

REDFIN

74 New Montgomery St #610
San Francisco, CA 94105

Status: Active

\$799,000	1	1	—
Price	Bed	Bath	Sq. Ft.

Redfin Estimate: \$823,749 **On Redfin:** 18 days



One-of-kind loft at The Montgomery features a 15-foot+/- ceiling heights, rich exposed concrete wall, operable hung windows and expansive views of The Palace hotel and city skyline. #610 also features a well-appointed living & dining room, custom built loft, office nook, gourmet kitchen and spa like bathroom. 74 New Montgomery is in the heart of the city, next to retail, restaurants, museums and public transportation. Building amenities include 24hr security, Dry-cleaning service, onsite management, rotational art and a panoramic 5,500SF+/- roof deck with bbq/wifi/heater. Converted to condos in 2007, 74 New Montgomery was originally a printing press, home of The Call Newspaper and designed by the World Renowned Reid Brothers.

HOA Dues \$777/month	Property Type Mid-Rise (4-8), Condominium
Style Contemporary, Conversion	Community Yerba Buena
County San Francisco	MLS# 442822
Built 1914	

Listing provided courtesy of Justin Goldberg, Vanguard Properties BRE #01705028	Source San Francisco MLS
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Redfin last checked: 13 minutes ago | **Last updated:** 3 days ago

Redfin has the best data. [Why?](#)

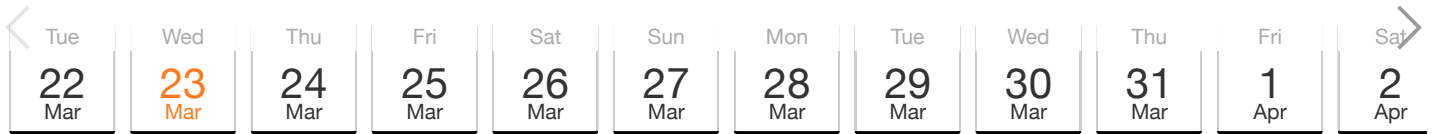
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[Print This Listing](#) [\\$4,457/mo. \(30yr\)](#)

[Problem?](#)

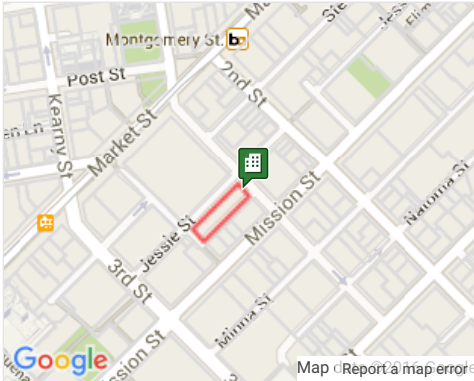
Please add a private note about this home...

Go Tour This Home



Schedule Tour

It's free, with no obligation — cancel anytime


[Expand Map](#) | [Street View](#) | [Directions](#)
Stuart Gavan
 REDFIN Real Estate Agent

 ★★★★★
 153 client reviews

\$5,679 commission refund



Ask a Question

[Start an Offer](#)
Miriam Westberg
 REDFIN Real Estate Agent

 ★★★★★
 53 client reviews

\$5,679 commission refund



Ask a Question

[Start an Offer](#)
Derrick Lee
 REDFIN Real Estate Agent

 ★★★★★
 41 client reviews

\$5,679 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

<div>0.2 mi.</div> <div> \$835,000 246 2nd St #1008 San Francisco, CA 94105 </div> <div> 1 Beds 1 Baths 670 Sq. Ft. </div>	<div>0.5 mi.</div> <div> \$800,000 1010 San Francisco, CA 94105 </div> <div> 1 Beds 1 Baths 669 Sq. Ft. </div>	<div>0.5 mi.</div> <div> OPEN SUN, 2PM \$899,000 855 Folsom St #315 San Francisco, CA 94107 </div> <div> 1 Beds 1.5 Baths — Sq. Ft. </div>
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Property Details for 74 New Montgomery Street #610

