

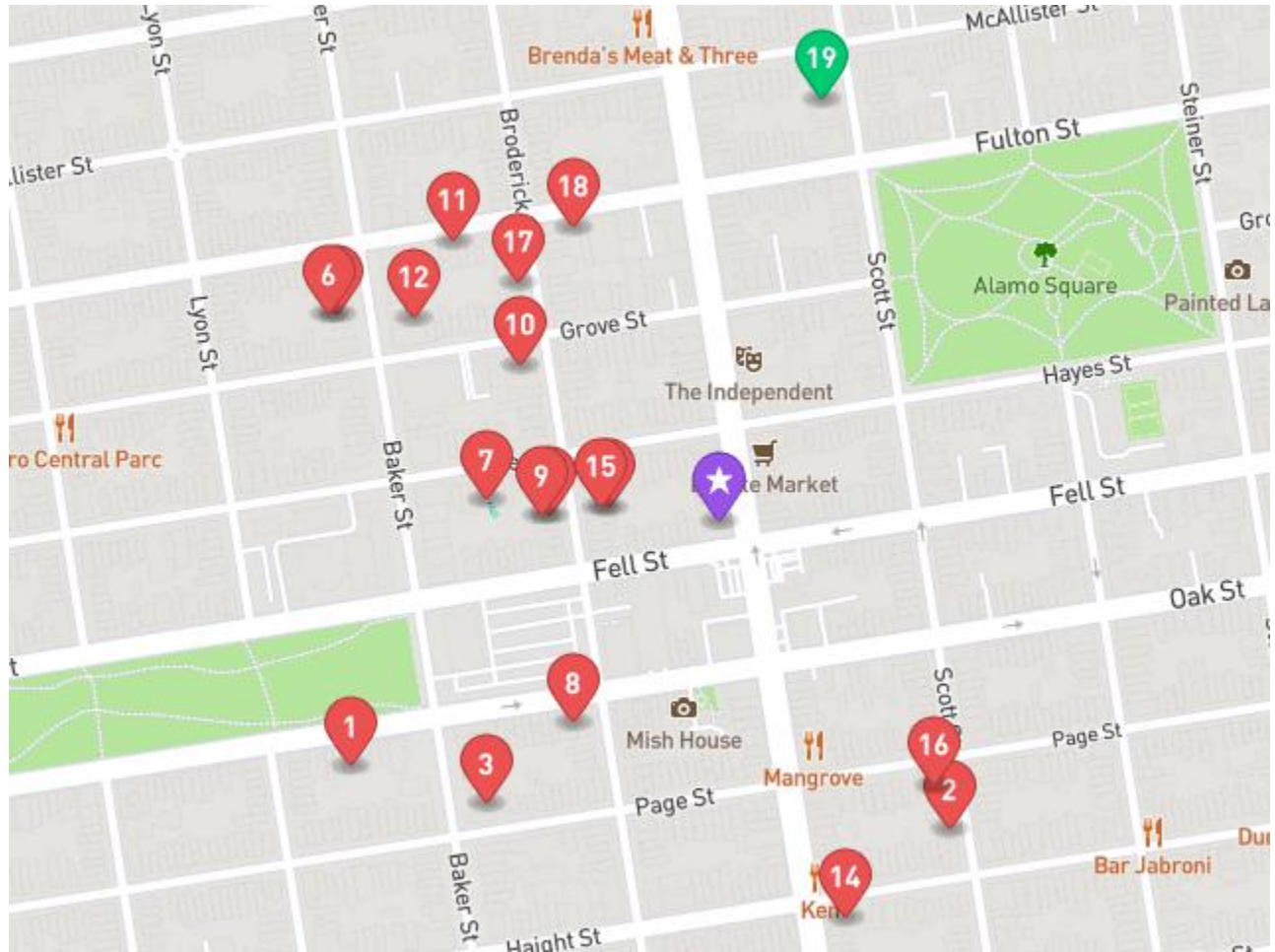
COMPARATIVE MARKET ANALYSIS



**503 Divisadero Street, San Francisco, California
94117**

PREPARED FOR
Skyblake Properties

DECEMBER 30, 2025



	MLS #	Status	Address	Price
0	Subject		503 Divisadero Street, San Francisco, California 94117	
1	425043499	S	1353 Oak Street	\$1,470,000
2	425078546	S	221 Scott Street	\$2,000,000
3	425057789	S	102 Baker Street	\$4,999,000
4	425057841	S	527 Baker Street	\$1,750,000
5	425017730	S	431 Broderick Street	\$2,600,000
6	425082600	S	525 Baker Street	\$1,575,000
7	425082277	S	1451 Hayes Street	\$1,260,000
8	425056478	S	1205 Oak Street 2	\$1,000,000
9	425018093	S	431 Broderick Street	\$2,600,000
10	425086834	S	555 Broderick Street	\$4,200,000
11	425086583	S	1445 Fulton Street	\$2,100,000

	MLS #	Status	Address	Price
12	425071199	S	516 Baker Street	\$2,250,000
13	425066754	S	432 Broderick Street	\$1,550,000
14	425020610	S	242 Divisadero Street	\$2,000,000
15	425040642	S	438 Broderick Street	\$1,425,000
16	425030053	S	245 Scott Street	\$2,335,000
17	425026042	S	629 Broderick Street	\$1,050,000
18	425063743	S	1375 Fulton Street	\$1,052,000
19	41106329	A	833 Scott Street	\$3,200,000

Status: S = Closed, A = Active

Sold Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
1353 Oak Street	3	1.0/1.0	1903	1,336	3,363	\$1,470,000	7/10/25
221 Scott Street	2	0.0/0.0	1900	2,500	1,450	\$2,000,000	11/20/25
102 Baker Street	0	0.0/0.0	1900	4,543	2,422	\$4,999,000	10/1/25
527 Baker Street	3	2.0/1.0	1900	1,810	3,125	\$1,750,000	8/13/25
431 Broderick Street	4	3.0/1.0	1900	3,050	2,417	\$2,600,000	8/29/25
525 Baker Street	3	1.0/0.0		1,808	3,125	\$1,575,000	11/21/25
1451 Hayes Street	5	3.0/0.0	1900	2,100	3,438	\$1,260,000	12/15/25
1205 Oak Street 2	1	1.0/0.0	1926		2,512	\$1,000,000	8/15/25
431 Broderick Street	4	3.0/1.0	1900	3,050	2,417	\$2,600,000	8/29/25
555 Broderick Street	0	0.0/0.0	1927	9,615	4,031	\$4,200,000	12/9/25
1445 Fulton Street	3	2.0/0.0	1908	1,727	3,437	\$2,100,000	11/24/25
516 Baker Street	4	2.0/0.0	1900	2,803	3,063	\$2,250,000	10/22/25
432 Broderick Street	3	2.0/1.0	1908	1,561	3,984	\$1,550,000	10/1/25
242 Divisadero Street	0	0.0/0.0	1913	6,108	2,543	\$2,000,000	10/10/25
438 Broderick Street	3	2.0/1.0	1908	1,514	3,984	\$1,425,000	7/9/25
245 Scott Street	4	3.0/1.0	1905	4,060	2,495	\$2,335,000	7/7/25
629 Broderick Street	2	2.0/0.0	1900	1,255	2,500	\$1,050,000	8/7/25
1375 Fulton Street	2	1.0/0.0	1900		1,717	\$1,052,000	10/6/25
Averages				3,052	2,890	\$2,067,556	

Active Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
833 Scott Street	15	4.0/3.0	1905	6,238	2,652	\$3,200,000	
Averages				6,238	2,652	\$3,200,000	

