

REDFIN

1367-1369 Natoma St

San Francisco, CA 94103

Status: Active

\$1,098,000

Price

—

Beds

—

Baths

2,555

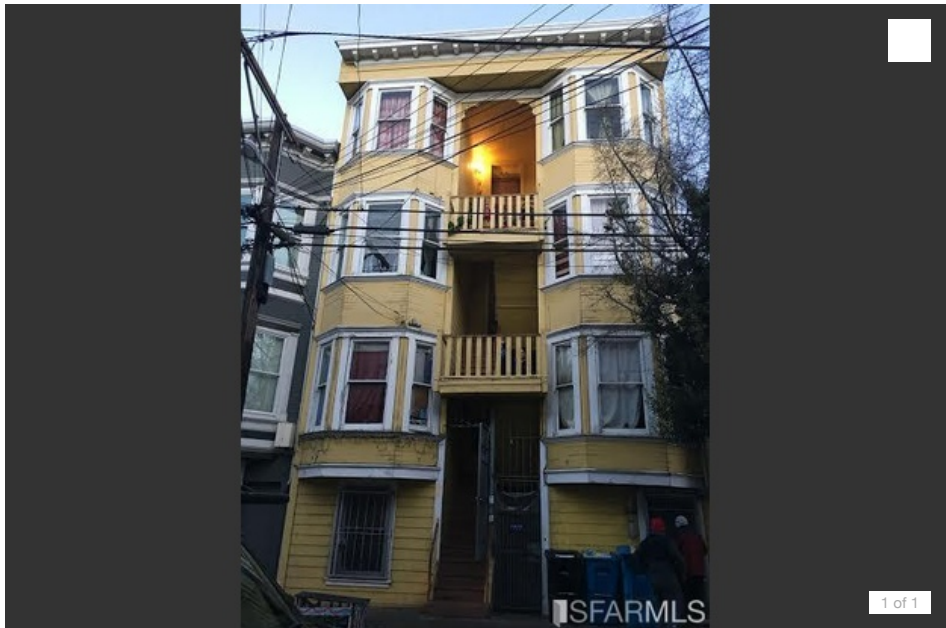
Sq. Ft.

\$430 / Sq. Ft.

Built: 1906

Lot Size: 1,873 Sq. Ft.

On Redfin: 29 days



[f](#) [p](#) [t](#) [G+](#)

First time in the market. Owned by same family for 25 years. Nice building in the inner mission district of San Francisco. 3 2BR/1BA flats plus a 1 BR/1BA unwarranted unit in the basement. Ideal for contractors and savvy investors.

Property Type	Flats, 5+ Story, 3 Units	Style	Edwardian
Community	Inner Mission	County	San Francisco
MLS#	442389	Built	1906
Lot Size	1,873 square feet		

Listing provided courtesy of
Marissa Reyes, Marissa Reyes
BRE #01227951

Source
San Francisco MLS

Redfin last checked: 9 minutes ago | Last updated: 4 weeks ago

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Tue

< 22

Mar

Wed

23

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Thu

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Mar

Fri

25

Mar

Sat

26

Mar

Sun

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Mar

Mon

28

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Wed

30

Mar

Thu

31

Mar

Fri

1

Apr

Sat

2

Apr

Schedule Tour

It's free, with no obligation — cancel anytime



[Expand Map](#) | [Street View](#) | [Directions](#)

Stuart Gavan

REDFIN Real Estate Agent



153 client reviews

\$8,209 commission refund

Ask a Question

Start an Offer

Miriam Westberg

REDFIN Real Estate Agent

Miriam recently closed 6 homes in Southeast San Francisco

\$8,209 commission refund

Ask a Question

Start an Offer

Derrick Lee

REDFIN Real Estate Agent

Derrick recently closed 5 homes in Southeast San Francisco

\$8,209 commission refund

Ask a Question

Start an Offer

< 1 of 4 Redfin Agents in this area >

(415) 800-4018

Questions? Call Stuart's Team

(415) 702-3092

Questions? Call Miriam's Team

(415) 287-9752

Questions? Call Derrick's Team

Nearby Similar Homes

	0.4 mi.				1.3 mi.				0.2 mi.		