<div>Interior Features</div> <div><div>Bedroom Information</div><div><ul style="list-style-type: none"># of Bedrooms: 1</div><div>Bathroom Information</div><div><ul style="list-style-type: none">Bath Type/Includes: Shower Over Tub, Tile# of Baths: 1</div><div>Living Room Information</div><div><ul style="list-style-type: none">Has View</div><div>Family Room Information</div><div><ul style="list-style-type: none">Family Room: View</div><div>Dining Room Information</div><div><ul style="list-style-type: none">Dining Room: Living/Dining Room Combo</div><div>Additional Rooms</div><div><ul style="list-style-type: none">Other Room(s): OfficeDen/Bonus Room: 0</div><div>Laundry Information</div><div><ul style="list-style-type: none">220 Volt Wiring, Washer/Dryer</div><div>Floor Information</div><div><ul style="list-style-type: none">Hardwood</div><div>Kitchen Features</div><div><ul style="list-style-type: none">Kitchen: Electric Range, Built-In Oven, Freezer, Dishwasher, Microwave, Garbage Disposal, Granite Counter</div><div>Interior Features</div><div><ul style="list-style-type: none">Main Level: 1 Bedroom# of Rooms: 3</div><div>Heating & Cooling</div><div><ul style="list-style-type: none">Electric</div></div>
<div>Parking / Garage, Exterior Features, Homeowners Association, Location Details</div> <div><div>Parking Information</div><div><ul style="list-style-type: none">NoneParking Access: IndependentMonthly Parking Fees: 0.00Parking Features: Valet</div><div>Exterior Features</div><div><ul style="list-style-type: none">Exterior: Other</div><div>Homeowners Association Information</div><div><ul style="list-style-type: none">HOA Fee Includes: Water, Gas, Garbage, Organized Activities, Ext Bldg Maintenance, Grounds Maintenance, Security Service, Homeowners InsuranceHas Homeowners AssociationDues: \$777.63Articles of Incorporation, Bylaws, CC&Rs, Rules & Regulations, Financial Statements</div><div>Location Information</div><div><ul style="list-style-type: none">Cross Street: Jessie</div></div>
<div>Property / Lot Details</div> <div><div>Lot Information</div><div><ul style="list-style-type: none">View(s): Panoramic, City LightsZoning: C-3-O(SD)</div><div>Property Information</div><div><ul style="list-style-type: none">Style: Contemporary, ConversionType: Mid-Rise (4-8)Construction: Reinforced Concrete# of Units: 107Floor #: 6APN: 3707145Property 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.</div></div>
<div>Listing Information</div>

Listing Information

- Original Price: \$799,000
- On Market Date: Friday, March 4, 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 74 New Montgomery St #610

No Tour Insights on This Home

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

Ask Redfin Agent Stuart a Question

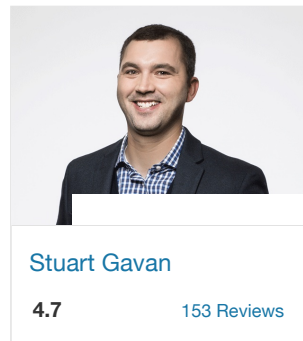
We're here to help! Stuart will contact you within four business hours.

First Name**Last Name****Email****Phone**

I'm considering ☒ Buying ☐ Selling

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Redfin Estimate for 74 New Montgomery St #610

\$823,749

Redfin Estimate ⓘ

+\$24,749 over list price

The Redfin Estimate is based on the following comparable homes sold nearby in the last year.



<div><div>A</div><div>SOLD 08/19/15</div></div> <div><div><div>\$875,000</div><div>74 New Montgomery St... San Francisco, CA 94105</div></div><div><div>1</div><div>Beds</div></div><div><div>1</div><div>Baths</div></div><div><div>694</div><div>Sq. Ft.</div></div></div>	<div><div><div>\$839,000</div><div>199 New Montgomery S... San Francisco, CA 94105</div></div><div><div>1</div><div>Beds</div></div><div><div>1</div><div>Baths</div></div><div><div>653</div><div>Sq. Ft.</div></div></div>
<div><div><div>C</div><div>SOLD 09/03/15</div></div><div><div><div>\$885,000</div><div>199 New Montgomery S... San Francisco, CA 94105</div></div><div><div>1</div><div>Beds</div></div><div><div>1</div><div>Baths</div></div><div><div>787</div><div>Sq. Ft.</div></div></div></div>	<div><div><div>D</div><div>SOLD 03/11/16</div></div><div><div><div>\$750,000</div><div>74 New Montgomery St... San Francisco, CA 94105</div></div><div><div>0</div><div>Beds</div></div><div><div>1</div><div>Baths</div></div><div><div>698</div><div>Sq. Ft.</div></div></div></div>
<div><div><div>E</div><div>SOLD 02/04/16</div></div><div><div><div>\$908,000</div><div>199 New Montgomery S... San Francisco, CA 94105</div></div><div><div>1</div><div>Beds</div></div><div><div>1</div><div>Baths</div></div><div><div>—</div><div>Sq. Ft.</div></div></div></div>	<div><div><div>F</div><div>SOLD 03/27/15</div></div><div><div><div>\$890,000</div><div>199 New Montgomery S... San Francisco, CA 94105</div></div><div><div>1</div><div>Beds</div></div><div><div>1</div><div>Baths</div></div><div><div>780</div><div>Sq. Ft.</div></div></div></div>

Disagree with our estimate? [Send Feedback](#)

Property History for 74 New Montgomery Street #610

Date	Event & Source	Price
Mar 4, 2016	Listed (Active)	\$799,000
Jun 18, 2008	Sold (Public Records)	\$600,000

This History Is Still Growing

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.