PROPERTY DETAILS

MLS #425043499

S 1353 Oak Street, San Francisco

\$1,470,000

Listing information

Courtesy of Compass

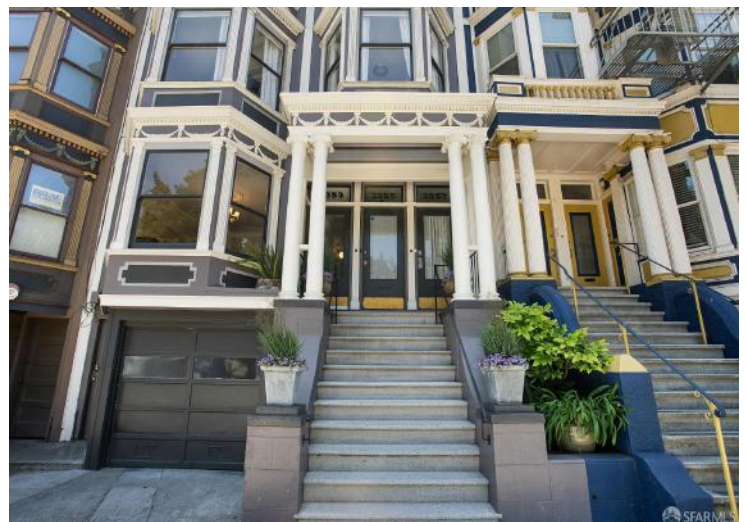
MLS#: 425043499	Beds: 3	SqFt: 1,336	Sold Date: 7/10/25
Status: Closed	Baths: 1.0/1.0	YrBlt: 1903	DOM: 20

Features

Acres: 0.0772 **Lot Size:** 3363.0 **Appliances:** Hood Over Range, Free Standing Gas Range, Dishwasher **Association Fee Frequency:** Monthly **Direction Faces:** North **Disclosures:** Disclosure Package Available **Flooring:** Wood, Tile **Heating:** Central **Interior Features:** Storage Area(s) **Laundry Features:** Washer/Dryer Stacked Included **Parking Features:** See Remarks **Senior Community YN:** No **Window Features:** Bay Window(s) **Horse YN:** false **MLS:** San Francisco MLS **AssociationYN:** Yes

Remarks

Located among parks & the vibrant NOPA/Divisadero corridor, this Classical Revival Edwardian flat offers a perfect combo of architectural details & urban convenience. The bright living room w/ bay windows overlooking the Panhandle captures natural light all day. Meticulously remodeled, this 3-bedroom condo offers easy access to Golden Gate, Buena Vista, & Alamo Square Parks, restaurants, & cafes. An open chef's kitchen-featuring custom cabinetry, stainless steel counters, & stone center island-flows seamlessly through the dining area & into the backyard, perfect for cooking, outdoor dining, & entertaining. An exclusive-use patio opens onto a lush Flora Grubb garden. A 1/2 bath plus a renovated bathroom featuring a clawfoot bathtub w/polished nickel fixtures, Restoration Hardware pedestal sink, separate shower, & abundant storage. Artist-designed stained glass doors & windows, combined...

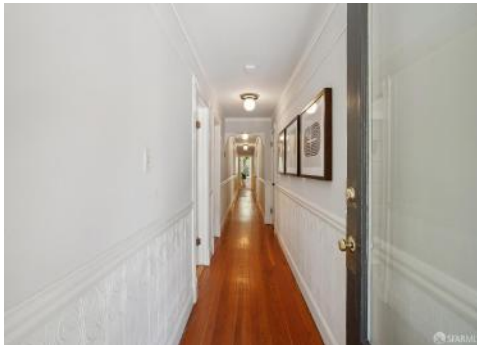


Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

S 1353 Oak Street, San Francisco

\$1,470,000



PROPERTY DETAILS

MLS #425078546

S 221 Scott Street, San Francisco

\$2,000,000

Listing information

Courtesy of Rivet Real Estate

MLS#: 425078546	Beds: 2	SqFt: 2,500	Sold Date: 11/20/25
Status: Closed	Baths: 0.0/0.0	YrBlit: 1900	DOM: 48

Features

Acres: 0.0333 **Lot Size:** 1450.0 **Levels:** 0 **Lot Features:** None **Number Of Units Total:** 2
Parking Features: Garage **Senior Community YN:** No **Units Furnished:** None **Horse YN:** false
Number of Units Total: 2 **MLS:** San Francisco MLS **AssociationYN:** No

Remarks

Welcome to 221-223 Scott St, a vacant duplex in Hayes Valley, one of SF's most walkable and connected neighborhoods. #223: Two bedrooms and two bathrooms across two-levels, with a dramatic, full-floor primary suite on the upper level highlighted by 8 skylights, tall ceilings, ensuite bath and space for office, lounge or creative pursuits. The main level includes a grand front living room with decorative fireplace, pocket doors to a bright bedroom with period detail and a formal dining room with crown moldings and a built-in corner cabinet. The kitchen is complemented by a breakfast nook and pantry. Separate toilet and shower rooms for convenience. #221: One bedroom with large south-facing windows and soaring ceilings. A cozy living room with window seat and decorative fireplace opens via pocket doors to a sunlit bedroom. The formal dining room features wainscoting and a built-in corn...



Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

LISTING PHOTOS

MLS #425078546

S

221 Scott Street, San Francisco

\$2,000,000



PROPERTY DETAILS

MLS #425057789

S 102 Baker Street, San Francisco

\$4,999,000

Listing information

Courtesy of Sotheby's International Realty

MLS#: 425057789	Beds: 0	SqFt: 4,543	Sold Date: 10/1/25
Status: Closed	Baths: 0.0/0.0	YrBlt: 1900	DOM: 78

Features

Acres: 0.0556 **Lot Size:** 2422.0 **Foundation Details:** Concrete Perimeter **Lot Features:** None
Number Of Units Total: 3 **Parking Features:** Interior Access **Senior Community YN:** No **Units**
Furnished: None **Horse YN:** false **Number of Units Total:** 3 **MLS:** San Francisco MLS
AssociationYN: No

Remarks

Spectacular, completely rebuilt triplex on 4 levels, with all new plumbing, electrical, foundation, I-beam steel framing, sprinkler system and roof. Detached on three sides, with gorgeous wide plank white oak floors and a stunning open kitchen-living-dining floorplans. Chef's kitchens with Thermador stainless appliances, warm wood cabinetry and beautiful Concrete counters. Incredible entertaining spaces with half baths. Elegant and full-size bedrooms all have ensuite baths, and every unit has an additional home office. A large exclusive use patio goes with the lower unit and a view deck with the PH. Soaring 11' ceilings in two of the units. Washer-dryers and huge 3 car garage with room for storage. In a great location adjacent to NOPA, the Haight and the Divisadero commercial area, this building is not to be missed.



Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

S

102 Baker Street, San Francisco

\$4,999,000



PROPERTY DETAILS

MLS #425057841

S 527 Baker Street, San Francisco

\$1,750,000

Listing information

Courtesy of Compass

MLS#: 425057841	Beds: 3	SqFt: 1,810	Sold Date: 8/13/25
Status: Closed	Baths: 2.0/1.0	YrBlt: 1900	DOM: 26

Features

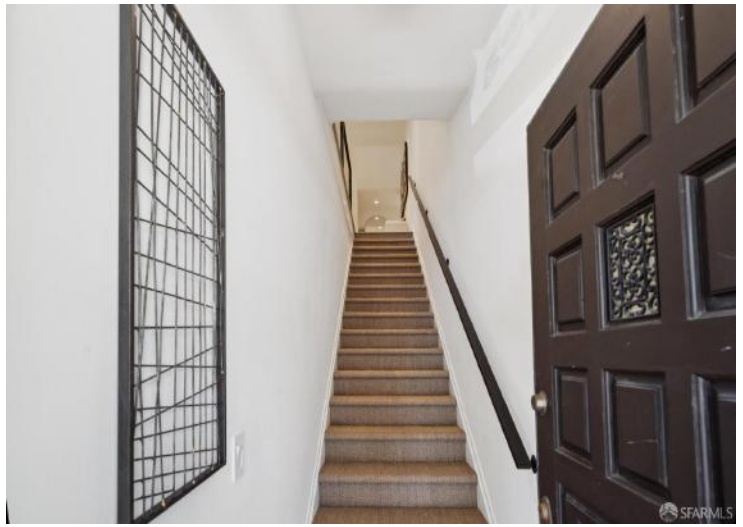
Acres: 0.0717 **Lot Size:** 3125.0 **Appliances:** Tankless Water Heater, Free Standing Refrigerator, Free Standing Gas Oven, Disposal **Association Fee Frequency:** Monthly **Association Fee Includes:** Water **Direction Faces:** East **Disclosures:** Transfer Disclosure Statement, TDS Available, Structural Pest Control Report, Seller Property Questionnaire, Natural Hazard Disclosure Available, Home Inspection Report, Environmental Hazards Report, Disclosure Package Available, CC&Rs **Flooring:** Wood **Green Energy Efficient:** Thermostat, Lighting, Appliances **Heating:** Central

