

The Northside Real Estate Market Report

By Hill & Company

SINGLE FAMILY HOME SALES				March 2011	
NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow	3025 Scott Street	3BD/2.5BA	\$1,800,000	Below	56
	3047 Divisadero Street	3BD/2BA	\$1,900,000	Below	144
Lake	187 15th Avenue	4BD/1.5BA	\$1,960,000	Below	0
Laurel Heights (no sales)					
Lone Mountain	180 Beaumont Avenue	3BD/3BA	\$1,675,000	Above	27
Pacific Heights	2605 California Street	4BD/5.5BA	\$2,665,000	Below	113
	2240 Baker Street	4BD/3.5BA	\$2,655,000	Above	26
	2416 Gough Street	6BD/3.5BA	\$2,075,000	Below	193
	2737 Divisadero Street	4BD/4.5BA	\$5,332,000	Below	120
	2781 Clay Street	3BD/2.5BA	\$2,865,000	Below	167
Presidio Heights	3953 Sacramento Street	4BD/4.5BA	\$3,200,000	At	17
	3659 Washington Street	5BD/4.5BA	\$6,650,000	Below	27
	20 Walnut Street	4BD/4.5BA	\$4,000,000	Above	2
Marina	2050 Jefferson Street	3BD/3.5BA	\$2,580,000	Below	128
	1388 Chestnut Street	3BD/1.5BA	\$1,550,000	Below	33
Nob Hill (no sales)					
North Beach (no sales)					
Russian Hill (no sales)					
Sea Cliff	218 28th Avenue	3BD/2.5BA	\$1,550,000	Below	42
	233 32nd Avenue	3BD/3BA	\$1,950,000	Below	34
	16 25th Avenue	4BD/5.5BA	\$4,150,000	Below	248
Telegraph Hill	1454-1456 Kearny Street	3BD/2.5BA	\$2,575,000	Below	172
	41 Castle Street	4BD/4.5BA	\$2,500,000	Below	41
CONDO SALES					
NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow	3190 Scott Street #307	2BD/2BA	\$865,000	Below	52
	2745 Greenwich Street	2BD/1BA	\$1,020,000	Below	39
	129 Pixley Street	2BD/1BA	\$835,000	Below	123
	2900 Pierce Street #1	2BD/2BA	\$795,000	Below	56
Lake	3900 California Street	2BD/2BA	\$755,000	At	3
	137 7th Avenue	3BD/2BA	\$945,000	Below	41
	6435 California Street	2BD/1BA	\$717,000	Below	183
Laurel Heights (no sales)					
Lone Mountain (no sales)					
Marina	3700 Divisadero Street #402	2BD/2BA	\$985,000	Below	28
	3208 Pierce Street #203	1BD/1BA	\$675,000	Below	18
	3760 Fillmore Street	2BD/2BA	\$1,275,000	Below	173
Nob Hill	66 Bernard Street #1	2BD/2BA	\$730,000	Below	48
	1177 California Street #1507	2BD/2BA	\$765,000	Below	140
	1177 California Street #1423	2BD/2BA	\$960,000	Below	122
	1177 California Street #333	1BD/1BA	\$458,000	Above	11
	1428 Jackson Street	3BD/2.5BA	\$1,130,000	Below	168
	1426 Jackson Street	3BD/2.5BA	\$1,325,000	Below	46
North Beach	600 Chestnut Street #405	3BD/2BA	\$899,000	At	14
	807 Columbus #301	1BD/1BA	\$610,000	Above	32
	690 Chestnut Street #109	1BD/1BA	\$459,000	Below	63
	55 Vandewater Street #1	1BD/1BA	\$489,000	At	156
Pacific Heights	1950 Gough Street #503	0BD/1BA	\$412,500	Above	46
	1818 Broadway #403	1BD/1BA	\$553,000	Above	52
	3124 Washington Street #3124	2BD/1BA	\$575,000	Below	134
	2072 Vallejo Street	1BD/1BA	\$650,000	Below	78
	1855 Sacramento Street #1	1BD/1BA	\$652,000	Above	27
	2760 Sacramento Street #5	1BD/1BA	\$667,500	Below	105
	1770 Pacific Avenue #401	2BD/2BA	\$855,000	Below	47
	2200 Sacramento Street #507	1BD/2BA	\$1,050,000	At	2
	2201 Sacramento Street #601	2BD/2BA	\$1,195,000	At	36
	2785 Jackson Street #2	3BD/3BA	\$1,612,500	Below	35
	2615-2623 Pacific Avenue #2617	4BD/4.5BA	\$2,730,000	Below	150
	2967 Pacific Avenue	2BD/2BA	\$2,775,000	Below	29
	2615-2623 Pacific Avenue #2623	4BD/3.5BA	\$3,185,303	Below	186
1940 Broadway Street #6	3BD/4BA	\$4,200,000	Below	13	
2000 Washington Street #5	3BD/4.5BA	\$5,850,000	Below	76	
Presidio Heights	112 Arguello Boulevard #3	2BD/1BA	\$590,000	Below	17
Russian Hill	1000 North Point Street #904	0BD/1BA	\$348,000	Below	41
	1438 Filbert Street #402	1BD/1BA	\$532,500	Below	39
	1845 Taylor Street	2BD/1BA	\$630,000	Below	231
	2140 Hyde Street	1BD/1BA	\$640,000	Below	3
	1070 Green Street #703	1BD/1BA	\$800,000	Below	73
	2544 Hyde Street	3BD/1BA	\$870,000	Below	186
	999 Green Street #1905	1BD/1BA	\$1,175,000	Above	23
	2444 Leavenworth	3BD/2BA	\$1,335,000	Below	33
	2352 Hyde Street	2BD/2.5BA	\$1,495,000	Below	50
	1700 Jones Street #5	3BD/2.5BA	\$1,545,000	At	33
	1853 Jones Street	3BD/2BA	\$1,595,000	At	37
	Sea Cliff (no sales)				
Telegraph Hill	159 Jasper Street	2BD/1BA	\$535,000	Above	35
	551 Filbert Street	2BD/1BA	\$535,000	Above	13
	455 Vallejo Street #303	1BD/1BA	\$690,000	Below	130
	555 Filbert Street	3BD/2BA	\$1,130,000	Below	34
	186 Francisco Street #4	3BD/3.5BA	\$2,300,000	Below	52

The data presented in this report is based on the San Francisco Multiple Listing Service and is accurate to the best of our knowledge, but cannot be guaranteed as such. For additional information, contact Hill & Co., 1880 Lombard Street (at Buchanan), 415-321-4362, www.hill-co.com.