	3.95%	\$2.29	\$417	\$400,000	958	1900
50	589-591 Dolores St.	Mission Dolores	\$4,200,000	\$4,200,000	100%	6/8/2017	6,136	6	0	18.45	3.25%	\$3.09	\$684	\$700,000	1,023	1907
51	1 Scott St.	Hayes Valley	\$4,195,000	\$4,150,000	99%	6/5/2017	8,823	7	3	18.39	3.26%	\$2.13	\$470	\$592,857	1,260	1919
52	837 Arguello Blvd	Inner Richmond	\$2,085,000	\$2,380,000	114%	6/2/2017	4,518	6	7	19.89	3.02%	\$2.21	\$527	\$396,667	753	1963
53	1520 Leavenworth St.	Nob Hill	\$1,795,000	\$1,795,000	100%	6/1/2017	4,540	7	0	14.56	4.12%	\$2.26	\$395	\$256,429	649	1906
54	569-571 Arguello Blvd	Inner Richmond	\$1,999,000	\$2,125,000	106%	5/30/2017	4,288	5	2	21.17	2.83%	\$1.95	\$496	\$425,000	858	1953
55	530 8th Ave	Inner Richmond	\$2,460,000	\$2,460,000	100%	5/26/2017	4,336	6	6	23.81	2.52%	\$1.99	\$567	\$410,000	723	1963
56	670 Lombard St.	North Beach	\$2,475,000	\$2,475,000	100%	5/26/2017	8,650	6	2	19.80	3.03%	\$1.20	\$286	\$412,500	1,442	1929
57	1411 Florida St.	Inner Mission	\$2,600,000	\$2,400,000	92%	5/24/2017	4,560	6	2	24.00	2.50%	\$1.83	\$526	\$400,000	760	1913
58	1375 27th Ave	Central Sunset	\$1,980,000	\$1,950,000	98%	5/22/2017	4,000	5	2	17.87	3.36%	\$2.27	\$488	\$390,000	800	1927
59	2217-2221 Mission St.	Inner Mission	\$4,000,000	\$3,900,000	98%	5/12/2017	8,347	9	0	18.61	3.22%	\$2.09	\$467	\$433,333	927	1904
60	1492 9th Ave	Inner Sunset	\$2,495,000	\$2,518,000	101%	5/12/2017	5,745	8	5	15.84	3.79%	\$2.31	\$438	\$314,750	718	1912

## 5-9 Unit Properties Sold in San Francisco in 2017

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	GRM	CAP	Rent SF	\$/SF	\$/Unit	Unit SF	Year Built
61	1338 St.evenson St.	SOMA	\$2,250,000	\$2,150,000	96%	5/11/2017	5,907	6	2	17.64	3.40%	\$1.72	\$364	\$358,333	985	1906
62	481 Elizabeth St.	Noe Valley	\$3,195,000	\$3,040,000	95%	5/11/2017	5,700	6	6	16.87	3.56%	\$2.63	\$533	\$506,667	950	1964
63	120-122 Baker St.	Haight Ashbury	\$1,795,000	\$1,795,000	100%	5/9/2017	4,560	6	0	13.78	4.35%	\$2.38	\$394	\$299,167	760	1900
64	480 9th Ave	Inner Richmond	\$1,495,000	\$1,462,500	98%	4/28/2017	5,200	5	6	16.04	3.74%	\$1.46	\$281	\$292,500	1,040	1911
65	1466-1468 Jackson St.	Nob Hill	\$2,588,000	\$2,475,000	96%	4/28/2017	4,718	5	0	24.41	2.46%	\$1.79	\$525	\$495,000	944	1907
66	367 Arguello Blvd	Inner Richmond	\$3,700,000	\$3,700,000	100%	4/28/2017	5,344	5	5				\$692	\$740,000	1,069	1985
67	446-448 Vallejo St.	Telegraph Hill	\$4,400,000	\$4,400,000	100%	4/25/2017	5,754	6	1	14.73	4.07%	\$4.33	\$765	\$733,333	959	1915
