

REDFIN**3390 16th St**
San Francisco, CA 94114**Status:** Pending**\$895,000**

Listed at Price

3

Beds

2

Baths

—

Sq. Ft.

Redfin Estimate: \$1,147,128 **On Redfin:** 37 days

13 of 41

i Sale Pending

Redfin is unable to take you out on tour to see this home because the sellers have accepted an offer and the property is now pending or under contract.

This condo will charm and delight you with its graceful marriage of period detail and thoughtful upgrades. The updated kitchen features stainless appliances and generous cabinet space. Two remodeled marble clad baths include finishes that complement the home's vintage. There is a sunny master bedroom with southern exposure, peaceful second bedroom off the hallway, and a third, smaller bedroom or home office w/ closet. A shared patio area is only steps away from the living areas and with such easy access, it makes a wonderful outdoor extension of the living space. Period hardware, plate rail molding, and wainscoting, plus in-unit laundry and dual pane windows throughout round out the home's features. Website includes more details.

Listing provided courtesy of

Alec Mironov, Zephyr Real Estate

BRE #01873983

Source

San Francisco MLS

Redfin last checked:

1 day ago

|

Last updated:

4 weeks ago

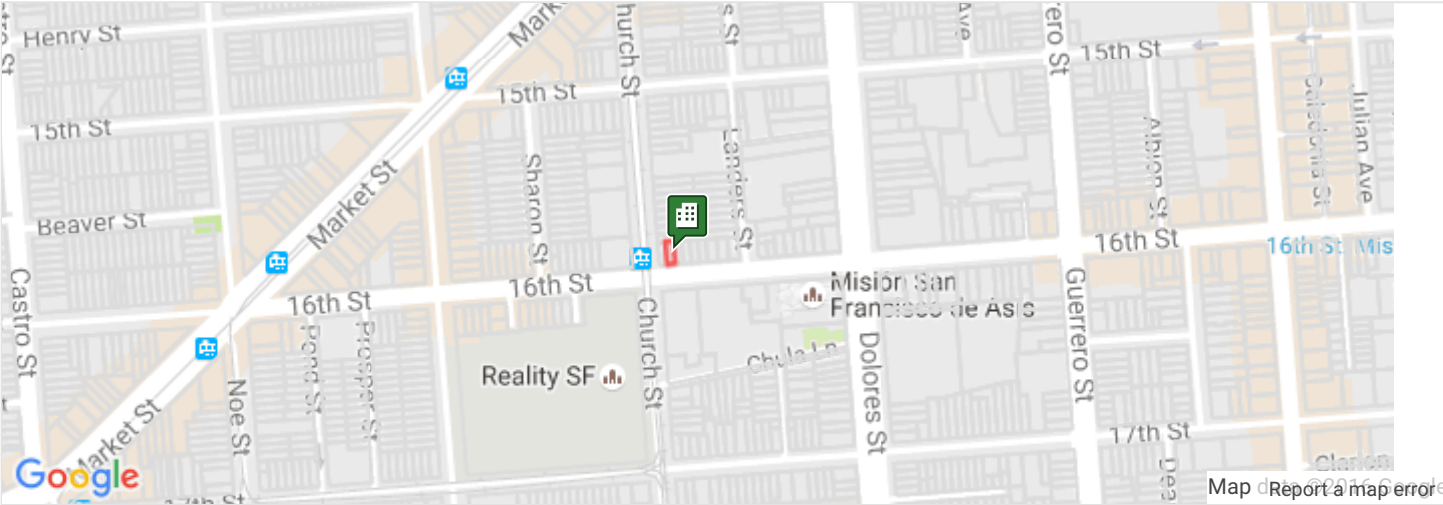
Redfin has the best data.

Why?

-  I'm the Owner

 Map Nearby Homes
-  Print This Listing

 Problem?



