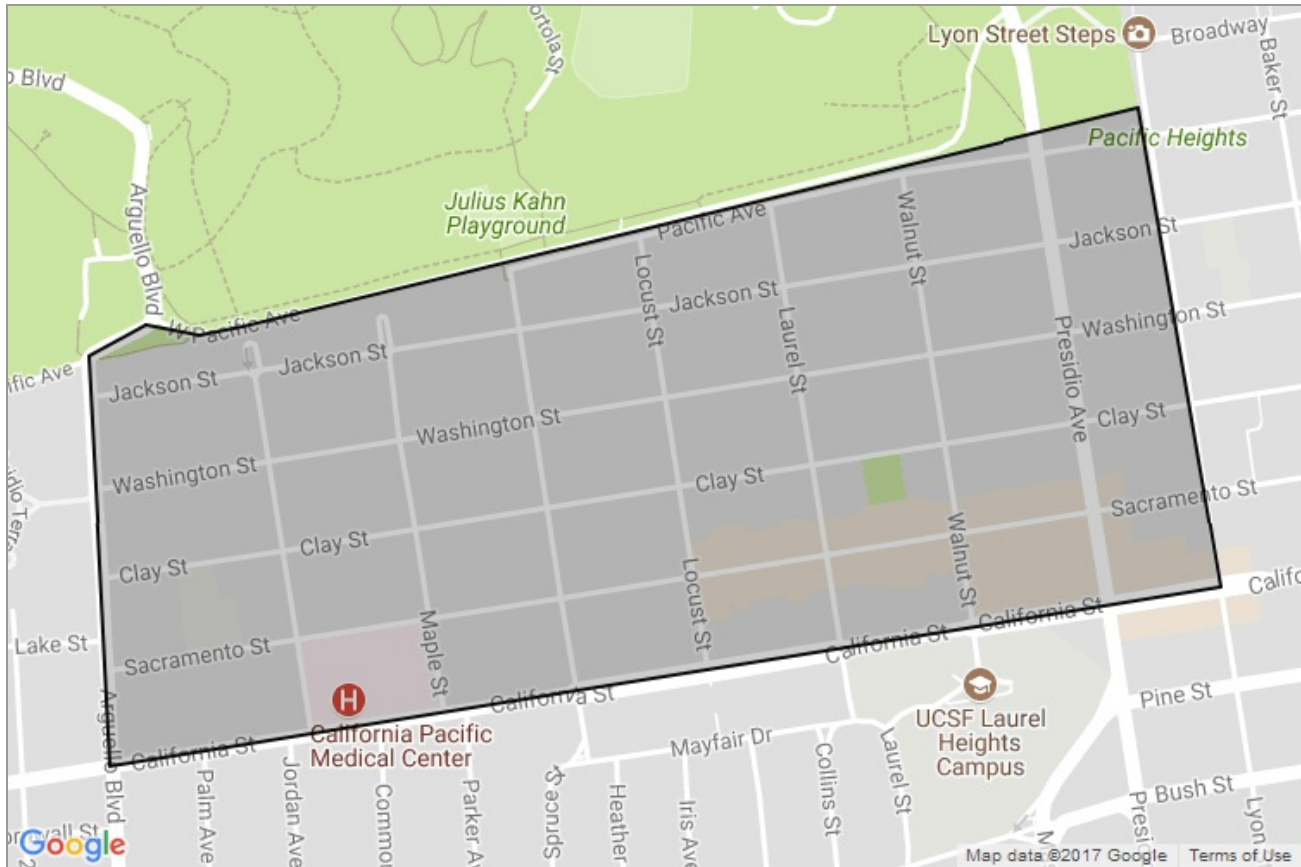


MARKET ACTIVITY REPORT

Presidio Heights in San Francisco, CA



Presented by

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Presidio 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

