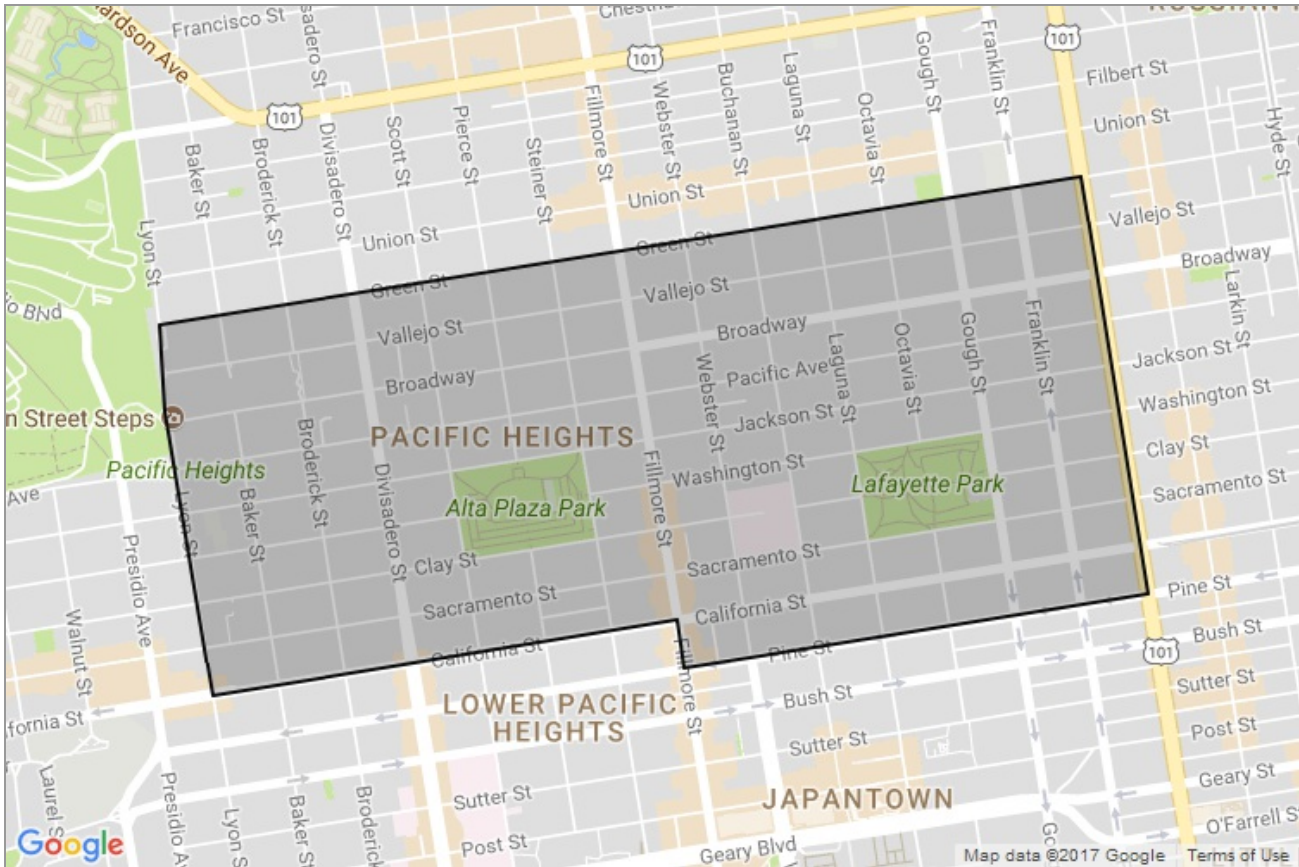


MARKET ACTIVITY REPORT

Pacific Heights in San Francisco, CA



Presented by

Val Krysov

California Real Estate License: 01847176

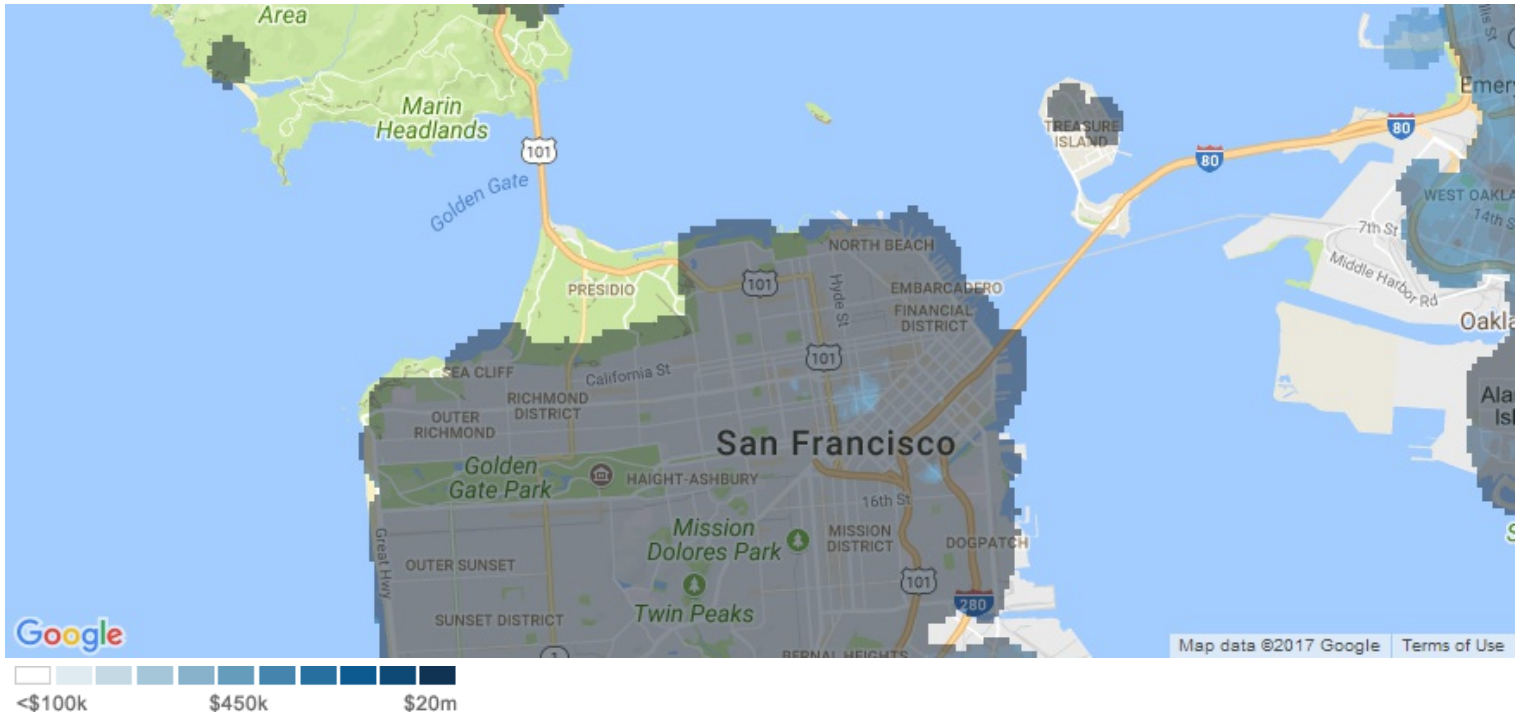


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Pacific Heights in San Francisco, CA

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: November 07, 2016 vs. November 07, 2017