Expand Map

|

Street View

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Directions

Payment Calculator

\$1,254 per month

30 Year Fixed, 3.875% Interest 

<div><div></div>Property Taxes</div>	\$910
<div><div></div>HOA Dues</div>	\$180
<div><div></div>Homeowners' Insurance</div>	\$164

● Principal and Interest

Home Price

\$895,000

Down Payment

\$895,000	100%
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Loan Type ⓘ

30 Year Fixed ▼

Interest Rate ⓘ

3.875%

● Property Taxes ⓘ

\$10,919	/ year	1.22%
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● HOA Dues ⓘ

\$180	/ month
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● Homeowners' Insurance ⓘ

\$164	/ month	0.22%
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 [Customize Calculations](#)

Nearby Similar Homes

OPEN SAT, 2PM			OPEN SAT, 1PM		
0.7 mi.			0.8 mi.		
<			>		
\$2,295,000			\$799,000		
76 Museum Way			4378 17th St Unit A		
San Francisco, CA 94114			San Francisco, CA 94114		
3 Beds2.5 Baths2,360 Sq. Ft.			2 Beds2 Baths— Sq. Ft.		

Property Details for 3390 16th St

Interior Features
<div>Bedroom Information<ul style="list-style-type: none"># of Bedrooms: 3</div> <div>Bathroom Information<ul style="list-style-type: none">Bath Type/Includes: Shower Over Tub, Stall Shower, Marble, Remodeled# of Baths: 2</div> <div>Additional Rooms<ul style="list-style-type: none">Den/Bonus Room: 0</div> <div>Laundry Information<ul style="list-style-type: none">Washer/Dryer, In Kitchen</div> <div>Floor Information<ul style="list-style-type: none">Hardwood, Softwood</div> <div>Kitchen Features<ul style="list-style-type: none">Kitchen: Gas Range, Hood Over Range, Refrigerator, Freezer, Dishwasher, Microwave, Garbage Disposal, Granite Counter, Remodeled</div> <div>Interior Features<ul style="list-style-type: none">Main Level: 3 Bedrooms, 2 Baths# of Rooms: 5</div> <div>Heating & Cooling<ul style="list-style-type: none">Central Heating</div>
Parking / Garage, Multi-Unit Information, Homeowners Association, Lease / Rent Details
<div>Parking Information<ul style="list-style-type: none"># of Spaces: 2# of Garage Spaces: 2Lease Avail Off SiteParking Access: Side-by-SideSubject to Monthly Parking FeesMonthly Parking Fees: 275.00Parking Features: Enclosed, Garage</div>

Community Features

- BBQ Area
- Transportation: 1 Block Away
- Shopping: 1 Block Away

Homeowners Association Information

- Has Homeowners Association
- Dues: \$180
- CC&Rs

Rental Information

- Lease Term: Month-to-Month

Property / Lot Details**Lot Information**

- Zoning: RTO

Property Information

- Type: Flat
- # of Units: 3
- APN: 3557113
- Property Disclaimer: All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2016 by San Francisco Assoc of REALTORS® Equal Opportunity Housing * All information deemed reliable, but not guaranteed. * Search listings at <http://www.SFOpenHomes.com>.

Location Details, Documents & Disclosures, Listing Information**Location Information**

- Cross Street: Church

Documents & Disclosures

- Documents/Disclosure: Disclosure Pkg Avail

Listing Information

- Original Price: \$895,000
- On Market Date: Thursday, September 8, 2016
- Transfer of Possession: Close of Escrow

Details provided by San Francisco MLS and may not match the public record. [Learn More](#).