\$2.39M

Down -14.2%

Median Est. Listing Price

\$2.25M

Down -2.2%

Median Days in RPR

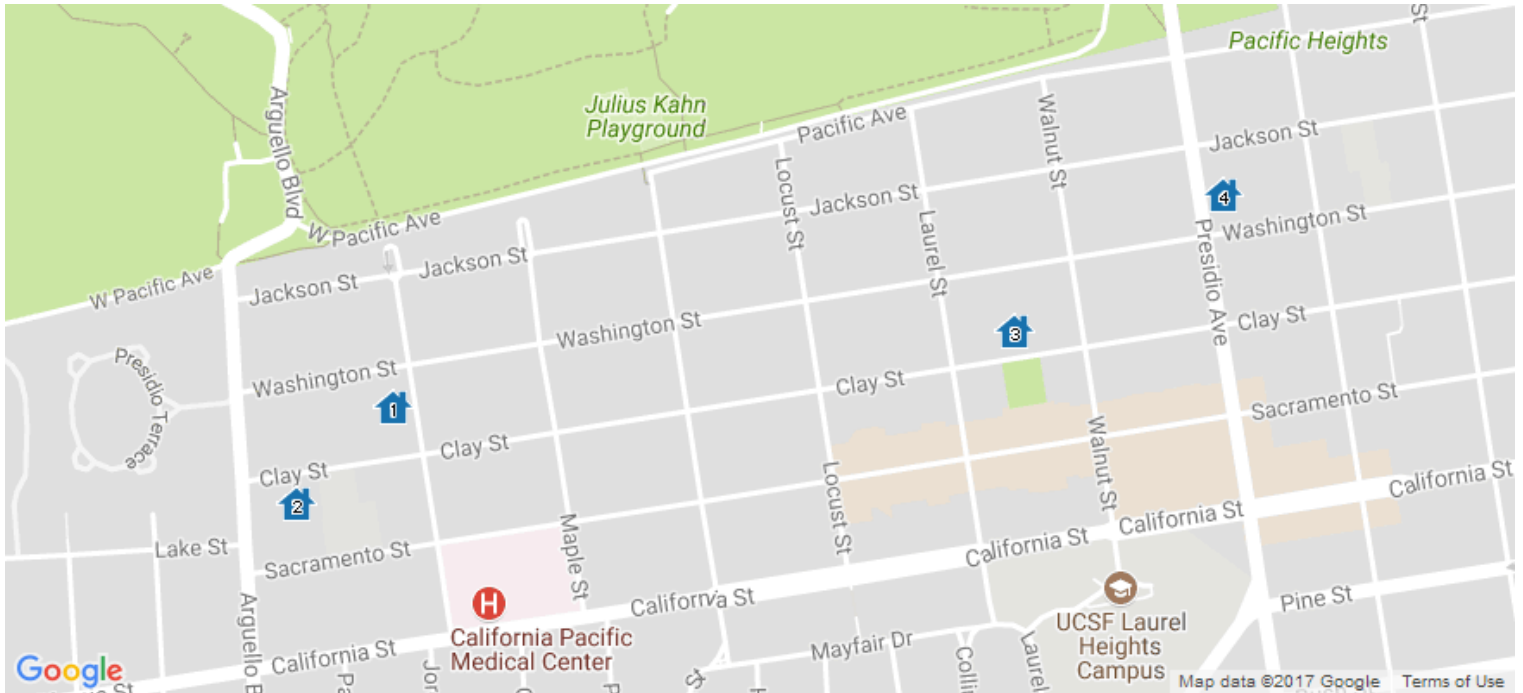
63

Up 103.2%







Sales Volume

3





Up 200%

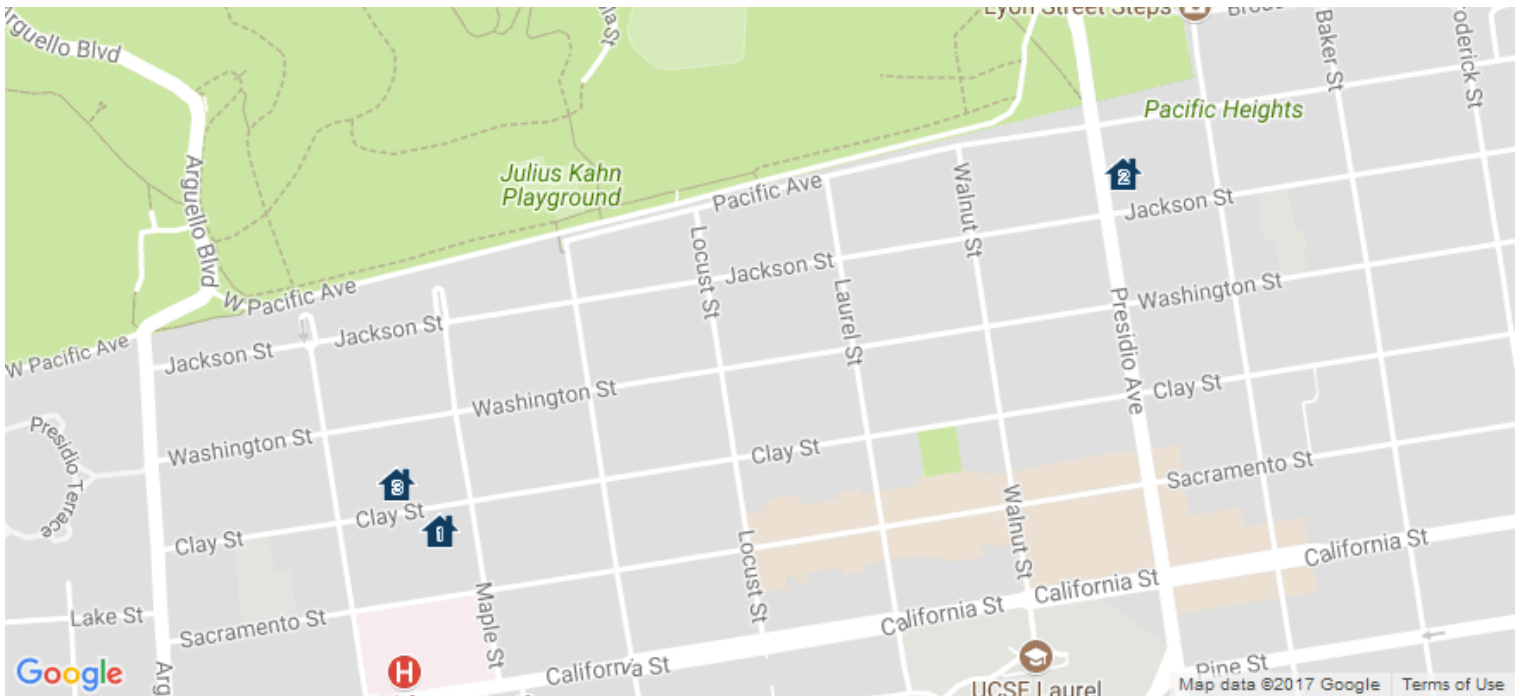


New Listings: 4



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
  Active: 10/1/2017 MLS ID: 463792  215 Cherry St Come home to this exceptionally elegant and comfortable single-family residence in one of San Francisco's most desirable neighborhoods. With 5,250 SQUARE FEET of modern living space, this expansive four-story home boasts SIX BEDROOMS and SIX AND A HALF BATHROOMS, presenting grandeur at every turn. Its timeless design and thoughtful layout creates remarkable interior and exterior spaces ideal for everyday living and entertainment in one of the world's most renowned cities, with easy access to surrounding areas and amenities. <i>Listing Courtesy of Pacific Union International Inc.</i>	Single Family	6/7	5,250 sq ft	5,000	1906	10/1/2017	\$7,995,000	\$1,523
  Active: 10/8/2017 MLS ID: 463005  3973 Clay St, #3975 Magnificent Edwardian home with 5 bedrooms on 2 levels, original architectural details, expansive southern vistas and Presidio outlooks from roof in sought-after Presidio Heights. Formal entry with seating, grand living and dining rooms with gorgeous windows, box beams, fireplace, large kitchen for entertaining, private light-filled bedrooms with views, walk-in closets, laundry, storage, one car parking and potential to develop living space on roof area. Excellent single family home alternative in prestigious Presidio Heights. Well-maintained bldg with many improvements. Close to restaurants and boutiques on Sacramento, Laurel Village, golf, tennis, swimming and Julius Kahn playground in the Presidio, schools. <i>Listing Courtesy of Coldwell Banker Res. R.E. Svc.</i>	Condominium	5/2	2,660 sq ft	3,208	1911	10/8/2017	\$2,495,000	\$938

