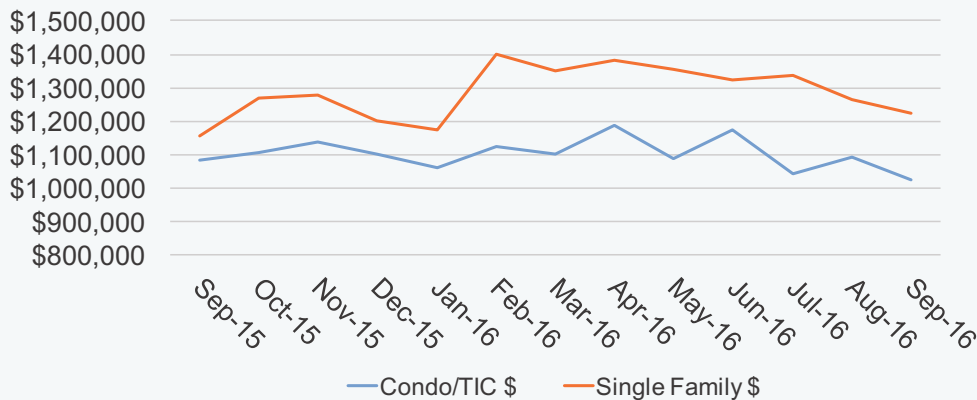


SAN FRANCISCO MARKET UPDATE OCTOBER 2016

The national economy continues to show signs of strength. The **Federal Reserve Bank of San Francisco** recently published an [Economic Outlook](#), listing **"healthy consumer spending"** as underlying support for the economy. It is expected that **GDP growth** will be **above 2%** in the second-half of the year, partly due to this increased level of spending. Additionally, recent **job gains** have averaged **175,000 per month**, well above the 60,000-100,000

"break-even" range needed to absorb new people entering the labor force. The latest **unemployment rate of 4.9%** measures slightly below the "natural rate of unemployment" of 5%. It is expected that unemployment will go down even further into next year. Furthermore, uncertainty in global markets has made **"safe-haven" assets** in the US, such as real estate, even more desirable to foreign investors.



MOST RECENT MONTH

Condo/TIC
\$1,026,500

-5% year-over-year

Single Family
\$1,223,625

+6% year-over-year

MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	Single-Family \$	Single-Family \$/SqFt
Alamo Square/NOPA	\$1,212,500	\$1,002	\$2,040,000	\$1,115
Bayview/Hunters Point	\$740,000	\$652	\$739,000	\$528
Bernal Heights/Glen Park	\$1,050,000	\$929	\$1,400,000	\$988
Buena Vista/Corona Heights	\$1,280,000	\$992	\$2,050,000	\$1,074
Castro/Duboce Triangle	\$1,320,000	\$1,066	\$2,337,500	\$1,147
Cole Valley/Haight-Ashbury	\$1,337,500	\$957	\$2,800,000	\$954
Diamond Heights	\$667,000	\$778	\$1,650,000	\$778
Dogpatch	\$1,135,000	\$940	\$1,542,500	\$1,078
Excelsior/Portola	\$672,500	\$502	\$875,000	\$664
Hayes Valley	\$1,177,500	\$1,144	\$2,975,000	\$897
Lower Pac/Laurel Heights	\$940,000	\$1,003	\$2,830,000	\$1,150
Marina/Cow Hollow	\$1,400,000	\$1,099	\$3,277,500	\$1,363
Mission	\$1,111,000	\$967	\$1,412,500	\$905
Mission Dolores	\$975,000	\$990	\$2,000,000	\$1,014
Mission Bay	\$1,240,000	\$1,048		
Nob Hill*	\$1,328,500	\$1,148	\$3,695,000	\$1,350
Noe Valley	\$1,400,000	\$1,041	\$2,212,500	\$1,114
North Beach/Fisherman's Wharf	\$1,055,000	\$1,064		
Pacific/Presidio Heights	\$1,467,500	\$1,147	\$5,410,000	\$1,467
Potrero Hill	\$1,100,000	\$964	\$1,515,000	\$1,123
Richmond	\$976,500	\$807	\$1,539,000	\$834
Russian Hill*	\$1,270,000	\$1,149	\$2,950,000	\$1,630
SOMA	\$895,000	\$917	\$1,825,000	\$802
South Beach/Yerba Buena	\$1,135,000	\$1,164		
Sunset	\$990,000	\$831	\$1,220,000	\$802
Telegraph Hill	\$1,160,000	\$1,263	\$6,930,000	\$1,446