Remarks

Experience elevated urban living in this beautifully renovated 3-bed, 2.5 bath Condo located in the vibrant NOPA neighborhood. Thoughtfully redesigned with a contemporary floor plan providing a seamless flow between living and dining spaces. The updated kitchen is outfitted with stainless steel appliances, porcelain countertops, and an island overlooking the large living area. Retreat to the massive primary suite with a luxurious en-suite bathroom featuring a double vanity, spa-inspired finishes, and a walk-through closet. Two additional bedrooms and a second living area provide flexibility for guests or a home office. Further highlights include a second full bathroom with dual shower heads, a powder room, a dedicated in-unit laundry room, deeded storage, and access to the landscaped backyard. Just one block from the Divisadero corridor and the heart of NOPA, this apartment is not to ...

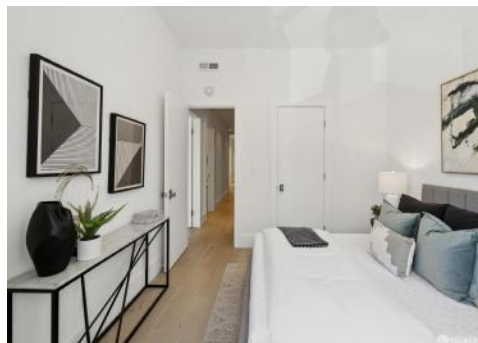
Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.



S 527 Baker Street, San Francisco

\$1,750,000



PROPERTY DETAILS

MLS #425017730

S 431 Broderick Street, San Francisco

\$2,600,000

Listing information

Courtesy of Compass

MLS#: 425017730	Beds: 4	SqFt: 3,050	Sold Date: 8/29/25
Status: Closed	Baths: 3.0/1.0	YrBlt: 1900	DOM: 172

Features

Acres: 0.0555 **Lot Size:** 2417.0 **Appliances:** Hood Over Range, Dishwasher **Cooling:** MultiZone, Ductless, Ceiling Fan(s) **Exterior Features:** Balcony **Flooring:** Wood, Tile **Heating:** MultiZone, Ductless **Interior Features:** Wet Bar **Irrigation Source:** None **Laundry Features:** Washer/Dryer Stacked Included, Washer Included, Inside Area, Ground Floor, Dryer Included **Parking Features:** Underground Parking, Garage Door Opener, Enclosed **Property Condition:** Updated/Remodeled **Senior Community YN:** No **Sewer:** Public Sewer **Utilities:** Public **Water Source:** Public **Window Features:** Skylight(s)

Remarks

Rare opportunity to secure a statement home on the border of NoPa & Alamo Square. Extensively remodeled 3-unit designed to live like a single family compound. Peaceful mid-block location in one of SF's most walkable neighborhoods. Victorian charm meets European luxury with high ceilings & scale throughout. Main level features a large indoor/outdoor eat-in kitchen with exposed brick, open shelving, & ample quartz counters for cooking with friends. Natural light pours in through floor-to-ceiling Fleetwood glass doors opening to turf yard & garden. Great southern exposure for all day sun. Main level also includes multiple seating areas, laundry room, half bath, & primary suite with 3 closets & luxurious bathroom with dual vanities. Upstairs you'll find an expansive, full-width family room with wet bar & balcony ideal for entertaining. The second ensuite bedroom has a shower over tub & s...



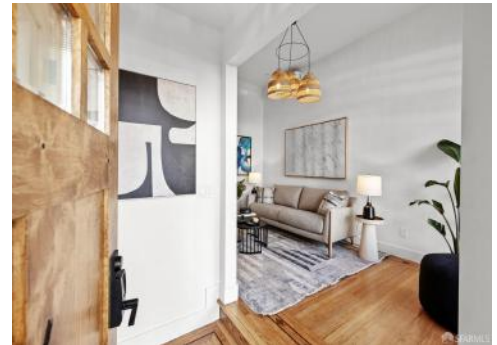
Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

S

431 Broderick Street, San Francisco

\$2,600,000



PROPERTY DETAILS

MLS #425082600

S 525 Baker Street, San Francisco

\$1,575,000

Listing information

Courtesy of City Real Estate

MLS#: 425082600	Beds: 3	SqFt: 1,808	Sold Date: 11/21/25
Status: Closed	Baths: 1.0/0.0	YrBlt:	DOM: 29

Features

Acres: 0.0717 **Lot Size:** 3125.0 **Association Fee Frequency:** Monthly **Fireplace Features:** Decorative Only **Fireplaces Total:** 2 **Flooring:** Wood **Levels:** One **Property Condition:** Updated/Remodeled, Original **Senior Community YN:** No **Horse YN:** false **MLS:** San Francisco **MLS AssociationYN:** Yes

Remarks

Step into this beautifully maintained 3-bedroom Victorian, classic elegance meets modern style. The inviting living room showcases intricate period details, soaring coved ceilings, & a stunning decorative fireplace, complemented by a working pocket door that creates a warm, welcoming ambiance. Curved windows flood the space with natural light, crisp white interiors & refinished wood floors throughout. A graceful split hallway leads to a serene office or reading retreat perfect for remote work or creative inspiration. The thoughtfully designed split baths combine functionality with charm, honoring the home's Victorian character while providing modern comfort. The updated kitchen is a chef's delight, featuring quartz countertops, stainless steel appliances, & new cabinetry. It flows seamlessly to the spacious dining room, which opens to a garden & private deeded deck ideal for al fresco...



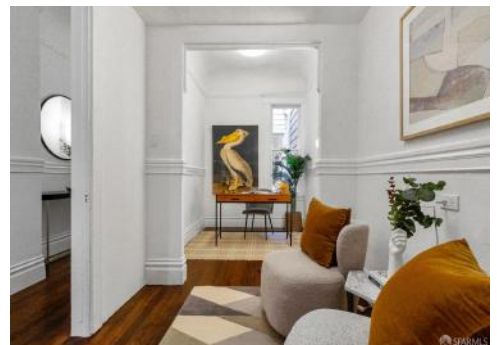
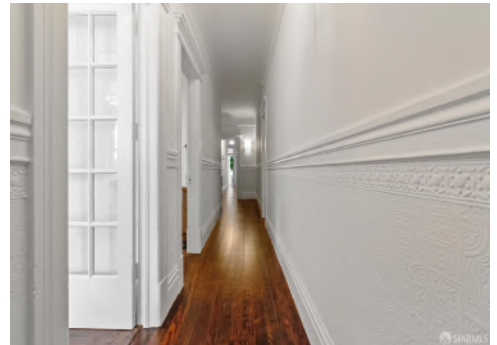
Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

S

525 Baker Street, San Francisco

\$1,575,000



PROPERTY DETAILS

MLS #425082277

S

1451 Hayes Street, San Francisco

\$1,260,000

Listing information		Courtesy of Compass	
MLS#: 425082277	Beds: 5	SqFt: 2,100	Sold Date: 12/15/25
Status: Closed	Baths: 3.0/0.0	YrBlt: 1900	DOM: 59

Features	
Acres: 0.0789 Lot Size: 3438.0 Lot Features: None Number Of Units Total: 3 Senior Community YN: No Units Furnished: None Horse YN: false Number of Units Total: 3 MLS: San Francisco MLS AssociationYN: No	

Remarks
1451-1453 Hayes Street presents an exceptional opportunity to acquire a well-maintained three unit building in San Francisco's vibrant North of the Panhandle (NoPa) neighborhood. Fully tenant-occupied, the property provides immediate, stable rental income with the flexibility for future owner-occupancy. The building features two spacious full-floor two-bedroom flats and one ground-floor one bedroom unit, each with comfortable layouts, period charm, and great natural light. The property has been thoughtfully maintained over the years, including a new roof completed in 2025, reflecting pride of ownership and long-term upkeep. Perfectly situated between the Divisadero corridor and the Panhandle, residents enjoy easy access to popular neighborhood amenities including Nopa, The Mill, Bi-Rite, and numerous cafs, shops, and restaurants. The location offers excellent commuter convenience wit...