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

Public Records for 74 New Montgomery Street #610

Taxable Value

Land	\$385,740
Additions	\$257,159

Basic Info

Beds	1
Baths	1
Floors	—
Year Built	1914
Year Renovated	—
Style	Condo/Coop
Finished Sq. Ft.	651
Unfinished Sq. Ft.	—
Total Sq. Ft.	651
Lot Size	—

County

San Francisco County

APN


3707145

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

<div></div> <div>—</div> <div>Views</div>	<div></div> <div>—</div> <div>Favorites</div>	<div></div> <div>—</div> <div>X-Outs</div>	<div></div> <div>—</div> <div>Redfin Tours</div>
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Schools for 74 New Montgomery St #610

School Name & GreatSchools Rating	Distance
Chinese Education Center	0.5 mi
San Francisco Public Montessori School	1.8 mi
Carmichael (bessie)/fec	0.8 mi
Galileo High School	1.7 mi
Downtown High School	1.8 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.

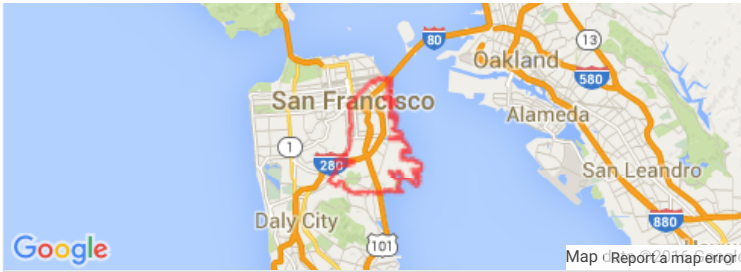
Neighborhood Info for 74 New Montgomery St #610

Transportation in Southeast San Francisco



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 convenient to use a bike for most trips.

Southeast San Francisco Real Estate Sales (Last 90 days)



When It Takes to Win an Offer, \$1,187,500 Southeast San Francisco 2.7

~\$1.25M 2 1 ~\$1,500
Median \$ / Sq. Ft. Beds Baths Sq. Ft. Avg. Down Payment 31.0%

8 total offers were received on this West Portal home. We offered slightly over list, but waived all contingencies. Unfortunately, we were in the lower group in terms of pricing which took us out of consideration.

Miriam Westberg
REDFIN Agent

OFFER NOT ACCEPTED

104% Offer-to-list ratio
12 Days on market
— Competing Offers
20% Down payment

~\$1.5M 2 2 ~1,250
Price Beds Baths Sq. Ft.

Winnie Lai
REDFIN Agent

OFFER NOT ACCEPTED

123% Offer-to-list ratio
7 Days on market
4 Competing Offers
— Down payment

~\$1M 2 1 —
Price Beds Baths Sq. Ft.

Very short 6 days on market, we came in with a strong non-contingent offer and narrowly beat 2 other strong offers.

Chris Amarante
REDFIN Agent

WINNING OFFER

123% Offer-to-list ratio
6 Days on market
3 Competing Offers
> 20% Down payment

~\$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

WINNING OFFER

130%

Offer-to-list ratio

12

Days on market

4

Competing Offers

—

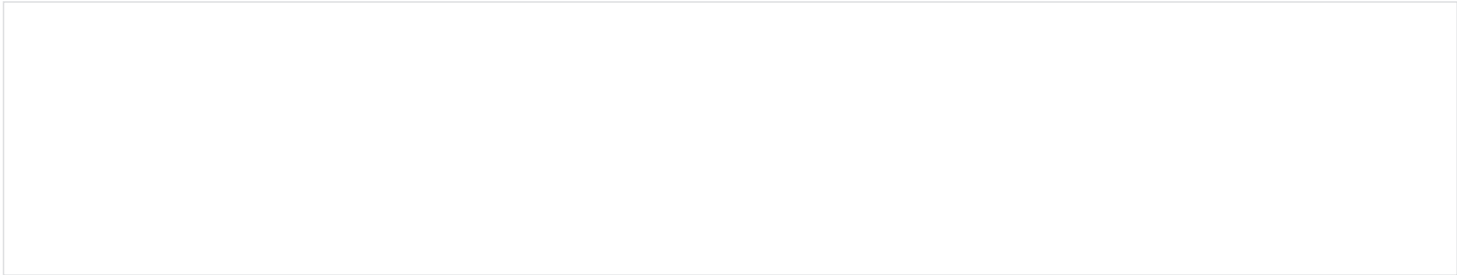
Down payment

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.

