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[21712002]

Few specialists said they expect the quake to have much of an effect on most California property values .

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But real-estate experts and brokers said the quake undoubtedly will drag down prices in neighborhoods built on less stable ground , especially in the Bay Area .

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" California prices were already coming down .

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This is n't going to help , " said Kenneth T. Rosen , chairman of the Center for Real Estate and Urban Economics at the University of California at Berkeley .

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Mr. Rosen , among others , suggested that the quake , the strongest since the 1906 temblor that struck San Francisco , will in the short term create a two-tier price system for quake-prone communities , with dwellings built on sturdy ground likely to demand higher prices .

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One San Francisco neighborhood likely to test Mr. Rosen 's theory soon is the city 's fashionable Marina district , which boasts some of the highest home prices in the state .

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The district , built on landfill , suffered heavy quake damage , including collapsed buildings .

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Yesterday , the city demolished two dwellings in the district because of severe structural damage and said as many as 19 of the district 's 350 dwellings might have to be razed .

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Brokers agreed with the two-tier price theory .

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" My gut feeling is that the Marina properties will be affected , " said Grace Perkins , senior vice president at Grubb & Ellis Residential Brokerage Inc .

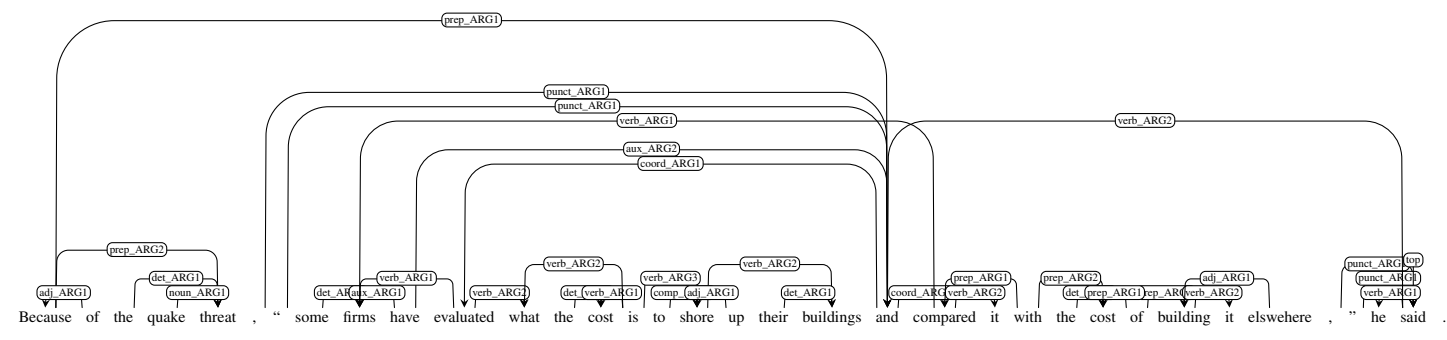
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Because of the size of the California market , few relocation specialists expect a widespread corporate flight in the quake 's aftermath .

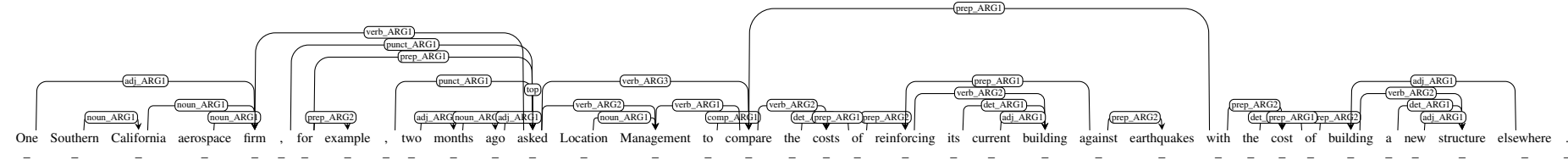
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Mr. Renzas , among others , said the quake will prod companies in certain industries , like semiconductors , computers and aerospace , to consider moving operations that involve particularly sensitive machinery to locations outside California .

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