Redfin Tour Insights for 3390 16th St

No Tour Insights on This Listing

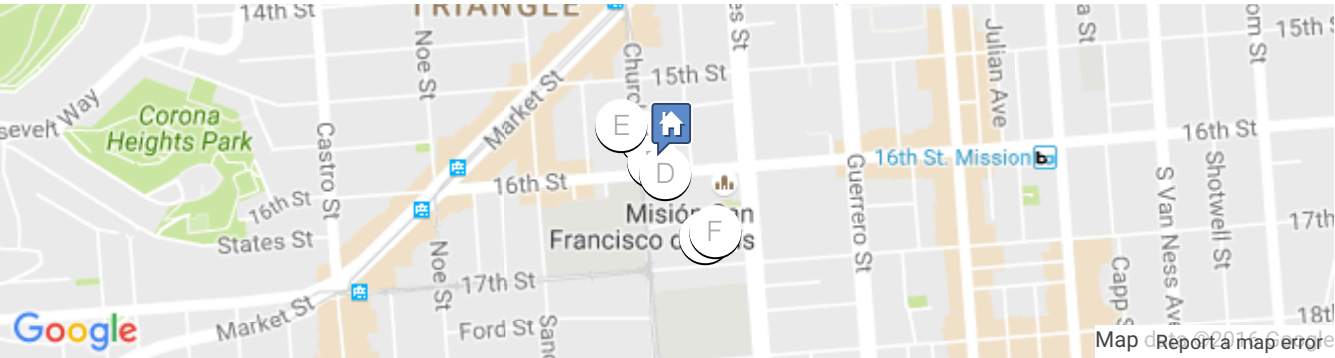
We haven't left any insights about this home yet, but as soon as we do, we'll leave our thoughts here.

Date	Event & Source	Price
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Recent Estimate for 3390 16th St

\$1,147,128 ⓘ

+\$252K over list price of \$895K



SOLD 08/31/16



SOLD 03/08/16



0,000

St
CA 94114

2

Beds

1

Baths

1,612

Sq. Ft.

\$1,245,000

3392 16th St
San Francisco, CA 94114

2

Beds

1.25

Baths

1,146

Sq. Ft.

Estimate based on these comparable homes. Does something look off? [Send Feedback](#)

Property History for 3390 16th St

Date	Event & Source	Price
Sep 21, 2016	Pending San Francisco MLS #450009	—
Sep 8, 2016	Listed (Active) San Francisco MLS #450009	\$895,000
Jun 3, 2013	Sold (Public Records) Public Records	\$810,000
May 3, 2013	Pending (Contingent - Show) San Francisco MLS #407016	—

Date	Event & Source	Price
Apr 19, 2013	Listed (Active) San Francisco MLS #407016	**
May 2, 2002	Delisted San Francisco MLS #102886	—
Apr 18, 2002	Listed San Francisco MLS #102886	**
Jul 30, 2001	Delisted San Francisco MLS #89932	—
May 2, 2001	Listed San Francisco MLS #89932	**

For completeness, Redfin often displays two records for one sale: the MLS record and the public record. [Learn More](#).

** Price available after [signing in](#).

Public Records for 3390 16th St

Taxable Value

Land	\$406,838
Additions	\$406,838
Total	\$813,676
Taxes (2014)	\$10,001




Basic Info

Beds	—
Baths	1
Floors	—
Year Built	1906
Year Renovated	—
Style	Condo/Co-op
Finished Sq. Ft.	973
Unfinished Sq. Ft.	—
Total Sq. Ft.	973
Lot Size	—

School Name & GreatSchools Rating	Distance
APN 3557113	
County Data Refreshed Mar 23, 2016	

Public records are from [San Francisco County](#) and may not match the MLS record. Information deemed reliable not guaranteed. Buyer to verify all information. [Learn More](#).

Activity

<div><div>—</div><div>Views</div><div>.....</div></div>	<div><div>—</div><div>Favorites</div><div>.....</div></div>	<div><div>—</div><div>X-Outs</div><div>.....</div></div>	<div><div>—</div><div>Redfin Tours</div><div>.....</div></div>
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Schools

Serving This Home Elementary Middle High

School Name & GreatSchools Rating	Distance
Sanchez Elementary School	0.1 mi
Everett Middle School	0.1 mi
Mission High School	0.2 mi
Wells (ida B.) High School	0.8 mi
O'Connell (john) High School	0.8 mi