68	477 Sanchez St.	Eureka Valley	\$3,840,000	\$3,840,000	100%	4/21/2017	5,544	6	2	15.89	3.78%	\$3.63	\$693	\$640,000	924	1908
69	1223-1225 44th Ave	Outer Sunset	\$1,350,000	\$1,300,000	96%	4/19/2017	2,624	5	0	16.85	3.56%	\$2.45	\$495	\$260,000	525	1907
70	535 Broderick St.	North Panhandle	\$2,595,000	\$3,139,950	121%	4/18/2017	7,200	9	3				\$436	\$348,883	800	1927
71	63-67 Lapidge St.	Mission Dolores	\$2,700,000	\$2,550,000	94%	4/14/2017	4,125	6	0	16.80	3.57%	\$3.07	\$618	\$425,000	688	1910
72	1424-1434 18th St.	Potrero Hill	\$2,895,000	\$2,745,000	95%	4/14/2017	4,840	5	0	13.83	4.34%	\$3.42	\$567	\$549,000	968	1910
73	1347-1351 Divisadero St.	Anza Vista	\$2,500,000	\$2,261,056	90%	4/13/2017	4,473	5	0	14.67	4.09%	\$2.87	\$505	\$452,211	895	1900
74	846 Shotwell St.	Inner Mission	\$1,195,000	\$1,297,000	109%	4/12/2017	2,992	5	1				\$433	\$259,400	598	1900
75	318 25th Ave	Central Richmond	\$1,785,000	\$1,720,000	96%	3/31/2017	3,832	7	7	22.46	2.67%	\$1.67	\$449	\$245,714	547	1962
76	2305 Washington St.	Pacific Heights	\$4,950,000	\$4,975,000	101%	3/30/2017	8,522	5	4	23.32	2.57%	\$2.09	\$584	\$995,000	1,704	1948
77	2338 Vicente St.	Parkside	\$1,475,000	\$1,702,000	115%	3/30/2017	3,755	5	2	18.36	3.27%	\$2.06	\$453	\$340,400	751	1951
78	423-431 Union St.	Telegraph Hill	\$5,180,000	\$4,590,000	89%	3/30/2017	6,355	6	2	17.11	3.51%	\$3.52	\$722	\$765,000	1,059	1906
79	1135-1143 Pacific Ave	Nob Hill	\$4,090,000	\$3,850,000	94%	3/29/2017	6,696	5	4	14.00	4.29%	\$3.42	\$575	\$770,000	1,339	1973
80	4042-4048 Fulton St.	Central Richmond	\$2,300,000	\$2,225,000	97%	3/29/2017	5,772	5	5	27.62	2.17%	\$1.16	\$385	\$445,000	1,154	1900
81	265 Oak St.	Hayes Valley	\$1,495,000	\$2,000,000	134%	3/24/2017	3,549	5	5	19.98	3.00%	\$2.35	\$564	\$400,000	710	1959
82	544-548 Clayton St.	Haight Ashbury	\$2,795,000	\$2,800,000	100%	3/23/2017	4,680	5	0	15.46	3.88%	\$3.22	\$598	\$560,000	936	1904
83	2360 San Bruno Ave	Portola	\$1,349,000	\$1,250,000	93%	3/22/2017	2,903	6	0	11.26	5.33%	\$3.19	\$431	\$208,333	484	1900
84	748 Page St.	Hayes Valley	\$4,995,000	\$4,995,000	100%	3/15/2017	9,420	9	0		3.44%		\$530	\$555,000	1,047	1924
85	2323 Franklin St.	Pacific Heights	\$4,200,000	\$4,150,000	99%	3/14/2017	6,444	6	5	17.70	3.39%	\$3.03	\$644	\$691,667	1,074	1976
86	462 Green St.	Telegraph Hill	\$1,750,000	\$1,750,000	100%	3/14/2017	3,930	6	0	28.63	2.10%	\$1.30	\$445	\$291,667	655	1906
87	269-271 Richland Ave	Bernal Heights	\$1,550,000	\$1,550,000	100%	3/10/2017	4,100	6	2	18.25	3.29%	\$1.73	\$378	\$258,333	683	1908