Median Est. Home Value

\$1.38M

Down -9.4%

Median Est. Listing Price

\$1.95M

Up 43.2%

Median Days in RPR

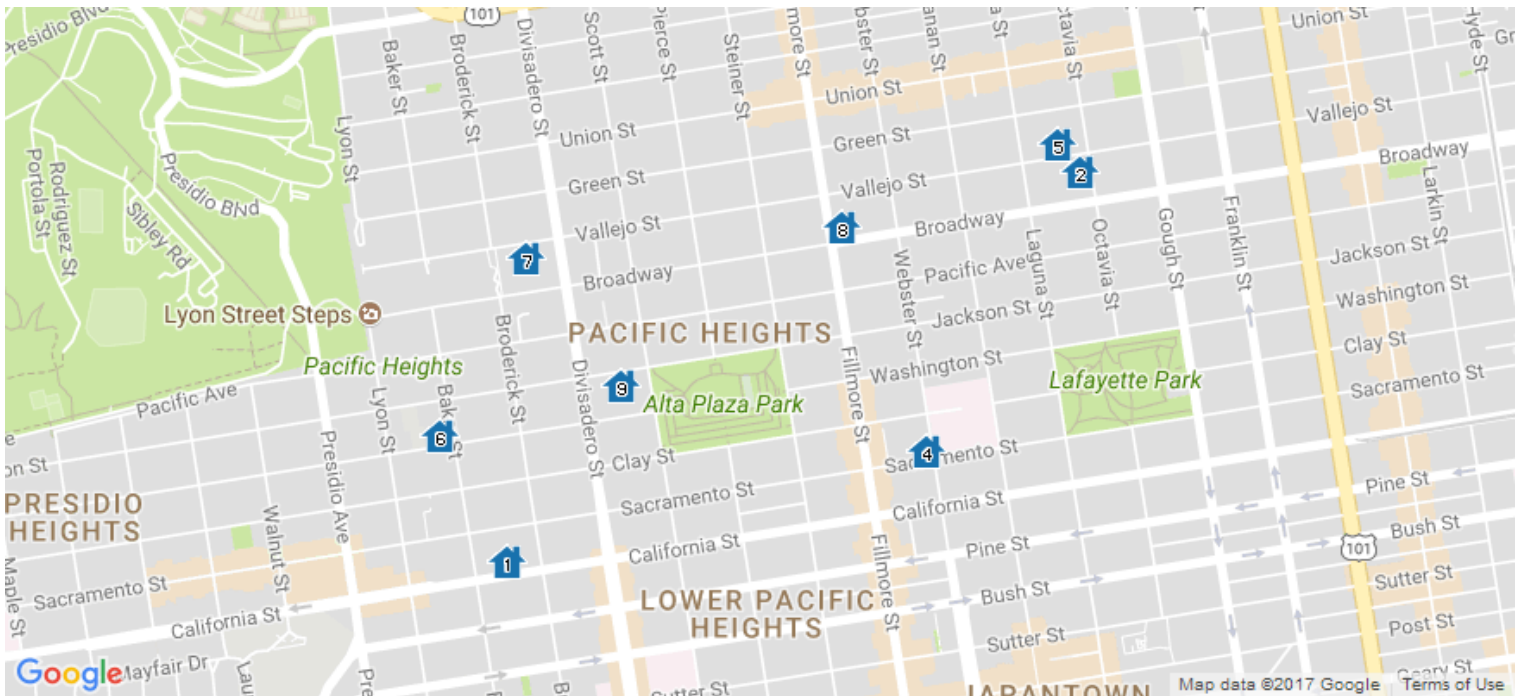
33

Down -38.9%




Sales Volume

10

Down -81.1%





New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1 FOR SALE • New, Active: 11/1/2017 MLS ID: 464678</p> <p>2948 California St</p> <p>Condominium 3/3 2,350 sq ft – 1908 11/1/2017 \$2,195,000 \$934</p> <p>Welcome to 2948 California Street. Located in San Francisco's most elegant and sought after neighborhoods, this rare, quintessential period 3 bedroom, 2.5 bath spacious full floor flat is one of a kind and not to miss! With soaring ceilings, gleaming hardwood floors, wet bar, two grand fireplaces, flowing kitchen with frosted glass windows, ample closet space and an abundance of natural light, this unique dwelling boasts an open floor plan perfect for entertaining and family enjoyment! Sneak away for relaxation or solitude into the oversized, stately master bedroom suite. Conveniently located near Sacramento Street and extended neighborhood hot spots complete with villages, shopping districts, eateries, grocery stores and more!</p> <p><i>Listing Courtesy of Alain Pinel, REALTORS®</i></p>								
 <p>2 FOR SALE • Active: 10/12/2017 MLS ID: 464769</p> <p>2517 Octavia St</p> <p>Single Family 4/4 2,642 sq ft 2,809 1900 10/12/2017 \$3,895,000 \$1,474</p> <p>Charming, beautifully remodeled 4 bedroom, 3.5 bathroom home in Prime Pacific Heights location! The classic architectural details blend seamlessly with the large open living/ dining/ family spaces and the extra-high ceiling create great volume. The eat-in kitchen opens out onto a west-facing deck with steps down to the patio and the 2 car garage has interior access to the home. Close to all the popular dining, shopping and entertainment attractions of Fillmore, Union and Upper Polk!</p> <p><i>Listing Courtesy of Coldwell Banker Previews Int'l</i></p>								
 <p>3 FOR SALE • Active: 10/20/2017 MLS ID: 464226</p> <p>2121 Webster St, Ph 1</p> <p>Condominium 3/2 2,175 sq ft – 2016 10/20/2017 \$6,495,000 \$2,986</p> <p>This corner Penthouse home is delivered as a shell with no framing, dry wall, fixtures, or flooring. Available are conceptual drawings by Handel Architects of floor plan layouts which could be completed within the custom shells. A nine-story jewel box building designed by Handel Architects, The Pacific brings modern amenities to a boutique collection of 76 pristine residences in the city's most precious enclave. Each residence combines sophisticated charm with polished details and spectacular views. Destined for elegance from its inception, the original building presented a rare opportunity to build in Pacific Heights while providing a perfect framework for soaring ceilings, generous square footage and floor-to-ceiling windows.</p> <p><i>Listing Courtesy of Polaris Pacific</i></p>								

