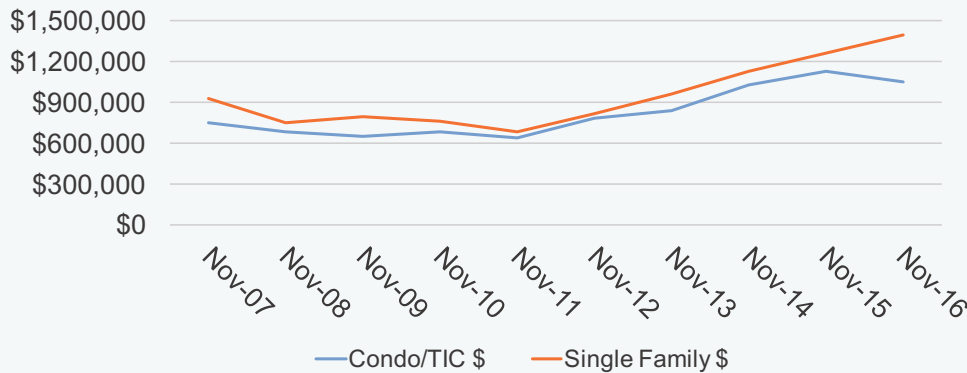


# SAN FRANCISCO MARKET UPDATE DECEMBER 2016

**Single family home values** continue to excel, having posted two consecutive months of **double-digit** appreciation. The **\$1MM to \$2.5MM** range was particularly strong, with a median market time of just three weeks, and purchasers bidding an average of **12% over** list prices. **Condominium values** posted a **7% decline**, despite the number of **closings increasing by 20%**. Condominium values have been muted this year, due in large part to the competition from units in new developments.

The **US economy** has shown further signs of strength, posting an **unemployment rate** of 4.6%, a **nine-year low**. US **service sector** activity, which accounts for two-thirds of economic activity, reached a **one-year high**, making it more likely that the Fed will raise rates this month. Locally, **unemployment rates in Marin, Sonoma and San Francisco** remain **under 4%**.



Condo/TIC  
**\$1,050,000**  
 -7% year-over-year  
 +4% ten-year average

Single Family  
**\$1,390,000**  
 +10% year-over-year  
 +6% ten-year average

## MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	Single-Family \$	Single-Family \$/SqFt
Alamo Square/NOPA	\$1,200,000	\$965	\$1,650,000	\$1,068
Bayview/Hunters Point	\$715,000	\$643	\$750,000	\$535
Bernal Heights/Glen Park	\$1,097,500	\$905	\$1,400,000	\$978
Buena Vista/Corona Heights	\$1,271,445	\$1,026	\$2,050,000	\$1,093
Castro/Duboce Triangle	\$1,295,000	\$1,071	\$2,217,500	\$1,146
Cole Valley/Haight-Ashbury	\$1,300,000	\$950	\$2,890,000	\$919
Diamond Heights	\$665,000	\$785	\$1,751,000	\$819
Dogpatch	\$1,055,000	\$892	\$1,542,500	\$1,078
Excelsior/Portola	\$672,500	\$502	\$885,000	\$677
Hayes Valley	\$1,190,000	\$1,158	\$2,450,000	\$986
Lower Pac/Laurel Heights	\$950,250	\$986	\$3,100,000	\$1,186
Marina/Cow Hollow	\$1,375,000	\$1,129	\$3,150,000	\$1,344
Mission	\$1,130,000	\$966	\$1,437,500	\$991
Mission Dolores	\$1,187,500	\$1,017	\$2,475,000	\$931
Mission Bay	\$1,199,500	\$1,061		
Nob Hill*	\$1,200,000	\$1,125	\$3,695,000	\$1,350
Noe Valley	\$1,290,000	\$1,048	\$2,212,500	\$1,114
North Beach/Fisherman's Wharf	\$1,375,000	\$1,129		
Pacific/Presidio Heights	\$1,450,000	\$1,140	\$6,097,000	\$1,478
Potrero Hill	\$1,099,000	\$1,073	\$1,515,000	\$1,127
Richmond	\$920,000	\$805	\$1,562,500	\$850
Russian Hill*	\$1,328,750	\$1,150	\$3,041,500	\$1,407
SOMA	\$890,000	\$910	\$1,825,000	\$765
South Beach/Yerba Buena	\$1,132,000	\$1,175		
Sunset	\$1,000,000	\$799	\$1,212,500	\$812
Telegraph Hill	\$1,077,500	\$1,061		

Data sources/photos: Reuters, Bank of the West, SFAR MLS, Google Maps; Data from 12/1/2015 - 11/30/2016 was used for neighborhood values. Property types covered: Single-family & condo/TIC/COOP. \*Russian Hill and Nob Hill neighborhood values include coop closings. BMRs and senior housing have been excluded from stats, where possible. "Top Five Sales" covers closings in the month of November 2016, and are courtesy of Paragon Real Estate, Climb Real Estate, Polaris Pacific, Sotheby's, Coldwell Banker, Compass. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2016 Vanguard Properties. All rights reserved. Equal Housing Opportunity. BRE No. 01486075