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
South Beach	\$1,595,000	\$1,318	100.9%
Southeast San Francisco	\$1,187,500	\$1,089	104.0%
South Beach	\$1,375,000	\$1,269	101.4%
South of Market	\$1,150,000	\$1,190	103.4%
Financial District South	\$1,772,500	\$1,389	101.4%
94105	\$1,650,000	\$1,385	100.8%
San Francisco	\$1,195,000	\$964	105.9%
San Francisco County	\$1,195,000	\$965	105.9%

\$/Sq. Ft. Condos in 94105



Similar Homes to 74 New Montgomery St #610

Nearby Homes for Sale

	0.2 mi.		0.5 mi.	OPEN SUN, 2PM	0.5 mi.
<div><div>\$835,000</div><div>246 2nd St #1008</div><div>San Francisco, CA 94105</div></div>	<div>11670</div> <div>BedsBathsSq. Ft.</div>	<div>000</div> <div>St #1010</div> <div>San Francisco, CA 94105</div>	<div>11669</div> <div>BedsBathsSq. Ft.</div>	<div>\$899,000</div> <div>855 Folsom St #315</div> <div>San Francisco, CA 94107</div>	<div>11.5—</div> <div>BedsBathsSq. Ft.</div>
	0.5 mi.		0.4 mi.	OPEN SAT, 2PM	0.6 mi.
<div><div>000</div><div>St #1310</div><div>San Francisco, CA 94105</div></div>	<div>11669</div> <div>BedsBathsSq. Ft.</div>	<div>000</div> <div>St #210</div> <div>San Francisco, CA 94107</div>	<div>11708</div> <div>BedsBathsSq. Ft.</div>	<div>\$998,000</div> <div>318 Spear St Unit 4C</div> <div>San Francisco, CA 94105</div>	<div>11828</div> <div>BedsBathsSq. Ft.</div>

Homes similar to 74 New Montgomery St #610 are listed between \$710K to \$1,250K at an average of \$1,120 per square foot.

Nearby Recently Sold Homes

SOLD 09/25/15	0.3 mi.	SOLD 10/16/15	0.6 mi.	SOLD 03/10/16	0.7 mi.
<div><div>\$1,020,000</div><div>333 Grant Ave #601</div><div>San Francisco, CA 94108</div></div>	<div>11832</div> <div>BedsBathsSq. Ft.</div>	<div>\$1,335,000</div> <div>540 Delancey St #304</div> <div>San Francisco, CA 94107</div>	<div>111,179</div> <div>BedsBathsSq. Ft.</div>	<div>\$875,000</div> <div>501 Beale St Unit 16E</div> <div>San Francisco, CA 94105</div>	<div>11759</div> <div>BedsBathsSq. Ft.</div>
SOLD 02/04/16	0.1 mi.	SOLD 11/04/15	0.1 mi.	SOLD 10/07/15	0.3 mi.
<div><div>\$908,000</div><div>199 New Montgomery St #1008</div><div>San Francisco, CA 94105</div></div>	<div>11—</div> <div>BedsBathsSq. Ft.</div>	<div>\$907,000</div> <div>199 New Montgomery St #1008</div> <div>San Francisco, CA 94105</div>	<div>11—</div> <div>BedsBathsSq. Ft.</div>	<div>\$849,000</div> <div>201 Sansome St #504</div> <div>San Francisco, CA 94104</div>	<div>11806</div> <div>BedsBathsSq. Ft.</div>

Nearby homes similar to 74 New Montgomery St #610 have recently sold between \$758K to \$1,335K at an average of \$1,210 per square foot.

74 New Montgomery St #610 is a condo in San Francisco, CA 94105. This 651 square foot condo features 1 bedroom and 1 bathroom. This condo has been listed on Redfin since March 04, 2016 and is currently priced at \$799,000. This property was built in 1914. Based on Redfin's San Francisco data, we estimate the home's value is \$823,749, which is 3.1% more than its current list price. Comparable nearby homes include [74 New Montgomery St #307](#), [199 New Montgomery St #1408](#), and [199 New Montgomery St #1006](#). Nearby schools include Ecole Notre Dame Des Victoires School, Chinese Education Center and San Francisco Flex Academy. The closest grocery stores are Sammy's on 2nd, A.G. Ferrari Foods and Daiso Japan. Nearby coffee shops include Ghirardelli Chocolate, Starbucks and Boudin Bakery Café. Nearby restaurants include The Garden Court, F&M Smokes,Wine and Liquor and The Sentinel. 74 New Montgomery St #610 is near Academy of Art University, Golden Gate University and Yerba Buena Gardens. There are excellent bike lanes and the terrain is flat as a pancake. 74 New Montgomery St #610 is very bikeable, biking is convenient for most trips. This address can also be written as 74 New Montgomery Street #610, San Francisco, California 94105.

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California BRE #01521930

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