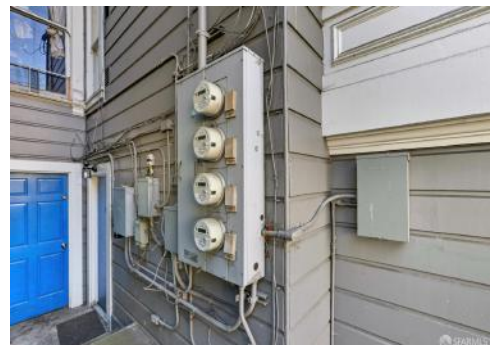
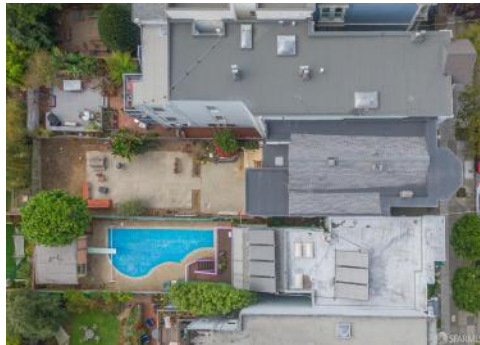


Information is deemed reliable but not guaranteed.

S

1451 Hayes Street, San Francisco

\$1,260,000



PROPERTY DETAILS

MLS #425056478

S 1205 Oak Street 2, San Francisco

\$1,000,000

Listing information

Courtesy of Compass

MLS#: 425056478	Beds: 1	SqFt:	Sold Date: 8/15/25
Status: Closed	Baths: 1.0/0.0	YrBlt: 1926	DOM: 35

Features

Acres: 0.0577 **Lot Size:** 2512.0 **Appliances:** Microwave, Free Standing Refrigerator, Free Standing Gas Range, Dishwasher **Association Amenities:** Laundry Free **Association Fee Frequency:** Monthly **Association Fee Includes:** Insurance, Trash, Water **Disclosures:** Preliminary Title Report, Natural Hazard Disclosure Available, Home Inspection Report, CC&Rs **Flooring:** Wood, Tile **Foundation Details:** Concrete Perimeter **Heating:** Electric **Laundry Features:** In Garage **Levels:** One **Parking Features:** Side-by-Side **Property Condition:** Updated/Remodeled **Roof:** Composition **Senior Community YN:** No

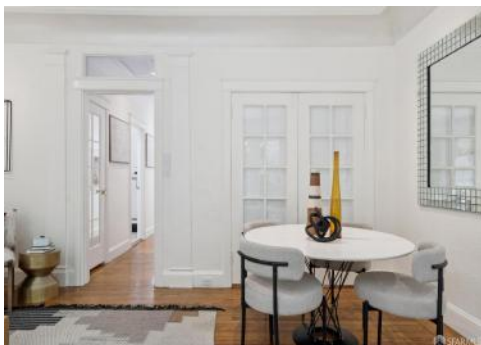
Remarks

Positioned quietly at the rear of a handsome 1920s four-unit building, 1205 Oak St. #2 is a generously sized one-bedroom plus office offering rare indoor-outdoor flow and a surprising sense of calm in the middle of the city. The spacious living/dining area features original hardwood floors, charming period details, and bright south-facing light. From here, gaze out onto a lush shared garden - an inviting, verdant backdrop that softens daily life. Step directly outside for a coffee, a glass of wine under the trees, or an evening soak in the clawfoot tub. The large updated kitchen is modernized with granite counters, stainless appliances, and space for dining. A flexible den or office creates an ideal spot for remote work or hosting guests, while the quiet, generously sized bedroom offers true comfort. Conveniences include side-by-side garage parking, deeded storage, shared laundry, and...



Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

S 1205 Oak Street 2, San Francisco**\$1,000,000**

PROPERTY DETAILS

MLS #425018093

S 431 Broderick Street, San Francisco

\$2,600,000

Listing information

Courtesy of Compass

MLS#: 425018093	Beds: 4	SqFt: 3,050	Sold Date: 8/29/25
Status: Closed	Baths: 3.0/1.0	YrBlt: 1900	DOM: 172

Features

Acres: 0.0555 **Lot Size:** 2417.0 **Appliances:** Dishwasher **Cooling:** MultiZone, Ductless, Ceiling Fan(s) **Exterior Features:** Yard Space, Fenced Yard **Flooring:** Wood, Tile **Heating:** MultiZone, Ductless **Interior Features:** Wet Bar **Laundry Features:** Other, Washer/Dryer Hookups **Levels:** Two **Lot Features:** Landscape Back, Garden **Number Of Units Total:** 3 **Parking Features:** Underground Parking, Garage Door Opener, Garage **Property Condition:** Updated/Remodeled **Senior Community YN:** No **Sewer:** Public Sewer **Units Furnished:** None **Utilities:** City **Water Source:** Public **Horse YN:** false

Remarks

Rare opportunity to secure a trophy building on the border of NoPa & Alamo Square. Extensively remodeled 3 unit designed for flexible use. Peaceful mid-block location in one of SF's most walkable neighborhoods. Victorian charm meets European luxury with high ceilings & scale throughout. On the main level, unit 1 features a large indoor/outdoor eat-in kitchen with exposed brick, open shelving, & ample quartz counters for cooking with friends. Natural light pours in through floor-to-ceiling Fleetwood glass doors opening to turf yard & garden. Great southern exposure for all day sun. Unit 1 has ensuite bedroom with 3 closets & luxurious bathroom with dual vanities, as well as a separate half bath & dining, living, & laundry rooms. Upstairs in unit 2 you'll find an expansive, full-width great room with kitchenette, balcony, & 1 ensuite bedroom with shower over tub & skylight. Unit 3 has...



Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

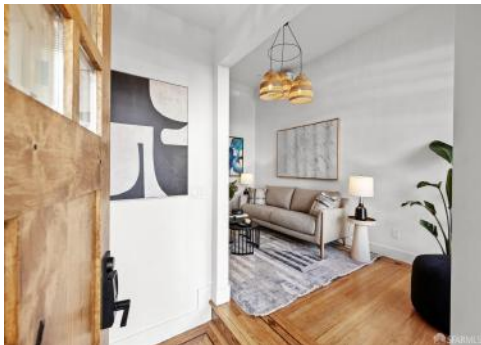
LISTING PHOTOS

MLS #425018093

S

431 Broderick Street, San Francisco

\$2,600,000



PROPERTY DETAILS

MLS #425086834

S 555 Broderick Street, San Francisco

\$4,200,000

Listing information

Courtesy of Vanguard Properties

MLS#: 425086834	Beds: 0	SqFt: 9,615	Sold Date: 12/9/25
Status: Closed	Baths: 0.0/0.0	YrBlt: 1927	DOM: 29

Features

Acres: 0.0925 **Lot Size:** 4031.0 **Lot Features:** None **Number Of Units Total:** 12 **Parking Features:** Garage **Senior Community YN:** No **Units Furnished:** None **Horse YN:** false **Number of Units Total:** 12 **MLS:** San Francisco MLS **AssociationYN:** No

Remarks

555 Broderick Street presents an exceptional opportunity to acquire a well-maintained, 12-unit apartment building in the highly sought-after NOPA (North of the Panhandle) neighborhood of San Francisco. The property consists of five one-bedroom units and seven studio apartments, offering a desirable unit mix for consistent tenant demand. The property is fully occupied, representing strong in-place income with upside potential through continued rent growth and modernization over time. Featuring coin-operated laundry facilities and six on-site parking spaces, the building provides convenience for residents and additional income potential for ownership. NOPA remains one of San Francisco's most coveted rental submarkets, characterized by steady occupancy, limited supply, and high demand from young professionals seeking proximity to major employment centers, neighborhood amenities, and publ...



Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

S

555 Broderick Street, San Francisco

\$4,200,000



PROPERTY DETAILS

MLS #425086583



1445 Fulton Street, San Francisco

\$2,100,000

Listing information				Courtesy of Compass
MLS#: 425086583	Beds: 3	SqFt: 1,727	Sold Date: 11/24/25	
Status: Closed	Baths: 2.0/0.0	YrBlt: 1908	DOM: 7	

Features				
Acres: 0.0789 Lot Size: 3437.0 Association Fee Frequency: Monthly Parking Features: Tandem Garage Senior Community YN: No Horse YN: false MLS: San Francisco MLS AssociationYN: Yes				

Remarks



Information is deemed reliable but not guaranteed.

S 516 Baker Street, San Francisco

\$2,250,000

Listing information

Courtesy of Compass

MLS#: 425071199	Beds: 4	SqFt: 2,803	Sold Date: 10/22/25
Status: Closed	Baths: 2.0/0.0	YrBlt: 1900	DOM: 47

Features

Acres: 0.0703 **Lot Size:** 3063.0 **Appliances:** Hood Over Range, Gas Plumbed, Dishwasher
Accessibility Features: 0 **Association Fee Includes:** 0 **Flooring:** Wood **Heating:** Central
Interior Features: Formal Entry **Laundry Features:** Washer Included, Inside Area, Dryer Included, Cabinets
Levels: Two **Parking Features:** Size Limited, Side-by-Side, Garage Door Opener, Enclosed
Property Condition: Updated/Remodeled **Senior Community YN:** No **Sewer:** Public Sewer
Utilities: Public **View:** Twin Peaks, Sutro Tower **Water Source:** Public **Window Features:** Skylight(s), Bay Window(s)
Horse YN: false

Remarks

Extraordinary top-floor 2 level condo. Truly unlike any other NOPA property! With the scale and flexibility of a single-family home, this top-floor residence combines preserved Victorian elegance with modern comfort. On the main level, soaring ceilings, hardwood floors, and a grand stained glass skylit entry highlight the home's historic character, while the upper level offers an expansive modern living space. All of this, just steps from the neighborhood's vibrant shops, restaurants, parks, and transit. 2 level top floor condo in 3 unit building. Abundant natural light. Large private rear deck with views & stainless steel BBQ. Formal living room and dining room. Updated modern bathrooms. Spacious kitchen with Miele and Viking appliances. Grand skylit entry. Side by side parking in the garage.

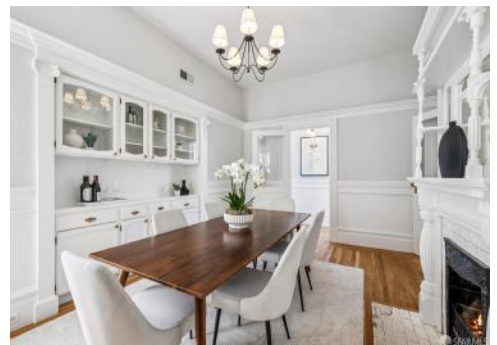


Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

S 516 Baker Street, San Francisco

\$2,250,000



PROPERTY DETAILS

MLS #425066754

S 432 Broderick Street, San Francisco

\$1,550,000

Listing information

Courtesy of Sotheby's International Realty

MLS#: 425066754	Beds: 3	SqFt: 1,561	Sold Date: 10/1/25
Status: Closed	Baths: 2.0/1.0	YrBlt: 1908	DOM: 26

Features

Acres: 0.0915 **Lot Size:** 3984.0 **Appliances:** Wine Refrigerator, Microwave, Hood Over Range, Disposal, Dishwasher **Association Fee Frequency:** Monthly **Association Fee Includes:** Maintenance Grounds, Trash, Water **Construction Materials:** Wood Siding **Disclosures:** Disclosure Package Available **Fireplace Features:** Living Room, Decorative Only **Fireplaces Total:** 1 **Flooring:** Wood, Tile **Foundation Details:** Concrete Perimeter **Heating:** Gas, Central **Laundry Features:** Washer/Dryer Stacked Included, Laundry Closet **Lot Features:** Landscape Back **Other Equipment:** Intercom **Roof:** Bitumen

Remarks

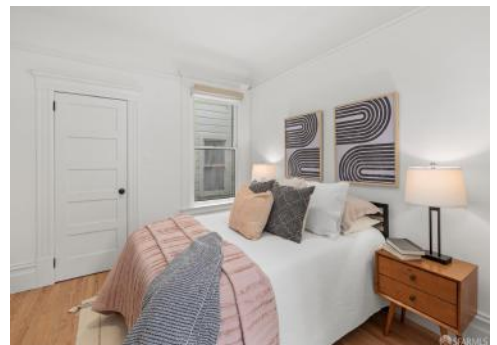
Experience the best of San Francisco in this beautifully remodeled 3-bedroom, 2.5-bath Edwardian home, thoughtfully designed across two levels. Located in the heart of NoPa, this light-filled TIC offers an ideal blend of classic architectural details and modern upgrades. The open chef's kitchen with dining area features granite counters, stainless steel appliances, stone backsplash and a wine fridge, perfect for entertaining. The formal living room boasts elegant bay windows and a decorative fireplace. The lower-level family room is highlighted with large custom built-in and is an extension of the luxurious primary suite with spa-inspired bath. French doors open out to the sunny tranquil landscaped garden where you can sit around the fire pit, barbecue, relax in the sun while being surrounded by beautiful greenery and flowers. Additional highlights include hardwood floors, high ceilin...

Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.



S 432 Broderick Street, San Francisco **\$1,550,000**



PROPERTY DETAILS

MLS #425020610

S 242 Divisadero Street, San Francisco

\$2,000,000

Listing information

Courtesy of Sotheby's International Realty

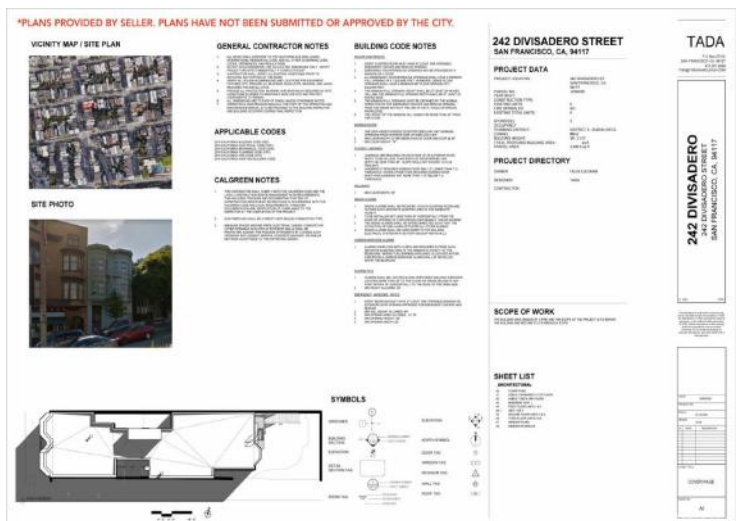
MLS#: 425020610	Beds: 0	SqFt: 6,108	Sold Date: 10/10/25
Status: Closed	Baths: 0.0/0.0	YrBlit: 1913	DOM: 204

Features

Acres: 0.0584 **Lot Size:** 2543.0 **Construction Materials:** Wood **Disclosures:** Disclosure Package Available **Flooring:** Wood **Foundation Details:** Concrete **Laundry Features:** In Common Area, In Each Unit **Lot Features:** Shape Regular **Number Of Units Total:** 7 **Property Condition:** Fixer **Roof:** Flat **Senior Community YN:** No **Sewer:** Public Sewer **Units Furnished:** None **Water Source:** Public, Meter on Site **Window Features:** Dual Pane Full **Horse YN:** false **Number of Units Total:** 7 **MLS:** San Francisco MLS **AssociationYN:** No

Remarks

TIC development opportunity. Vacant seven-unit Edwardian-style building located in Hayes Valley along the Divisdaero Corridor. Centrally located with close proximity to award-winning restaurants and numerous public transportation options. Originally constructed in 1913 with six units; the seventh garden unit was legalized in 1971. The building is located on a 24' x106' lot and the public records indicate 6,108 square feet. The building consists of (1) studio, (3) one-bedroom, one-bath units (with the possibility to convert one of these to two bedrooms), (1) two-bedroom, two-bath unit, and (2) three-bedroom, two-bath units, the top floor unit having City views.



