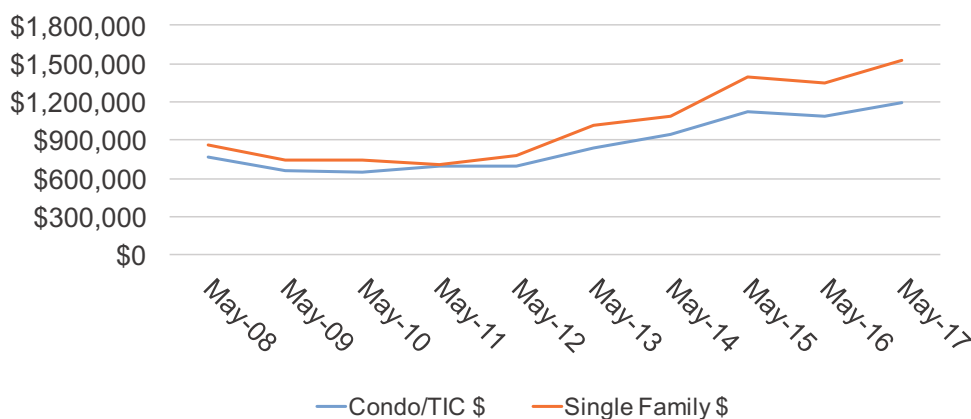


SAN FRANCISCO MARKET UPDATE JUNE 2017

Last month represented the strongest **year-over-year** gains in **median values** this year, with both condominium/TIC and single family seeing **double digit** percentage increases. **Single family** values continued to be the shining star, with purchasers paying an average of **16%** over list price, versus **6%** for condominium/TIC. The single family **median** home price for the City has now passed the **\$1.5MM** mark. **Sunset and Parkside** continued to see the greatest pressure, with purchasers paying an average of **25%** over list price. Another market segment which saw exceptional performance was the middle price tier

of **\$1.2MM to \$1.8MM**, with purchasers paying an average of **22%** over list price. Single family homes over **\$3MM** have also performed well as of late, with a **31%** increase in the number of transactions year-to-date, as compared to last year. However, there is currently a **three month** supply of homes in this price tier, as compared to **one month** in the overall market. Condominium/TIC performance is also on the upswing, with a ten percent year-over-year gain, and having reached a notable median sale price of **\$1.2MM**.



Condo/TIC
\$1,200,000

+10% year-over-year
+5% ten-year average

Single Family
\$1,524,000

+13% year-over-year
+6% ten-year average

MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	% Over/Under List \$	Single-Family \$	Single-Fam \$/SqFt	% Over/Under List \$
Pacific/Presidio Heights	\$1,545,000	\$1,128	0%	\$6,000,000	\$1,463	0%
Marina/Cow Hollow	\$1,400,000	\$1,083	0%	\$3,260,000	\$1,310	-2%
Noe Valley	\$1,400,000	\$1,065	+8%	\$2,212,500	\$1,144	+3%
Castro/Duboce Triangle	\$1,360,000	\$1,081	+9%	\$2,370,000	\$1,110	+7%
Cole Valley/Haight-Ashbury	\$1,375,000	\$944	+7%	\$2,712,500	\$919	+2%
Russian Hill*	\$1,385,000	\$1,167	0%	\$4,616,500	\$1,444	+1%
Buena Vista/Corona Heights	\$1,275,000	\$1,029	+9%	\$2,035,660	\$1,049	+4%
Nob Hill*	\$1,267,500	\$1,149	0%			
Lower Pac/Laurel Heights	\$1,075,000	\$1,025	0%	\$3,075,000	\$1,186	-2%
Alamo Square/NOPA	\$1,200,500	\$979	+4%	\$2,250,000	\$1,068	+10%
Mission Bay	\$1,158,000	\$1,050	0%			
Mission Dolores	\$1,167,765	\$1,020	+8%	\$2,100,000	\$998	+10%
Hayes Valley	\$1,130,000	\$1,170	0%	\$2,813,000	\$973	+3%
Mission	\$1,060,000	\$972	+5%	\$1,465,000	\$1,029	+8%
South Beach/Yerba Buena	\$1,099,000	\$1,121	0%			
Telegraph Hill	\$1,085,000	\$1,080	+3%			
Dogpatch	\$1,072,500	\$894	+1%	\$1,212,500	\$1,225	0%
North Beach/Fisherman's Wharf	\$1,037,500	\$1,064	+2%			
Potrero Hill	\$1,058,000	\$1,000	+5%	\$1,605,112	\$1,093	+4%
Bernal Heights/Glen Park	\$1,022,500	\$920	+10%	\$1,400,000	\$978	+10%
Richmond	\$1,030,000	\$810	+6%	\$1,625,000	\$824	+9%
Sunset	\$990,000	\$835	+5%	\$1,251,000	\$828	+17%
SOMA	\$879,500	\$882	0%	\$1,825,000	\$765	-1%
Bayview/Hunters Point	\$715,000	\$623	0%	\$790,000	\$571	+7%
Excelsior/Portola	\$672,500	\$502	0%	\$900,000	\$696	+13%
Diamond Heights	\$662,500	\$837	+4%	\$1,871,944	\$776	+7%
Westwood Park/Sunnyside				\$1,200,000	\$850	+12%
Ingleside Terrace/Lakeside				\$1,410,000	\$800	+12%