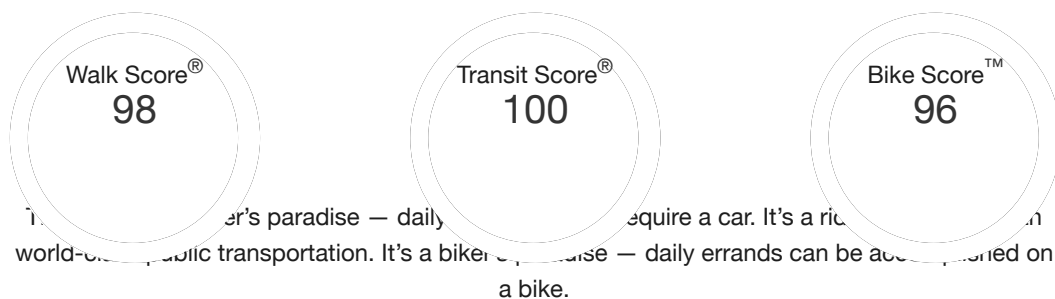
Only showing 5 of 30 schools serving this home

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Neighborhood Info for 3390 16th St

[California](#) > [San Francisco](#) > [Mastro](#)




Transportation in Mastro





Mastro Real Estate Sales (Last 90 days)

	Median List Price	\$1,122,000	Avg. # Offers	4.0
	Median \$ / Sq. Ft.	\$967	Avg. Down Payment	—
	Median Sale / List	—	# Sold Homes	0

What It Takes to Win an Offer near Mastro

<p>~\$1M 1 1 ~1,000</p> <p>Price Beds Baths Sq. Ft.</p> <p> Baxter Smith Redfin Agent</p>				<p>WINNING OFFER</p> <p>112% Offer-to-list ratio</p> <p>14 Days on market</p> <p>— Competing Offers</p> <p>> 20% Down payment</p>
<p>~\$1.25M 2 2 —</p> <p>Price Beds Baths Sq. Ft.</p> <p><i>Lost out due to a non-contingent offer above the comparable sales in the surrounding area.</i></p> <p> Matt Schorr Redfin Agent</p>				<p>OFFER NOT ACCEPTED</p> <p>104% Offer-to-list ratio</p> <p>8 Days on market</p> <p>4 Competing Offers</p> <p>> 20% Down payment</p>
<p>~\$750K 1 1 ~1,000</p> <p>Price Beds Baths Sq. Ft.</p> <p><i>We came in below list with strong terms. After some negotiation, we ended up with great price on a wonderful property.</i></p> <p> Chris Amarante</p>				<p>WINNING OFFER</p> <p>98% Offer-to-list ratio</p> <p>56 Days on market</p> <p>— Competing Offers</p> <p>20% Down payment</p>

Location	Redfin Agent	List Price	\$ / Sq. Ft.	Sale / List
<p> ~\$1.75M 2 2.5 ~2,000 Price Beds Baths Sq. Ft. </p> <p><i>This unit sat on the market for nearly three months with one price reduction of \$200k. We offered a further \$100k below the new list price and through some negotiation were able to secure the acceptance with a token increase of just \$10k.</i></p> <div>  <div> Derrick Lee Redfin Agent </div> </div>				<p>WINNING OFFER</p> <p>95% Offer-to-list ratio</p> <p>69 Days on market</p> <ul style="list-style-type: none"> — Competing Offers — Down payment
<p> ~\$1.5M 2 1 ~1,500 Price Beds Baths Sq. Ft. </p> <p><i>We competed against one other offer for this listing with both offers being very close in price. We did not include an inspection or financing contingency, but we did include an appraisal contingency. The other offer was non-contingent, but we had a slight edge in price. The offers were so close that the Seller considered issuing a multiple counter offer, but in the end decided our offer was the most attractive. I believe good report between ourselves and the listing agent gave her the confidence that we would see the transaction through.</i></p> <div>  <div> Derrick Lee Redfin Agent </div> </div>				<p>WINNING OFFER</p> <p>115% Offer-to-list ratio</p> <p>14 Days on market</p> <p>2 Competing Offers</p> <ul style="list-style-type: none"> — Down payment

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
Southwest San Francisco	\$1,195,000	\$775	110.0%
Mastro	\$1,122,000	\$967	—
Mission Dolores	\$1,295,000	\$905	106.5%
94114	\$1,695,000	\$1,018	109.2%
San Francisco	\$1,189,000	\$896	106.9%
San Francisco County	\$1,189,000	\$896	106.9%

\$/Sq. Ft. Condos in 94114

Nearby Homes for Sale

0.6
mi.

