

# Comparative Market Analysis

123 Market Street  
San Francisco, CA 94114

Prepared on 5/12/2025  
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## Subject Property Details

Address: 123 Market Street, San Francisco, CA 94114

Price: \$1,649,000

Bedrooms: 4

Bathrooms: 3

Square Feet: 2,100

Price/Sq.Ft: \$785.24

Year Built: 1925

Property Type: Single Family

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## Comparable Properties

Address	Price	Sq.Ft	Beds	Baths	Year
456 Valencia Street, San Francisco	\$1,725,000	2,250	3	2.5	2012

## Price Adjustments

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### Adjustments for 456 Valencia Street

Square Footage: 2,250 sf vs 2,100 sf	\$15,000
Bedrooms: 3 vs 4	+\$5,000
Bathrooms: 2.5 vs 3	+\$3,750
Year Built: 2012 vs 1925	\$87,000
Total Adjustment:	\$93,250
Adjusted Value:	\$1,631,750