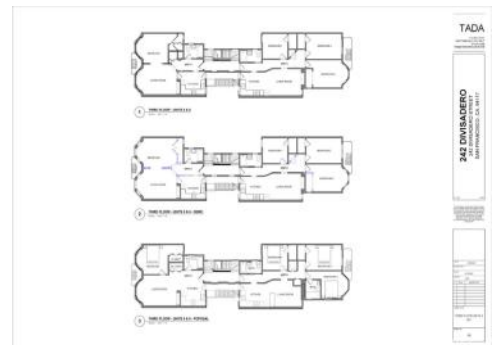
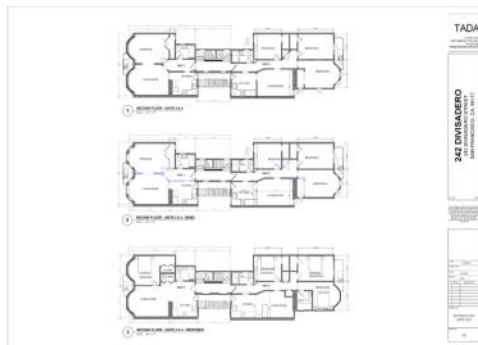
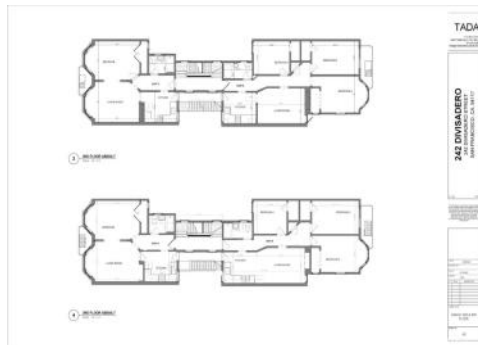
Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

S

242 Divisadero Street, San Francisco

\$2,000,000



PROPERTY DETAILS

MLS #425040642

S 438 Broderick Street, San Francisco

\$1,425,000

Listing information

Courtesy of Christie's Int'l Real Estate

MLS#: 425040642	Beds: 3	SqFt: 1,514	Sold Date: 7/9/25
Status: Closed	Baths: 2.0/1.0	YrBlt: 1908	DOM: 34

Features

Acres: 0.0915 **Lot Size:** 3984.0 **Appliances:** Microwave, Ice Maker, Hood Over Range, Free Standing Refrigerator, Free Standing Gas Range, Disposal, Dishwasher **Association Fee Frequency:** Monthly **Association Fee Includes:** Insurance, Maintenance Exterior, Trash, Water **Construction Materials:** Wood Siding **Cooling:** Ceiling Fan(s) **Disclosures:** Disclosure Package Available **Exterior Features:** Uncovered Courtyard, Fire Pit, Entry Gate **Fireplace Features:** Living Room, Decorative Only **Fireplaces Total:** 1 **Flooring:** Wood, Tile **Foundation Details:** Concrete Perimeter **Heating:** Central

Remarks

Welcome to 438 Broderick Street, where period charm meets modern comfort. This beautifully renovated 3BR/2.5BA Edwardian TIC sits in the heart of NOPA. This spacious, light-filled split-level home blends timeless character with modern updates, featuring high ceilings, hardwood floors, crown molding, recessed lighting, and a decorative fireplace. The gourmet kitchen boasts granite counters, a stone backsplash, and stainless steel appliances including a Bertazzoni range and flows into a large dining area. The main level also includes two bedrooms, an updated full bath, and a half bath. Downstairs, the expansive media room opens to the shared garden and leads to a stunning primary suite featuring a spacious en suite bathroom with a walk-in shower, tub, double-sink vanity, and private water closet. In-unit laundry and deeded storage add everyday convenience. Located just minutes from USF, G...

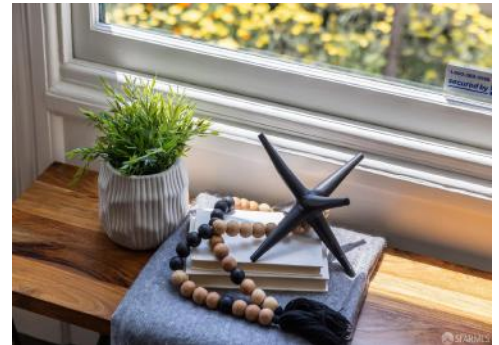
Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.



S 438 Broderick Street, San Francisco

\$1,425,000



PROPERTY DETAILS

MLS #425030053

S 245 Scott Street, San Francisco

\$2,335,000

Listing information

Courtesy of Compass

MLS#: 425030053	Beds: 4	SqFt: 4,060	Sold Date: 7/7/25
Status: Closed	Baths: 3.0/1.0	YrBlt: 1905	DOM: 84

Features

Acres: 0.0573 **Lot Size:** 2495.0 **Covered Spaces:** 2.0 **Heating:** Central **Lot Features:** Other
Number Of Units Total: 4 **Parking Features:** Garage, Attached **Property Condition:** Updated/
Remodeled **Senior Community YN:** No **Units Furnished:** None **Horse YN:** false **Number of
Units Total:** 4 **MLS:** San Francisco MLS **AssociationYN:** No

Remarks

Fully occupied, 4-unit trophy building nestled in the heart of Lower Haight. This property features 1 studio, 1 one-bedroom, and 2 two-bedroom units, all thoughtfully remodeled in 2019. The interiors showcase a modern, sleek design with quartz countertops, stainless steel appliances, and expansive windows flooding each space with natural light. The property is professionally managed, ensuring a seamless experience for the new owner. No evictions in the building. Roof, water heaters, and electrical panels were also included in the 2019 remodel. An oversized 2-car tandem (1 leased, 1 vacant) garage and 3 large storage spaces (1 leased, 1 vacant), 4 bike racks, and a shared laundry room for tenants. Outside, you will find a lush but low-maintenance garden with a drip system and brick patio. Nestled right in between Hayes Valley, Duboce Triangle and Haight-Ashbury, the Lower Haight is a ...



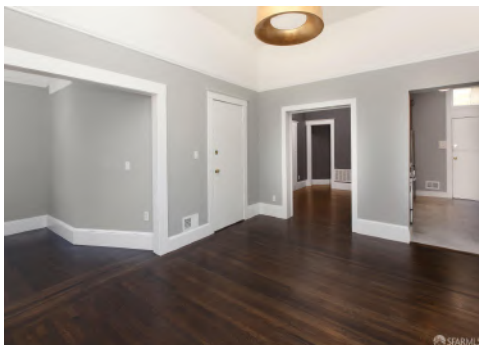
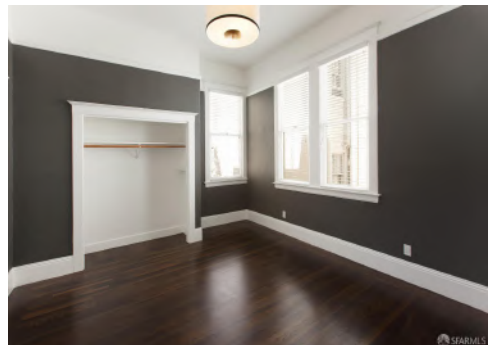
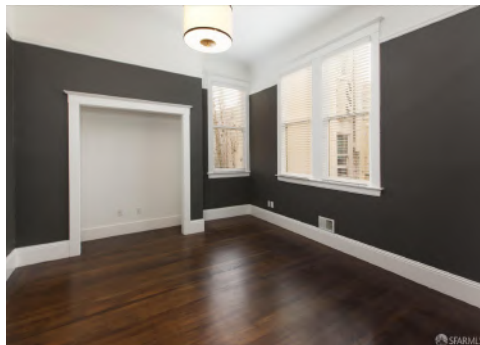
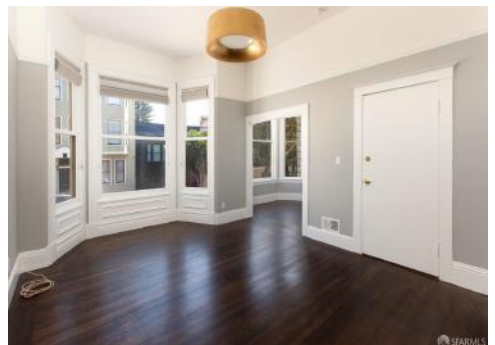
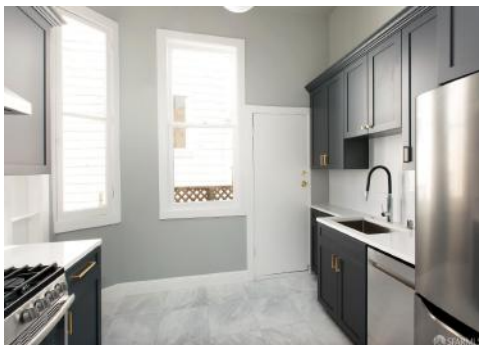
Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