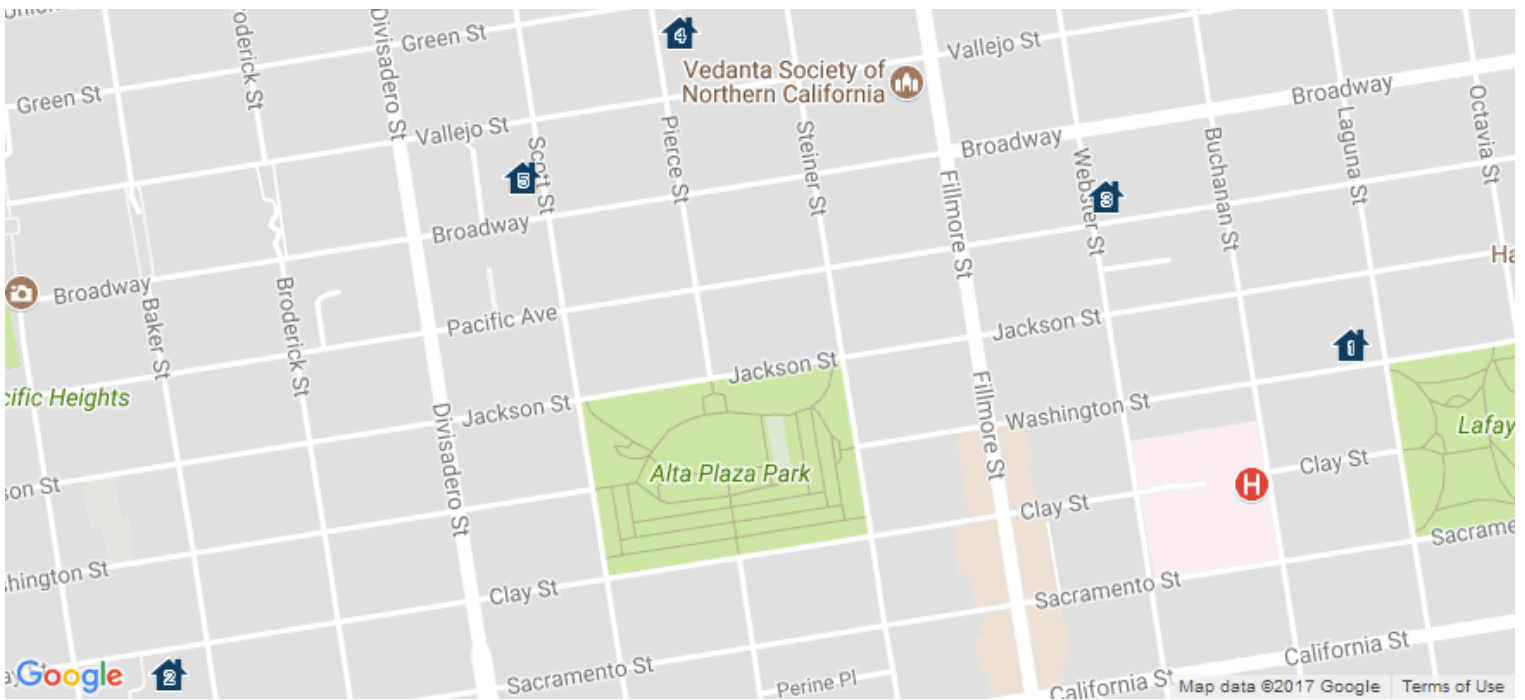
New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.		
	FOR SALE • <i>New, Active: 11/3/2017</i> <i>MLS ID: 464760</i>	2121 Webster St, #GPh4	Condominium	3/3	3,128 sq ft	—	2016	11/3/2017	\$13,850,000	\$4,428
<p>A truly magnificent gem, this corner spacious home is a custom shell that offers a unique customization potential & exceptional views! Your clients can select design details & layouts that fit their unique needs. The developer will provide helpful architectural detail to inform systems consideration in support of the process. If a more turn-key solution is desired, a full service concierge design-to-build out assistance is available. The expert team can facilitate design in line with the Pacific finishes working with world-class vendors as seen in other homes in The Pacific. This includes Gaggenau appliances, high grade stone, Arclinea cabinetry, Dom Bracht fixtures & other details as seen in in completed homes within The Pacific.</p> <p><i>Listing Courtesy of Polaris Pacific</i></p>										
	FOR SALE • <i>Active: 9/17/2017</i> <i>MLS ID: 463694</i>	1940 Vallejo St, Apt 4	Co-Op	3/4	—	—	1927	9/17/2017	\$4,995,000	—
<p>Sophisticated elegance defines this full floor apartment with VIEWS to the Golden Gate Bridge, the Bay and Alcatraz on one of Pacific Heights premier, flat, tree lined blocks. 3 bedrooms, 3 full baths plus powder room, grand scale living and dining rooms, chef's kitchen perfect for entertaining and recently updated offering top of the line appliances, library or family room, two car parking and two generous storage spaces. Rarely available and very special!</p> <p><i>Listing Courtesy of Hill & Co.</i></p>										
	FOR SALE • <i>Active: 9/7/2017</i> <i>MLS ID: 462078</i>	3112 Washington St	Single Family	4/4	3,578 sq ft	2,565	1904	9/7/2017	\$5,500,000	\$1,537
<p>Light-filled rooms & multiple outdoor entertaining spaces exemplify California living in this inviting 4 bedroom, 3.5 bathroom Pacific Heights home designed by architect Edgar Mathews. This property is ideal for daily living & entertaining w/ great room/kitchen, formal dining & living rms. The family rm features custom built-ins & seamlessly connects to eat-in chef's kitchen & patio w/lush plantings & outdoor entertaining space. The formal living rm opens to south-facing deck. The upper levels feature 3 bedrooms & a spacious deck off master suite & unwarranted attic w/skylights. The lower lvl offers a guest suite, media room, full bathroom, laundry, mudroom, storage & 2-car garage w/interior access. Fabulous Pacific Heights location!</p> <p><i>Listing Courtesy of Compass</i></p>										
	FOR SALE • <i>Active: 10/13/2017</i> <i>MLS ID: 463916</i>	2747 Vallejo St	Single Family	4/5	4,800 sq ft	3,438	1995	10/13/2017	\$9,995,000	\$2,082
<p>Ultimate trophy home! Golden Gate Bridge & Bay views. Built from the ground up in the 90s, this gorgeous property boasts fabulous entertaining rooms including formal living and dining rooms with stunning Palladian windows and French doors, soaring ceilings, and a lovely south-facing garden accessible from the dining and family rooms. The large kitchen is equipped with top-of-the-line appliances, center island, and attached butler's pantry. 4 bedrooms and 4.5 bathrooms across four floors, including a top floor master suite with 2 walk-in closets and sweeping views. The home also offers a decked roof, front patio/deck, elevator servicing all levels, and a 3-car garage. Spectacular combination of S.garden and N.views in an exquisite location.</p> <p><i>Listing Courtesy of Pacific Union International Inc.</i></p>										
	FOR SALE • <i>Act Cont No Show: 10/12/2017</i> <i>MLS ID: 464388</i>	2288 Broadway St, #1N	Co-Op	3/3	—	—	—	10/12/2017	\$5,500,000	—
<p>2288 BROADWAY is one of the most desirable cooperative apartment buildings in the City at the apex of Pacific Heights and easy flat walking to Fillmore Street shops and restaurants. Unobstructed Golden Gate Bridge & Bay views with a spacious walk-out terrace, GGB view master, guest room with separate entrance. 2 car parking & storage.</p> <p><i>Listing Courtesy of Compass</i></p>										
	FOR SALE • <i>Active: 10/14/2017</i> <i>MLS ID: 463949</i>	2709 Jackson St	Single Family	7/6	6,187 sq ft	3,510	1988	10/14/2017	\$7,500,000	\$1,212
<p>—</p> <p><i>Listing Courtesy of Homecoin.Com</i></p>										