New Listings: 4 (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>Active: 10/18/2017 MLS ID: 464158</i>						
3450 Clay St	Condominium	5/5	3,346 sq ft	–	1902	10/18/2017	\$5,995,000	\$1,792
<p>VIEWS! VIEWS! VIEWS! Stunning 2-level, house-like, panoramic view, penthouse condo featuring 5BR/4.5BA in approx 3346sf w/2-car pkg. Remarkable, high quality craftsmanship. Main level feat well appointed Gour Chef's Kit, open to dining area and living rm w/fireplace & pano views. 2 spacious en-suite BRs, powder rm, elevator to garage level & 2 balconies. Upper level has den, 2 guest BR w/guest baths (could be fab home offices if needed), stunning master suite w/pano views, gas fireplace, walkin closet and ensuite bath w/those same amazing views (wall of windows). Website has video, floor plan, addtl photos and more. Near Sacramento St & Laurel Village shops and rest, The Presidio, hiking, biking trails, JK Park & more. A must see!!</p> <p><i>Listing Courtesy of Pacific Union International Inc.</i></p>								
	 FOR SALE	<i>Active: 10/12/2017 MLS ID: 463852</i>						
132 Presidio Ave	Condominium	3/4	4,402 sq ft	3,271	1912	10/12/2017	\$6,400,000	\$1,454
<p>Brand new multi-level showstopper w/ 360-degree views and filled with state-of-the-art amenities, making it a rare opportunity to acquire a rock-n-roll penthouse with 2 investment units or house your entire entourage or extended family. 3+BD/3.5BA Penthouse is the epitome of indoor-outdoor living. Views of downtown, across the ocean and Presidio to the GG Bridge. Open kitch/living/dining w/ pocket sliders opens to the 973sqft terrace. Descend down to VIP master suite which accesses the family room or is it your private practice studio or office? 2 more serene bedroom suites boast treetop views. This one-of-a-kind home, both airy and intimate, provides an ideal oasis in the city for a discerning SF star! Make sure to watch video - see link</p> <p><i>Listing Courtesy of Compass</i></p>								