S

245 Scott Street, San Francisco

\$2,335,000



PROPERTY DETAILS

MLS #425026042

S 629 Broderick Street, San Francisco

\$1,050,000

Listing information

Courtesy of Vanguard Properties

MLS#: 425026042	Beds: 2	SqFt: 1,255	Sold Date: 8/7/25
Status: Closed	Baths: 2.0/0.0	YrBlt: 1900	DOM: 118

Features

Acres: 0.0574 **Lot Size:** 2500.0 **Appliances:** Microwave, Gas Water Heater, Free Standing Refrigerator, Free Standing Gas Range, Disposal, Dishwasher **Association Fee Frequency:** Monthly **Association Fee Includes:** Insurance, Maintenance Exterior, Maintenance Grounds, Sewer, Trash, Water **Cooling:** None **Direction Faces:** East **Disclosures:** Other, Underground Tank, TDS Available, Preliminary Title Report, Pest Control Report Available, Natural Hazard Disclosure Available, Home Inspection Report, Disclosure Package Available, CC&Rs, Association Docs **Exterior Features:** Entry Gate

Remarks

Life at the crossroads of NOPA, Alamo Square, and the Panhandle means mornings start with coffee from The Mill, sunsets under Golden Gate Park's trees, and impromptu picnics at Alamo Square with By-Rite goodies. Laid-back nights at 4505 BBQ, date nights at Che Fico or Nopa, live shows at The Independent, and arcade nostalgia at The Emporium. And at home, it's all waiting your own private entry and the kind of ground-floor ease that makes life seamless. Morning coffee on your deeded patio, quick trips out with your pup, or unloading farmers market finds without a single stair. Inside: white oak floors, recessed lighting, and an open layout designed for modern living. The updated kitchen features stainless steel appliances, gas range, and breakfast bar. Two spacious bedrooms include one with a cozy gas fireplace and a bonus nook ideal for a quiet retreat or work-from-home space, while bo...

Information is deemed reliable but not guaranteed.

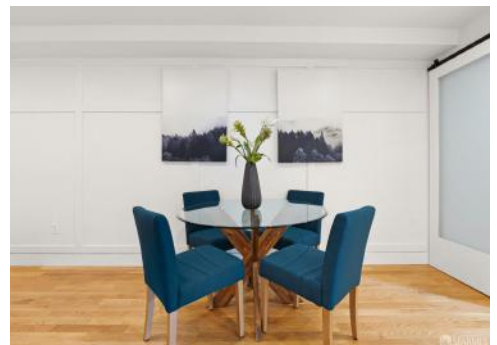
Shana Gates | Craft & Bauer Real Estate Co.



S

629 Broderick Street, San Francisco

\$1,050,000



PROPERTY DETAILS

MLS #425063743

S 1375 Fulton Street, San Francisco

\$1,052,000

Listing information

Courtesy of Compass

MLS#: 425063743	Beds: 2	SqFt:	Sold Date: 10/6/25
Status: Closed	Baths: 1.0/0.0	YrBlit: 1900	DOM: 32

Features

Acres: 0.0394 **Lot Size:** 1717.0 **Association Fee Frequency:** Monthly **Association Fee Includes:** 0 **Disclosures:** Disclosure Package Available **Flooring:** Tile, Wood **Laundry Features:** In Garage **Lot Features:** Landscape Back **Parking Features:** Attached, Garage Facing Front **Property Condition:** Updated/Remodeled **Senior Community YN:** No **View:** City **Window Features:** Bay Window(s) **Horse YN:** false **MLS:** San Francisco MLS **AssociationYN:** Yes

Remarks

Soaring ceilings and classic period charm define this sun-drenched top-floor Victorian flat, situated in a stately two-unit building with a stunning, beautifully preserved facade. This bright and airy 2-bedroom home showcases its heritage with original crown molding, refurbished Douglas fir wood floors, large windows and gracious proportions that reflect its timeless character. The updated kitchen with gleaming new countertops opens seamlessly into the dining area and out onto a spacious private deck perfect for entertaining or enjoying meals al fresco. Whether you're hosting friends or savoring a quiet morning coffee, the indoor-outdoor flow creates a truly special experience. Additional highlights include one-car deeded parking, shared laundry area and a large private storage unit. A lush, shared backyard offers even more outdoor space to relax or unwind. Just a short stroll to the ...



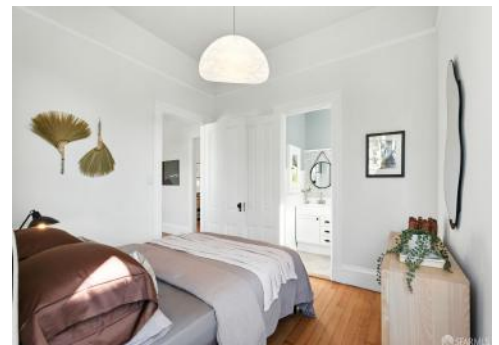
Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

S

1375 Fulton Street, San Francisco

\$1,052,000



A 833 Scott Street, San Francisco

\$3,200,000

Listing information

Courtesy of Marcus & Millichap

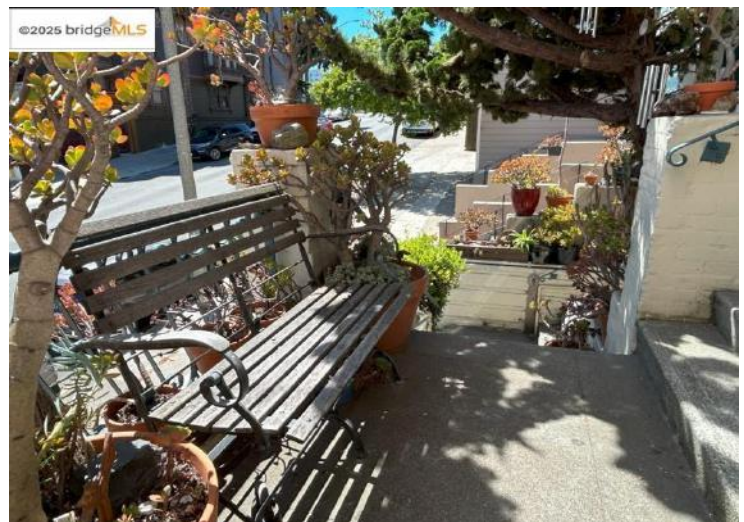
MLS#: 41106329	Beds: 15	SqFt: 6,238	List Date: 7/28/25
Status: Active	Baths: 4.0/3.0	YrBlt: 1905	Sold Date:

Features

Acres: 0.0609 **Lot Size:** 2652.0 **Association Amenities:** Extra Storage **Construction Materials:** Frame, Wood, Wood Siding **Cooling:** Other **Disclosures:** Natural Hazard Disclosure Available **Flooring:** Wood **Heating:** Other **Laundry Features:** Washer/Dryer **Lot Features:** None **Number Of Units Total:** 3 **Parking Features:** None **Roof:** Composition, Shingle **Senior Community YN:** No **Water Source:** Public **Horse YN:** false **Number of Units Total:** 3 **MLS:** MAXM **AssociationYN:** No

Remarks

Situated in San Francisco's highly desirable North of Panhandle (NoPa) neighborhood, 833-837 Scott Street presents a rare opportunity to acquire a low-density, fully occupied multifamily property in a prime central location. Built in 1905, this well-maintained three-unit building features classic Edwardian charm with large bay windows, high ceilings, and intricate period details. The oversized full-floor flats are ideally suited for co-living arrangements, student housing, or large households seeking space and convenience in a walkable urban setting. The large bedroom counts, combined with expansive common areas, provide tenants with flexible and functional layouts that support both privacy and shared living. In addition, each unit benefits from excellent natural light and classic architectural finishes that add long-term value and rental appeal. The building offers an impressive unit...