New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
								
 Act Cont Show: 10/12/2017 MLS ID: 463858								
2121 Webster St, Ph 3	Condominium	3/3	2,207 sq ft	–	2016	10/12/2017	\$4,495,000	\$2,037
<p>Spacious with abundance of light, this penthouse is the last 3 bedroom 3 bathroom unit available, featuring ample closet space, upgraded floors and window solar shades. A nine-story jewel box building meticulously designed by Handel Architects, The Pacific brings richly modern amenities to a boutique collection of 76 pristine residences in the city's most precious enclave. Each residence combines sophisticated charm with polished details and spectacular views. Destined for elegance from its inception, the original building presented a rare opportunity to build in Pacific Heights while providing a perfect framework for soaring ceilings, generous square footage and gracious floor-to-ceiling windows.</p>								







Listing Courtesy of Polaris Pacific

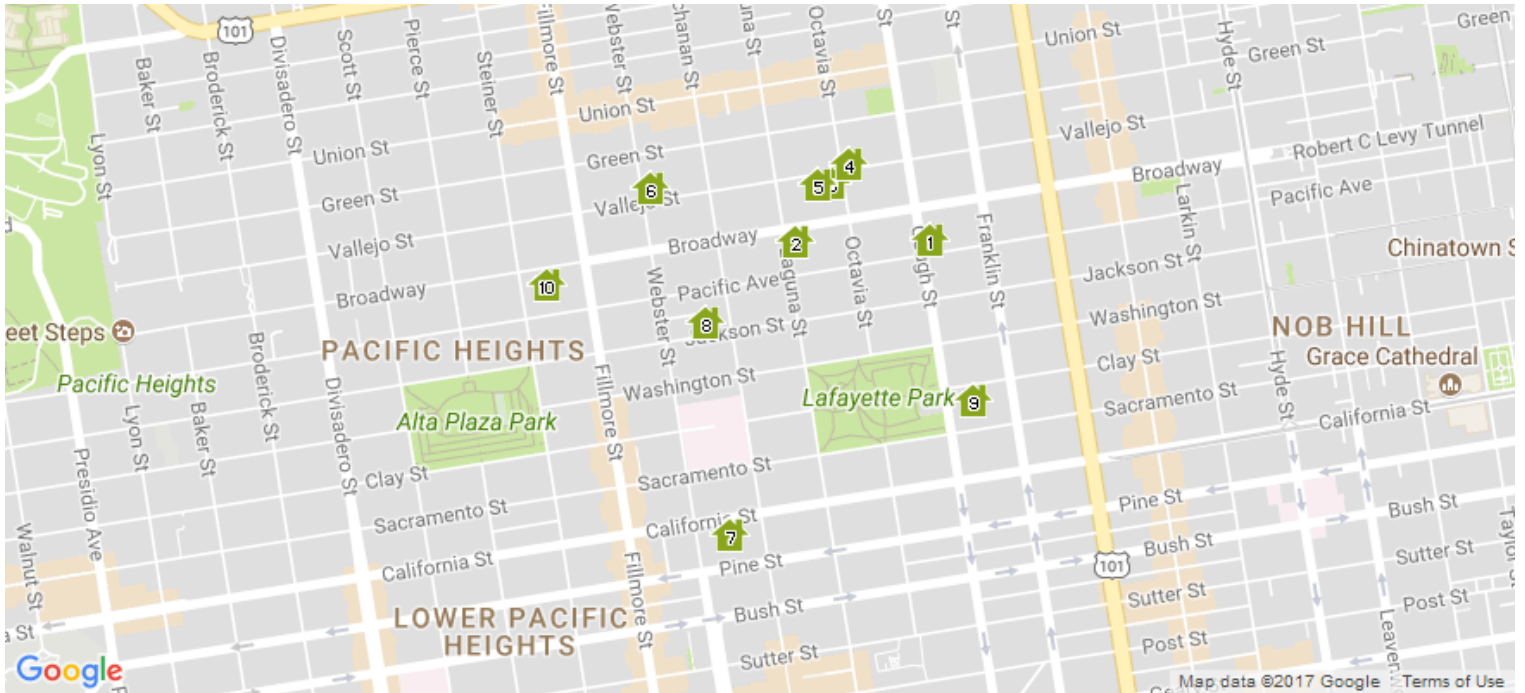


Pending Listings: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 Pending as of 11/4/2017 <i>MLS ID: 464703</i>	Condominium	3/3	2,141 sq ft	–	10/10/2017	\$1,998,000	11/4/2017	\$933
<p>NOTE: NO OPEN HOUSE! This two-level condo features 3 beds, 2.5 baths, approximately 2,100 square feet and a private, deeded yard. Spacious entertaining rooms lead to the heart of the home, the chef's kitchen. With stainless appliances by Viking, Bosch and KitchenAid, the kitchen has been nicely renovated and is adjacent to a breakfast room for casual dining. An open courtyard/atrium is located in the center of the home to maximize natural light. At the rear you'll find two spacious bedrooms. The bathrooms have all been renovated and are tastefully outfitted. On the lower level, a private master retreat awaits with direct garden access. 1-car side by side parking in garage, new laundry appliances, and A++ Location!</p> <p><i>Listing Courtesy of Pacific Union International Inc.</i></p>									
	 Pending as of 10/5/2017 <i>MLS ID: 462938</i>	Single Family	4/3	1,550 sq ft	3,593	9/22/2017	\$3,595,000	10/5/2017	\$2,319
<p>Notable & beautiful Pacific Heights classic on the market for the first time in over 45 years. This romantic 4BD 3BA updated home is perfectly situated on a coveted tree-lined block next to the Presidio Library Park & is flooded with light. The kitchen boasts Carrera marble & subway tile. The chic master bedroom enjoys his & hers closets, southern exposure, garden views, & dressing room/office. The home features a large south-facing garden, elegant open dining area & great room, French bay windows, gorgeous parquet wood floors, high ceilings, crown moldings & baseboards, extra wide lot, bonus/media room. Designer remodel superbly preserved the charm and character of this storybook home. Walk score of 93. This home will steal your heart.</p> <p><i>Listing Courtesy of Coldwell Banker Previews Int'l</i></p>									

Pending Listings: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING <i>Pending as of 9/23/2017</i> MLS ID: 462585	Co-Op	3/3	4,165 sq ft	–	9/14/2017	\$6,950,000	9/23/2017	\$1,669