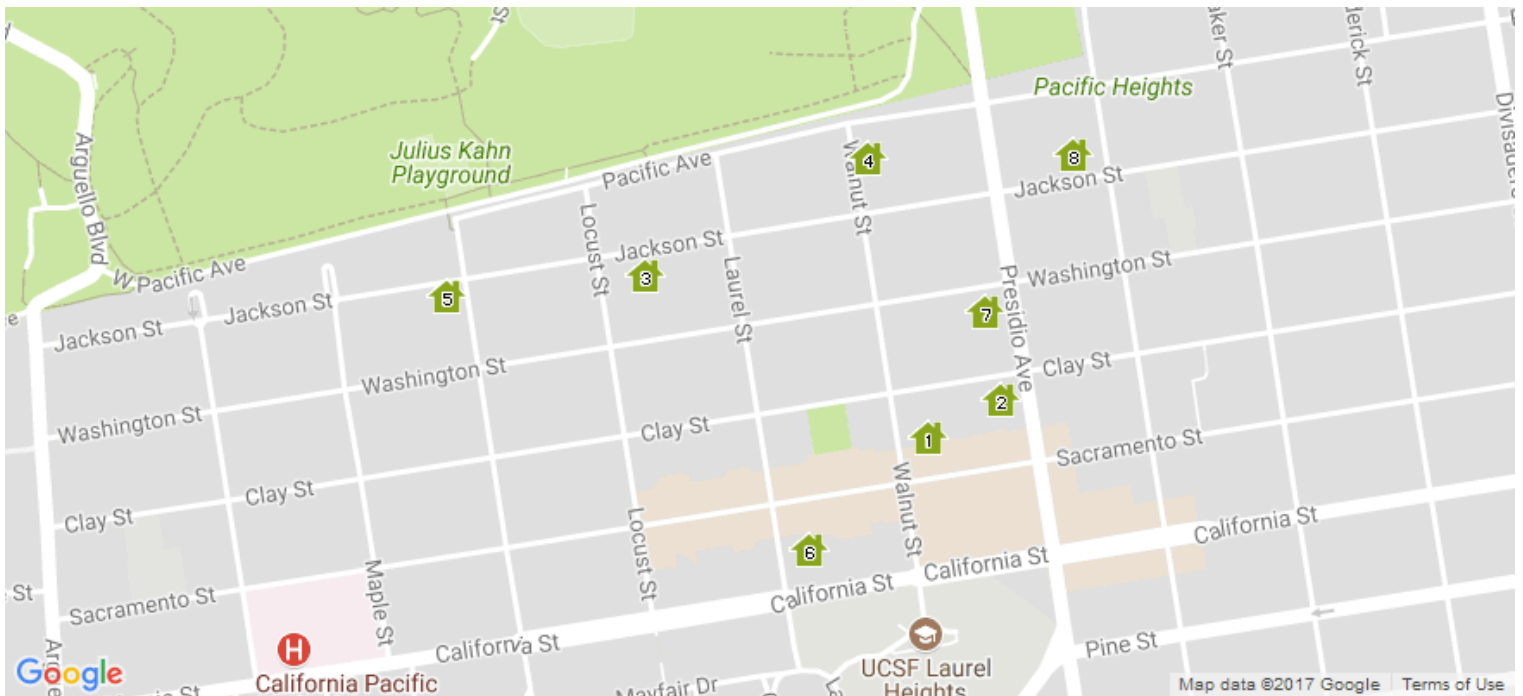


Pending Listings: 3



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>3823 Clay St</p> <p>Gracious 3 Bed / 2 Bath 1700 sq. ft. condo on quiet tree-lined street in desirable Presidio Heights. The elegant full floor flat is part of a beautiful 3-unit 1904 Edwardian building, graced with charming period detail. The condo boasts gorgeous HRDWD floors, high ceilings + windows. Ideal layout for entertaining w/ formal LR w/ curved bay windows + fireplace. The open KCHN + DR are the heart of the home w/ granite counters and stainless appliances. Impressive master suite in rear of the building with comfortable sitting area and double sink master bathroom. 2 more bedrooms complete the floor plan. Outdoor patio is exclusive use to unit, accessed via the garage that has independent parking + storage room.</p> <p><i>Listing Courtesy of Paragon Real Estate Group</i></p>	Condominium	3/2	1,700 sq ft	-	4/13/2017	\$1,750,000	11/3/2017	\$1,029
 <p>46 Presidio Ave</p> <p>Classic & elegant Pacific Heights home full of character & beautifully proportioned spaces, this 4 bedroom, 3.5 bathroom home is perfectly situated between Pacific & Presidio Heights & enjoys views of the Golden Gate Bridge from the bedroom level. Grand formal foyer centers the entry & flows into spacious LR w/classic arched windows, beautiful outlooks & fireplace. Dining room w/den & access to rear deck, ideal for indoor/outdoor entertaining. Remodeled kitchen w/stainless appliances & access to deck w/ hot tub. Upstairs, the master suite incl a full dressing room & bath w/tub & shower. Two add'l beds on this level incl Jack-&-Jill bath. Unwarranted 4th BD & BA on lower level, storage + 1 car garage. Steps to the Presidio & Sacramento S.</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/4	2,805 sq ft	2,705	10/9/2017	\$3,995,000	11/3/2017	\$1,424