Information is deemed reliable but not guaranteed.

Shana Gates | Craft & Bauer Real Estate Co.

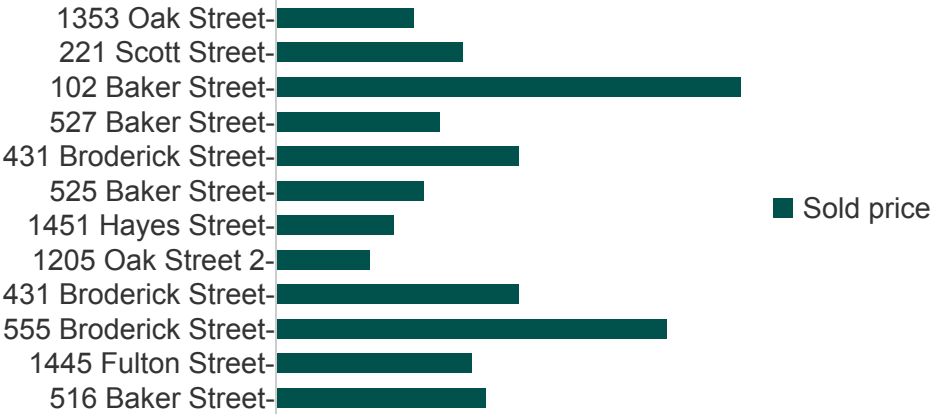
A 833 Scott Street, San Francisco

\$3,200,000



Sold Listings

Number of listings	18
Lowest price	\$1,000,000
Average price	\$2,067,556
Highest price	\$4,999,000
Avg price per sqft	\$830
Avg DOM	68



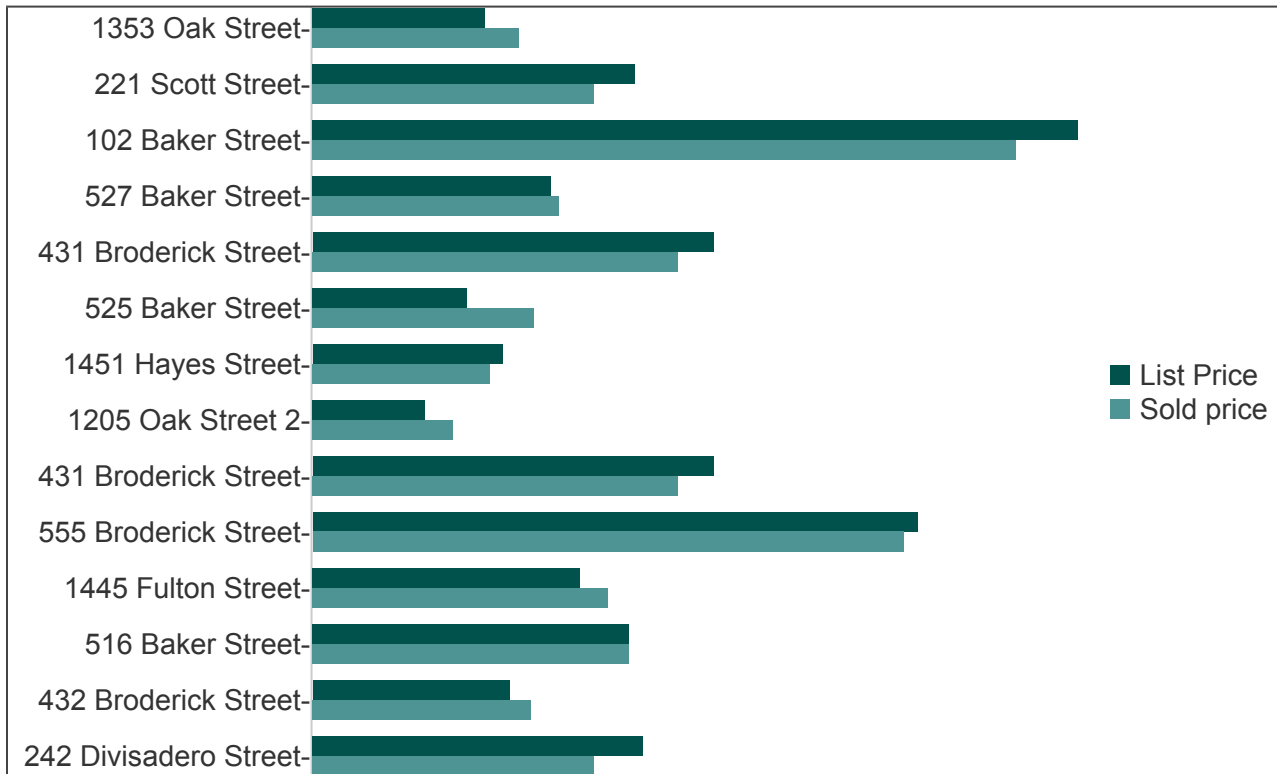
Active Listings

Number of listings	1
Lowest price	\$3,200,000
Average price	\$3,200,000
Highest price	\$3,200,000
Avg price per sqft	\$513
Avg DOM	



SOLD PROPERTY ANALYSIS

ANALYSIS



Address	Orig List Price	Sold Price	% of Orig List Price	DOM	\$ per Sqft
1353 Oak Street	\$1,225,000	\$1,470,000	120.00%	20	\$1,100
221 Scott Street	\$2,295,000	\$2,000,000	87.15%	48	\$800
102 Baker Street	\$5,440,000	\$4,999,000	91.89%	78	\$1,100
527 Baker Street	\$1,695,000	\$1,750,000	103.24%	26	\$967
431 Broderick Street	\$2,899,000	\$2,600,000	89.69%	172	\$852
525 Baker Street	\$1,095,000	\$1,575,000	143.84%	29	\$871
1451 Hayes Street	\$1,350,000	\$1,260,000	93.33%	59	\$600
1205 Oak Street 2	\$799,000	\$1,000,000	125.16%	35	
431 Broderick Street	\$2,899,000	\$2,600,000	89.69%	172	\$852
555 Broderick Street	\$4,300,000	\$4,200,000	97.67%	29	\$437
1445 Fulton Street	\$1,900,000	\$2,100,000	110.53%	7	\$1,216
516 Baker Street	\$2,250,000	\$2,250,000	100.00%	47	\$803
432 Broderick Street	\$1,400,000	\$1,550,000	110.71%	26	\$993
242 Divisadero Street	\$2,995,000	\$2,000,000	66.78%	204	\$327
Averages	\$2,139,166	\$2,067,556	101.79%	68	\$830



Address	Orig List Price	Sold Price	% of Orig List Price	DOM	\$ per Sqft
438 Broderick Street	\$1,380,000	\$1,425,000	103.26%	34	\$941
245 Scott Street	\$2,500,000	\$2,335,000	93.40%	84	\$575
629 Broderick Street	\$1,188,000	\$1,050,000	88.38%	118	\$837
1375 Fulton Street	\$895,000	\$1,052,000	117.54%	32	
Averages	\$2,139,166	\$2,067,556	101.79%	68	\$830