Property Details for 1367-1369 Natoma Street

Interior Features, Exterior Features, Homeowners Association, Location Details

- Floors: Partial Hardwood

- Wood Siding
- Apartment in Basement

- Unconfirmed Co-op Fee: 0.00

- Cross Street: 15th

- Operating Expenses: Water, Garbage Collection, Maintenance/Repairs
- # of Units: 3

- # of Rooms (Unit 1): 1
- Unit Type: 1 Bedroom, 1 Bath
- Features: Oven/Range, Refrigerator

- Unit Type: 2 Bedrooms, 1 Bath
- Features: Oven/Range, Refrigerator

- Unit Type: 2 Bedrooms, 1 Bath
- Features: Oven/Range, Refrigerator

- Unit Type: 2 Bedrooms, 1 Bath
- Features: Oven/Range

- Lot Description: Regular, Level
- Zoning: RH3
- Lot Measurement: Square Feet

- Type: Flats, 5+ Story
- Style: Edwardian
- Per Architect
- APN: 3548077
- 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>.

- Documents/Disclosure: Prelim Title Report

- Original Price: \$1,098,000
- On Market Date: Monday, February 22, 2016

Redfin Tour Insights for 1367-1369 Natoma St

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

3/8

We're here to help! Stuart will contact you within four business hours.

First Name

First Name

Last Name

Last Name

Email

Email

Phone

(XXX) XXX-XXXX

I'm considering ☐ Buying ☐ Selling

What can we do for you?

I'd like to know more about 1367-1369 Natoma St.

Submit

You are creating a Redfin account and agree to our [Terms of Service](#) and [Privacy Policy](#)

Stuart Gavan

4.7153 Reviews

Redfin Estimate for 1367-1369 Natoma St

Estimate Not Available

Our gears are turning, but we don't have enough information to generate an accurate estimate at this time. [Learn more.](#)

Property History for 1367-1369 Natoma Street

Date	Event & Source	Price
Feb 22, 2016	Listed (Active)	\$1,098,000
<div><div>This History Is Still Growing</div><div>We don't have much of a property history yet, but as we learn more about it, we'll add additional history here. Don't want to wait? Go see this home.</div></div>		

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

Public Records for 1367-1369 Natoma Street

Taxable Value

Land	\$140,520
Additions	\$245,919
Total	\$386,439

Basic Info

Beds	—
Baths	3
Floors	3
Year Built	1906
Year Renovated	—
Style	Multi-Family (2-4 Unit)
Finished Sq. Ft.	2,555
Unfinished Sq. Ft.	—
Total Sq. Ft.	2,555
Lot Size	1,873

County San Francisco County

APN 3548077

County Data Refreshed Mar 22, 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

 — Views	 — Favorites	 — X-Outs	 — Redfin Tours
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Schools for 1367-1369 Natoma St

Serving This HomeElementaryMiddleHigh

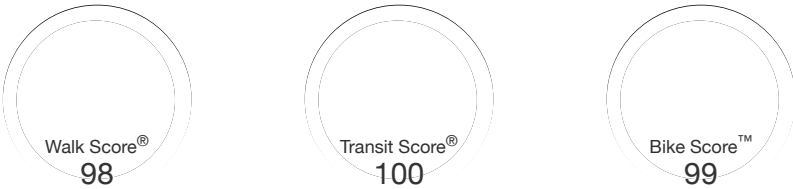
School Name & GreatSchools Rating	Distance
Moscone (george R.) Elementary School	0.8 mi
Carmichael (bessie)/fec	0.9 mi
O'Connell (john) High School	0.6 mi
Mission High School	0.6 mi
Downtown High School	0.9 mi