88	2642 Gough St.	Cow Hollow	\$3,658,333	\$3,316,667	91%	3/9/2017	4,290	6	5	16.45	3.65%	\$3.92	\$773	\$552,778	715	1955
89	2648 Gough St.	Cow Hollow	\$3,658,333	\$3,316,666	91%	3/9/2017	4,290	6	5	18.10	3.31%	\$3.56	\$773	\$552,778	715	1955
90	2654 Gough St.	Cow Hollow	\$3,658,333	\$3,316,666	91%	3/9/2017	4,290	6	5	16.95	3.54%	\$3.80	\$773	\$552,778	715	1955

## 5-9 Unit Properties Sold in San Francisco in 2017

No.	ADDRESS	District	List Price	Sale Price	%/List	Sale Date	Bldg SF	Units	Park	GRM	CAP	Rent SF	\$/SF	\$/Unit	Unit SF	Year Built
91	1306 California St.	Nob Hill	\$1,750,000	\$1,550,000	89%	3/7/2017	5,502	6	1	37.76	1.59%	\$0.62	\$282	\$258,333	917	1914
92	2835 Van Ness Ave	Marina	\$4,700,000	\$4,325,000	92%	3/1/2017	7,185	9	4	14.38	4.17%	\$3.49	\$602	\$480,556	798	1924
93	3001-3003 25th St.	Inner Mission	\$1,695,000	\$1,745,000	103%	3/1/2017	2,790	5	4	17.56	3.42%	\$2.97	\$625	\$349,000	558	1900
94	104-114 Guerrero St.	Mission Dolores	\$3,788,000	\$4,100,000	108%	3/1/2017	9,504	6	0	20.92	2.87%	\$1.72	\$431	\$683,333	1,584	1906
95	201-207 Divisadero St.	Haight Ashbury	\$2,865,000	\$2,825,000	99%	3/1/2017	6,480	8	3	17.76	3.38%	\$2.05	\$436	\$353,125	810	1921
96	3800 Mission St.	Bernal Heights	\$1,999,000	\$1,850,000	93%	2/24/2017	4,610	6	3	18.60	3.23%	\$1.80	\$401	\$308,333	768	1910
97	258 Valley St.	Noe Valley	\$1,850,000	\$1,850,000	100%	2/15/2017	3,623	5	1	19.96	3.01%	\$2.13	\$511	\$370,000	725	1936
98	1251 Hyde St.	Nob Hill	\$2,800,000	\$2,800,000	100%	2/9/2017	4,995	6	0	17.34	3.46%	\$2.69	\$561	\$466,667	833	1911
99	4314 17th St.	Corona Heights	\$1,950,000	\$1,750,000	90%	1/26/2017	3,500	6	0	13.28	4.52%	\$3.14	\$500	\$291,667	583	1895
100	329-335 San Jose Ave	Noe Valley	\$1,699,000	\$2,225,000	131%	1/18/2017	4,164	6	0	15.68	3.83%	\$2.84	\$534	\$370,833	694	1906
101	31 Leese St.	Bernal Heights	\$1,688,000	\$1,500,000	89%	1/16/2017	3,606	5	5	15.80	3.80%	\$2.19	\$416	\$300,000	721	1965
102	980 Capp St.	Inner Mission	\$2,500,000	\$2,750,000	110%	1/13/2017	4,882	7	3	10.04	5.98%	\$4.68	\$563	\$392,857	697	1900
103	2006-2010 Lombard St.	Marina	\$2,900,000	\$2,900,000	100%	1/11/2017	4,800	6	0	14.32	4.19%	\$3.52	\$604	\$483,333	800	1909
104	2433 Franklin St.	Pacific Heights	\$4,250,000	\$4,207,500	99%	1/11/2017	6,600	6	4	14.52	4.13%	\$3.66	\$638	\$701,250	1,100	1904
Average Sales			\$2,927,071	\$2,898,074	100%		5,560	6	3	18.22	3.43%	\$2.52	\$528	\$470,589	891	1916