3 **3** **1,839**
Beds Baths Sq. Ft.

0.5
mi.

4 Beds **2.5** Baths **1,807** Sq. Ft.

OPEN SUN, 2PM

0.6
mi.

\$999,000

2750 Market St #201
San Francisco, CA 94114

2 2 1,528
Beds Baths Sq. Ft.

OPEN SAT, 2PM

0.5
mi.

\$1,199,000

143 Buchanan St
San Francisco, CA 94102

2 2 1,346
Beds Baths Sq. Ft.

OPEN SAT, 2PM

0.7
mi.

\$2,295,000

76 Museum Way
San Francisco, CA 94114

3	2.5	2,360
Beds	Baths	Sq. Ft.

OPEN SAT, 1PM

0.8
mi.

\$799,000

4378 17th St Unit A
San Francisco, CA 94114

2	2	—
Beds	Baths	Sq. Ft.

Homes similar to 3390 16th St are listed between \$358K to \$2,695K at an average of \$955 per square foot.

Nearby Sold Homes

0.1
mi.

2 **1** **1,615**
Beds Baths Sq. Ft.

0.3
mi.

2 **1** **1,295**
Beds Baths Sq. Ft.

SOLD 05/03/16

0.3
mi.

\$1,320,000

194 Noe St
San Francisco, CA 94114

3	1	1,285
Beds	Baths	Sq. Ft.

SOLD 09/22/16

0.5
mi.

\$1,503,000

33 Collingwood St
San Francisco, CA 94114

3	2	1,576
Beds	Baths	Sq. Ft.

SOLD 06/10/16	0.6 mi.
<div><div>\$1,225,000</div><div>4168 17th St</div><div>San Francisco, CA 94114</div></div>	<div><div>2</div><div>Beds</div></div> <div><div>2</div><div>Baths</div></div> <div><div>—</div><div>Sq. Ft.</div></div>
SOLD 08/12/16	0.7 mi.

<div><div>0,000</div><div>St</div><div>, CA 94114</div></div>	<div><div>2</div><div>Beds</div></div> <div><div>1</div><div>Baths</div></div> <div><div>1,284</div><div>Sq. Ft.</div></div>
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Nearby homes similar to 3390 16th St have recently sold between \$872K to \$1,503K at an average of \$990 per square foot.

3390 16th St is a condo in San Francisco, CA 94114. This 973 square foot condo features 3 bedrooms and 2 bathrooms. This condo has been listed on Redfin since September 08, 2016 and is currently priced at \$895,000. This property was built in 1906. Based on Redfin's San Francisco data, we estimate the home's value is \$1,147,128, which is 28.2% more than its current list price. Comparable nearby homes include [361 Church St](#), [3392 16th St](#), and [30 Abbey St](#). Nearby schools include Mission Dolores Academy, Everett Middle School and Sanchez Elementary School. The closest grocery stores are Church Street Groceteria, Hom's Grocery and George's Market & Deli. Nearby coffee shops include Cafe Sophie, Morning Due Cafe and Maxfield's House of Caffeine. Nearby restaurants include Due Drop In, Mayuri's Kitchen and Eiji. 3390 16th St is near Noe & Beaver Mini Park Community Garden, Mission

Dolores Park and Jane Warner Plaza. There are excellent bike lanes and the terrain is mostly flat. 3390 16th St is a Biker's Paradise, daily errands can be accomplished on a bike. This address can also be written as 3390 16th Street, San Francisco, California 94114.

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 California BRE #01521930

GreatSchools Ratings provided by [GreatSchools.org](#).