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 1367-1369 Natoma St

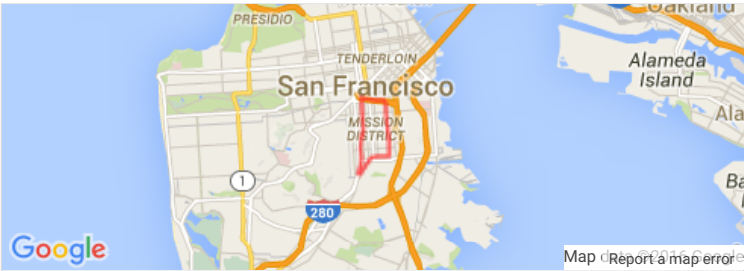
CA San Francisco Mission

Transportation in Mission



This area is a walker's paradise — daily errands do not require a car. It's a rider's paradise, with world-class public transportation. It's a biker's paradise — daily errands can be accomplished on a bike.

Mission Real Estate Sales (Last 90 days)



When it Takes to Win an Offer, the Mission (San Francisco, CA) —

<div><div>~\$1.25M</div><div>Median \$ / Sq. Ft.</div></div> <div><div>2</div><div>Beds</div></div> <div><div>1</div><div>Baths</div></div> <div><div>~1,500</div><div>Sq. Ft.</div></div> <div><div>\$841</div><div>Avg. Down Payment</div></div> <div>—</div>	<div>OFFER NOT ACCEPTED</div> <div><div>104%</div><div>Offer-to-list ratio</div></div> <div><div>12</div><div>Days on market</div></div> <div><div>—</div><div>Competing Offers</div></div> <div><div>20%</div><div>Down payment</div></div>
<div><div>~\$1.5M</div><div>Price</div></div> <div><div>2</div><div>Beds</div></div> <div><div>2</div><div>Baths</div></div> <div><div>~1,250</div><div>Sq. Ft.</div></div> <div><div>164%</div><div>Offer-to-list ratio</div></div> <div><div>31</div><div>Days on market</div></div> <div><div>—</div><div>Competing Offers</div></div> <div><div>—</div><div>Down payment</div></div>	<div>OFFER NOT ACCEPTED</div> <div><div>123%</div><div>Offer-to-list ratio</div></div> <div><div>7</div><div>Days on market</div></div> <div><div>4</div><div>Competing Offers</div></div> <div><div>—</div><div>Down payment</div></div>
<div><div>~\$1M</div><div>Price</div></div> <div><div>2</div><div>Beds</div></div> <div><div>1</div><div>Baths</div></div> <div><div>—</div><div>Sq. Ft.</div></div> <div><div>6</div><div>Days on market</div></div> <div><div>3</div><div>Competing Offers</div></div> <div><div>> 20%</div><div>Down payment</div></div>	<div>WINNING OFFER</div> <div><div>123%</div><div>Offer-to-list ratio</div></div> <div><div>6</div><div>Days on market</div></div> <div><div>3</div><div>Competing Offers</div></div> <div><div>> 20%</div><div>Down payment</div></div>

3/22/2016

1367-1369 Natoma St, San Francisco, CA 94103 | MLS# 442389 | Redfin

~\$1.25M

Price

3

Beds

2

Baths

~1,500

Sq. Ft.

Winnie Lai

REDFIN Agent

WINNING OFFER

100%

Offer-to-list ratio

8

Days on market

3

Competing Offers

20%

Down payment

~\$1.5M

Price

2

Beds

1

Baths

—

Sq. Ft.

Derrick Lee

REDFIN Agent

We offered at the very last minute due to the unexpectedly low number of offers despite the overwhelming interest. We worked closely with the listing agent to put forth an offer that would appeal to the Sellers given the offers in hand. In the end, our offer was neck in neck with one other offer, but due to multiple visits to the open houses, good report with the listing agent, the clean and well packaged offer put forth we were the decided front runner. Still we were issued a counter offer to which we countered and finally settled on price and terms amenable to all.

