

# Residential CMA Report

Listings as of 07/08/26 at 3:49pm

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## ACTIVE Properties

| Address                 | D/S                | BD              | BA      | PK | SQFT    | \$/SQFT    | LD/SD    | HOA\$ | DOM           | Orig \$ | Cur \$  |
|-------------------------|--------------------|-----------------|---------|----|---------|------------|----------|-------|---------------|---------|---------|
| 1 Mandalay Pl #1007     | Diamond Heights/F  | 1               | 1 (1 0) | 2  | 830     | 861.45     | 02/05/26 | 705   | 153           | 798,000 | 715,000 |
| 889 McLellan Dr #205    | So San Francisco-l | 1               | 1 (1 0) | 1  | 806     | 1,035.98   | 05/08/26 | 521   | 61            | 835,000 | 835,000 |
| 1023 Marcie Cir         | South San Francis  | 1               | 1 (1 0) | 1  | 673     | 668.48     | 06/04/26 | 475   | 34            | 449,888 | 449,888 |
| 2210 Gellert Blvd #5107 | Westborough        | 1               | 1 (1 0) | 1  | 828     | 664.25     | 04/22/26 | 639   | 77            | 603,068 | 550,000 |
| <b>Listing Count</b>    | 4                  | <b>Averages</b> |         |    | 784     | 807.54     |          |       | 81            | 671,489 | 637,472 |
|                         |                    | <b>High</b>     |         |    | 835,000 | <b>Low</b> | 449,888  |       | <b>Median</b> |         | 632,500 |

## CLOSED Properties

| Address                 | D/S                | BD              | BA      | PK | SQFT       | \$/SQFT    | LD/SD      | DOM | Orig \$       | Sale \$ | SP%LP      |
|-------------------------|--------------------|-----------------|---------|----|------------|------------|------------|-----|---------------|---------|------------|
| 200 Linden Ave #804     | Old South SF/Rocc  | 1               | 1 (1 0) | 1  | 708        | 960.45     | 07/06/26   | 96  | 749,000       | 680,000 | 97.28      |
| 455 El Camino Real #307 | South San Francisc | 1               | 1 (1 0) | 1  | 730        | 616.44     | 04/03/26   | 64  | 449,000       | 450,000 | 100.22     |
| 1 Mandalay Pl #908      | South San Francisc | 1               | 1 (1 0) | 2  | 941        | 797.02     | 12/31/25   | 37  | 742,000       | 750,000 | 101.08     |
| 1 Appian Way #715-1     | Westborough        | 1               | 1 (1 0) | 1  | 777        | 514.80     | 04/17/26   | 81  | 449,999       | 400,000 | 100.00     |
| <b>Listing Count</b>    | 4                  | <b>Averages</b> |         |    | 789        | 722.18     |            | 70  | 597,500       | 570,000 | 99.56      |
|                         |                    | <b>High</b>     |         |    | 750,000.00 | <b>Low</b> | 400,000.00 |     | <b>Median</b> |         | 565,000.00 |

## CANCELED Properties

| Address              | D/S         | BD              | BA      | PK | SQFT    | \$/SQFT    | LD/SD    | HOA\$ | DOM           | Orig \$ | Cur \$  |
|----------------------|-------------|-----------------|---------|----|---------|------------|----------|-------|---------------|---------|---------|
| 1 Appian Way #714-5  | Westborough | 1               | 1 (1 0) | 1  | 720     | 597.22     | 03/17/26 | 714   | 85            | 499,000 | 430,000 |
| <b>Listing Count</b> | 1           | <b>Averages</b> |         |    | 720     | 597.22     |          |       | 85            | 499,000 | 430,000 |
|                      |             | <b>High</b>     |         |    | 430,000 | <b>Low</b> | 430,000  |       | <b>Median</b> |         | 430,000 |
| <b>Report Count</b>  | 9           |                 |         |    |         |            |          |       |               |         |         |

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