2298 Pacific Ave, #7		Occupying a full floor of this esteemed coop building in Pacific Heights, this sophisticated home has enviable views that sweep from the Golden Gate Bridge to Alcatraz, Sutro Tower, and the Marin Headlands. The building is detached on four sides, allowing incredible natural light to pour throughout the day. The residence has been meticulously renovated with an incredible attention to detail and the highest quality finishes. The generously proportioned public areas include formal living and dining rooms with handsome hardwood floors, incredible views, and a private terrace. Located on a prominent corner within a short walk of the commercial corridor along Fillmore St and Union St, as well as Lafayette and Alta Plaza parks. <i>Listing Courtesy of Sotheby's International Realty</i>							
	 PENDING <i>Pending as of 10/21/2017</i> MLS ID: 463812	Condominium	3/2	1,985 sq ft	–	10/19/2017	\$3,050,000	10/21/2017	\$1,537
2740 Pierce St		Perfectly positioned on a prominent tree-lined street in Pacific Heights surrounded by architecturally significant homes. 2740 Pierce is a top floor house-like condo spread across 2 levels with 3 beds, 2 baths, and 2 exclusive decks. Details include expansive hardwood floors, a formal foyer, spacious public rooms, and tasteful original details. The bedrooms enjoy walk-in closets and beautiful outlooks. The top floor is flooded with light and includes an office/family room, the master, 2 decks, and beautiful views. The master enjoys a walk-out deck and views of St. Vincent de Paul and Russian Hill. Includes in-unit W/D, storage, and 2 car parking. Located within a short walk of the shops and restaurants along Union St and Chestnut St. <i>Listing Courtesy of Sotheby's International Realty</i>							
	 PENDING <i>Pending as of 9/1/2017</i> MLS ID: 459209	Single Family	5/4	3,660 sq ft	2,742	5/29/2017	\$5,950,000	9/1/2017	\$1,626
2625 Scott St		Enjoying a superb Pacific Heights address, this classic light-filled home presents the refined grace & elegance of its circa 1940 heritage. This desirable 3-level residence features many original details such as fine hardwood floors, classic moldings, & signature bay windows. The main level, nicely elevated from the street, includes a beautifully scaled living room, & FDR (shown as a family room) & eat-in kitchen with breakfast area both with direct access to an inviting private garden originally designed by landscape architect Thomas Church. 4 Bedrooms on the 2nd floor highlighted by a spacious master suite with City & partial Bay views. Bedroom, office, & recreation/media rm on lower level. 2 car side by side garage. Close to Alta Plaza. <i>Listing Courtesy of Pacific Union International Inc.</i>							



Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
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1 **RECENTLY SOLD** • Sold Date: 10/27/2017, MLS Listing 463971: 5/17/2017 MLS ID: 463971

1896 Pacific Ave, Apt 502 Condominium 3/3 2,631 sq ft - 1924 10/27/2017 \$3,225,000 \$1,226

Rarely available, this exquisite Park Avenue style condo is located in one of Pacific Height's most desirable buildings. Classic 1/2 floor, circa 1924, comprised of 2 master suites and a 3rd BR/nursery/library. Picturesque windows facing south & west provide plenty of natural sunlight, lovely vistas of the surrounding city sweeping toward the Bay & Golden Gate Bridge. Formal entry, spacious living room with a grand fireplace, formal dining room, graciously scaled gourmet kitchen & wine room. Family/media room with custom cabinetry & bookshelves. Warm, newly refinished hardwood floors, beautiful period detail including layered crown moldings throughout. In unit laundry, large storage, 1 car parking, 2 elevators, & onsite resident manager.