WINNING OFFER

130%

Offer-to-list ratio

12

Days on market

4

Competing Offers

—

Down payment

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
Southeast San Francisco	\$1,187,500	\$1,089	104.0%
Mission District	\$1,287,500	\$842	103.6%
Mission	\$1,287,500	\$841	104.0%
94103	\$1,112,000	\$1,075	101.2%
San Francisco	\$1,195,000	\$964	105.9%
San Francisco County	\$1,195,000	\$965	105.9%

Similar Homes to 1367-1369 Natoma St

Nearby Homes for Sale

0.4 mi.

\$895,000

182 A Guerrero St

San Francisco, CA 94103

2

Beds

1

Baths

930

Sq. Ft.

1.3 mi.

\$1,199,000

171-173 Clara St

San Francisco, CA 94107

—

Beds

—

Baths

—

Sq. Ft.

0.2 mi.

\$1,250,000

48-52 Woodward St

San Francisco, CA 94103

—

Beds

—

Baths

2,760

Sq. Ft.

Homes similar to 1367-1369 Natoma St are listed between \$895K to \$1,250K at an average of \$710 per square foot.

Nearby Recently Sold Homes

https://www.redfin.com/CA/San-Francisco/1369-Natoma-St-94103/home/2000869

7/8

SOLD 12/22/15	0.8 mi.	SOLD 11/12/15	0.8 mi.	SOLD 10/09/15	1.1 mi.
<div><div>\$1,750,000</div><div>456 Kansas St</div><div>San Francisco, CA 94107</div></div>	<div>—</div> <div>Beds</div> <div>—</div> <div>Baths</div> <div>2,546</div> <div>Sq. Ft.</div>	<div><div>\$1,250,000</div><div>622-626 Buchanan St</div><div>San Francisco, CA 94102</div></div>	<div>—</div> <div>Beds</div> <div>—</div> <div>Baths</div> <div>—</div> <div>Sq. Ft.</div>	<div><div>0,000</div><div>Potrero Ave</div><div>San Francisco, CA 94110</div></div>	<div>—</div> <div>Beds</div> <div>—</div> <div>Baths</div> <div>2,760</div> <div>Sq. Ft.</div>
SOLD 02/12/16	0.7 mi.	SOLD 01/08/16	0.7 mi.	SOLD 12/15/15	1.3 mi.
<div><div>\$1,350,000</div><div>724-728 Clementina St</div><div>San Francisco, CA 94107</div></div>	<div>—</div> <div>Beds</div> <div>—</div> <div>Baths</div> <div>1,880</div> <div>Sq. Ft.</div>	<div><div>\$2,400,000</div><div>421 Oak St</div><div>San Francisco, CA 94102</div></div>	<div>3</div> <div>Beds</div> <div>3.5</div> <div>Baths</div> <div>2,472</div> <div>Sq. Ft.</div>	<div><div>\$1,135,000</div><div>1315-1317 Kansas St</div><div>San Francisco, CA 94107</div></div>	<div>—</div> <div>Beds</div> <div>—</div> <div>Baths</div> <div>—</div> <div>Sq. Ft.</div>

Nearby homes similar to 1367-1369 Natoma St have recently sold between \$1,135K to \$2,700K at an average of \$700 per square foot.

1367-1369 Natoma St is a multi-family home in San Francisco, CA 94103. This 2,555 square foot multi-family home sits on a 1,873 square foot lot and features 3 bathrooms. This multi-family home has been listed on Redfin since February 22, 2016 and is currently priced at \$1,098,000. This property was built in 1906. Nearby schools include Marshall Elementary School, San Francisco County Opportunity School and San Francisco County Community School. The closest grocery stores are Fidas Market, New Star Market and Foods Co. Nearby coffee shops include Sixth Course, Flying Pig Bistro and La Noisette. Nearby restaurants include Walzwerk, Los Yaquis and Doña Mago. 1367-1369 Natoma St is near Kid Power Park, Franklin Square and Alioto Mini Park. There are excellent bike lanes and the terrain is flat as a pancake. 1367-1369 Natoma St is a Biker's Paradise, daily errands can be accomplished on a bike. This address can also be written as 1367-1369 Natoma Street, San Francisco, California 94103.

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California BRE #01521930

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

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