Pending Listings: 3 (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 10/27/2017</i> MLS ID: 462703						
3840 Clay St	Single Family	7/6	5,808 sq ft	4,900	9/15/2017	\$8,995,000	10/27/2017	\$1,549
<p>Nestled in the heart of Presidio Heights, this exquisitely designed seven-bedroom, five-and-a half bathroom Edwardian home is the epitome of luxury & comfort. Soaring ceilings, elegant proportions & classic finishes are at the heart of this stunning remodel. The kitchen/great room features a marble island, eat-in area, cozy living space, pantry & wet bar. The dramatic foyer, dining room & formal living room flow seamlessly for entertaining. Expansive master suite features a sitting area, 2 dressing rooms, double vanity & shower & three additional bedrooms on this level. The top floor features two bedrooms, one bathroom, office & media room. Playroom, mudroom, storage room on lower lvl. Detached & private guest cottage w/bathroom & 4 pkg.</p> <p><i>Listing Courtesy of Compass</i></p>								




Recently Sold: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 11/3/2017, MLS Listing 464101: 10/1/2017 MLS ID: 464101</p> <p>314 Walnut St</p> <p>Single Family 5/5 5,325 sq ft 3,438 1880 11/3/2017 \$8,287,500 \$1,556</p> <p>Luxury is exemplified in this spacious, fully renovated home. 4 levels of living, each with direct access to an outdoor area, have been designed with the smallest detail in mind including ease of living with an elevator to all levels. The home features 5 bedrooms, 5 full baths and 2 half baths. The kitchen is adorned with luxury brand appliances, a pantry and expansive marble island and connects to the family room and expansive main level deck that overlooks the large backyard. The amenities in this home are extensive but to name a few, radiant heat throughout, A/C on the top two levels, 2 family rooms, gas fireplace, 2 laundry areas, lg garage with 2 charging stations, solar panels, eco-friendly landscaping and expansive city views.</p> <p><i>Courtesy of Paragon Real Estate Group</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 11/1/2017, MLS Listing 461116: 9/28/2017 MLS ID: 461116</p> <p>3319 Clay St</p> <p>Single Family 4/5 3,355 sq ft 1,803 1910 11/1/2017 \$4,300,000 \$1,282</p> <p>Passion, creativity, luxurious amenities, fine craftsmanship & high-end design & finishes are the key ingredients used to create this exquisite state-of-the-art home. Newly renovated & reconfigured w/the highest attention to detail, this spectacular fully integrated Smart Home is truly exceptional! In prime Presidio Heights, this majestic hm features 3,355 sq ft, 4BR/4.5BA, grand formal entry, oak staircase w/glass railings, spacious living rm, open dining rm, amazing eat-in kitchen w/Calcutta marble waterfall island, family rm/great rm off the kit, media rm/family rm, gorgeous lower flr kitchen, wet bar, 2 laundry facilities, large garage w/int access, walk-out south facing deck w/outdoor barbecue, patio, additional deck, partial City Vus.</p> <p><i>Courtesy of McGuire Real Estate</i></p>								