Courtesy of Vanguard Properties









2 **RECENTLY SOLD** • Sold Date: 10/19/2017, MLS Listing 461806: 8/25/2017 MLS ID: 461806

1999 Broadway Condominium 3/3 2,200 sq ft - 1927 10/19/2017 \$2,050,000 \$932

Handsome 3bd/3ba condo is bright, spacious, elegant home with city & bay outlooks in a boutique, 12-unit elevator building on one of Pacific Heights' most prestigious streets. Excellent floor plan with a gracious entry hall, formal living & dining areas, large eat-in kitchen, 2 master suites & a 3rd guest room. Features include generous room scale, high ceilings, hardwood floors, a wood burning fireplace and architecture details that harken back to time of great craftsmanship and elegance. Convenient location which is close to shops & restaurants of both Pacific Heights' Fillmore area, the Marina/Cow Hollow shops of Union Street & newly restored Lafayette Park. Live-in manager takes care of day to day activities of building.

Courtesy of Compass

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	 RECENTLY SOLD • Sold Date: 10/10/2017, MLS Listing 462790: 9/1/2017 MLS ID: 462790	Single Family	3/3	2,174 sq ft	3,192	1900	10/10/2017	\$4,000,000	\$1,840
<p>2232 Jackson St</p> <p>Enjoying a superb Pacific Heights address near Fillmore St, Alta Plaza Park & excellent schools this classic light-filled 2-story Victorian has been extensively renovated w/highest quality finishes & features an ambiance that is elegant, stylish, & timeless. Elevated above the street, a charming front yard, 1 of 2 delightful places for outdoor living is a welcome introduction. Inside, tall ceilings w/crown moldings, herringbone-patterned oak floors, & custom built-in's as beautiful as they are functional combine w/designer lighting to complement the beautifully proportioned, living room, FDR, & gourmet chef's kitchen w/breakfast area w/direct access to a brick terrace bordered by lush flowering gardens. 2nd floor master suite w/private deck</p> <p><i>Courtesy of Pacific Union International Inc.</i></p>									
	 RECENTLY SOLD • Sold Date: 10/6/2017, MLS Listing 461743: 7/5/2017 MLS ID: 461743	Condominium	3/3	1,946 sq ft	-	1938	10/6/2017	\$2,270,000	\$1,166
<p>1963 Clay St</p> <p>This generously sized renovated condominium in a small building has many lovely features. Two master suites with deep soaking tubs in each bathroom provide luxury and another full bath across from the third bedroom makes this a most inviting home. The 1946 sq ft on one level boasts a large eat-in kitchen plus breakfast bar which opens to the dining room and has an adjacent den/office. There are gorgeous hardwood floors throughout + a wood-burning fireplace in the combo living room/dining room. Access to the deeded southern-exposure deck is from both master suites and there is a peaceful shared garden. Deeded garage parking + storage and in-unit washer+dryer add to the home's desirability. 95 WalkScore inc Tech Bus stop, WF + Lafayette Park</p> <p><i>Courtesy of Pacific Union International Inc.</i></p>									
	 RECENTLY SOLD • Sold Date: 10/6/2017, MLS Listing 463128: 9/25/2017 MLS ID: 463128	Single Family	5/4	5,375 sq ft	3,771	1914	10/6/2017	\$7,900,000	\$1,470
<p>2361 Broadway St</p> <p>This splendid immaculate home offers 5 bedrooms, 3 1/5 bathrooms, 2-car garage, family room, living room, library, 4 fireplaces, 2 kitchens, views of the Golden Gate Bridge, a spa, sauna, a media center with wine library and wet & dry bars, laundry room, and a sumptuous garden. Perfect as a quiet sanctuary or to entertain guests large or small. This is a rare opportunity to live in San Francisco's most exclusive neighborhood! Steps to Fillmore St. Lewis Butler Architects</p> <p><i>Courtesy of Vanguard Properties</i></p>									