Recently Sold: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>3 RECENTLY SOLD • Sold Date: 10/23/2017, MLS Listing 462314: 7/29/2017 MLS ID: 462314</p> <p>3469 Jackson St</p> <p>Condominium 3/2 2,162 sq ft – 1908 10/23/2017 \$2,249,000 \$1,040</p> <p>This lovely classic three-unit building is located on one of the most desirable streets in San Francisco situated between Laurel and Locust in prestigious Presidio Heights. The outstanding property light filled property is a full floor condominium with its own private entrance featuring a gracious living room boasting a commanding wood burning fireplace, a spacious formal dining room, a large eat-in kitchen plus three large bedrooms, two full baths and a private deck. This condominium has the feel of a single family home and showcases many special features including charming Edwardian details such as wainscoting, beautiful beamed ceilings, built-in bookcases and expansive bay windows with inviting window seats, plus office space, storage EZ pk</p> <p><i>Courtesy of Pacific Union International Inc.</i></p>								
 <p>4 RECENTLY SOLD • Sold Date: 10/25/2017, MLS Listing 463090: 9/20/2017 MLS ID: 463090</p> <p>20 Walnut St</p> <p>Single Family 5/5 4,598 sq ft 2,391 1908 10/25/2017 \$7,500,000 \$1,631</p> <p>Perched on a quiet - almost private - block of Presidio Heights, this timeless, 1908-built home effortlessly blends classic old-world style with modern living. Golden Gate Bridge views and abundant natural light are featured on all primary levels. Tucked in one of the city's most exclusive and desirable neighborhoods, the home exemplifies San Francisco living: steps from The Presidio, minutes from Sacramento Street, and among the historic grandeur of the manses of Presidio Heights.</p> <p><i>Courtesy of Compass</i></p>								
 <p>5 RECENTLY SOLD • Sold Date: 10/18/2017, MLS Listing 462885: 9/26/2017 MLS ID: 462885</p> <p>101 Spruce St</p> <p>Single Family 4/4 3,350 sq ft 2,435 1922 10/18/2017 \$6,900,000 \$2,060</p> <p>Elegant 4BD/3-full & 2-half BA hm has an east-facing faade & front door, yet the home 'lives' on one of the best blocks of Jackson Street - a flat block surrounded by stately homes. Foyer features a delightful window seat beneath the xqst wrought-iron staircase. LR w/frplc & verdant streetscape outlooks. FDR opens to the brkfst rm overlooking the grdn w/ S. exposure. Remod kitch w/stainless appliances & granite counters. Butler's pantry w/ elevator that services every lvl. 2nd lvl w/ 4BDS/2BA. Master suite w/a peek of the bay, a remod ba, & a lg walkin closet. Top flr: fam rm w/ frplc & bay views, full ba, roof top terrace w/ spectacular Presidio & bay views. Basement: 2- cars/s/s, 2 rooms & a half bath, & a workshop.</p> <p><i>Courtesy of Sotheby's International Realty</i></p>								
 <p>6 RECENTLY SOLD • Sold Date: 9/21/2017, MLS Listing 462943: 9/20/2017 MLS ID: 462943</p> <p>432 Laurel St, #436</p> <p>Condominium 3/3 4,460 sq ft 3,436 1900 9/21/2017 \$1,995,000 \$447</p> <p>3BD/3BA home at rear of serene prop in Presidio Heights. Lavish bi-level unit remodeled w/ high quality finishes. Vaulted ceilings, Doug Fir flrs throughout & beautiful tile work in all baths add dramatic & stately feel to space. Heart of exquisite home in open kitch, living & dining area. Gourmet kitch w/ Carrera counters & finest S/S appliances. Patio off kitch. Gas fireplace in living, granite hearth, custom shelving. Dining area w/ views of central courtyard w/ foliage, Euro cobblestone & water feature. 1BD & 1 full BA on top flr. Stairway two lrg master suites w/ built-in shelving. French doors to additional patio. Luxurious bath just off walk-in closet, Quartz stone counters, Carrera floors. W/D closet in downstairs hall.</p> <p><i>Courtesy of Compass</i></p>								
 <p>7 RECENTLY SOLD • Sold Date: 8/31/2017, MLS Listing 458251: 5/18/2017 MLS ID: 458251</p> <p>3317 Washington St</p> <p>Single Family 4/4 3,313 sq ft 2,400 1939 8/31/2017 \$4,995,000 \$1,508</p> <p>This exquisite, light-filled 4 bed / 3.5 bath house offers stunning 1930's design with 3 levels of living space and all of the conveniences of modern living. The floor plan is pure perfection with formal living & dining rooms, 3 beds / 2 baths upstairs, family room, 4th bedroom, and full bath downstairs. A graceful curved staircase and gorgeous hardwood floors throughout make for timeless living. The updated kitchen features a large center island and opens nicely to the South-facing lush garden. The upstairs include a master suite with Waterworks fixtures and two additional sizable bedrooms. A huge 2 car garage, ample storage, and fabulous location in the heart of Presidio Heights complete this gorgeous & sophisticated home. Don't miss!</p> <p><i>Courtesy of Paragon Real Estate Group</i></p>								

Recently Sold: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 8 RECENTLY SOLD • Sold Date: 8/18/2017, Public Record <i>MLS ID: -</i>	Single Family	5/5	3,858 sq ft	4,386	1923	8/18/2017	-	-
3120 Jackson St								