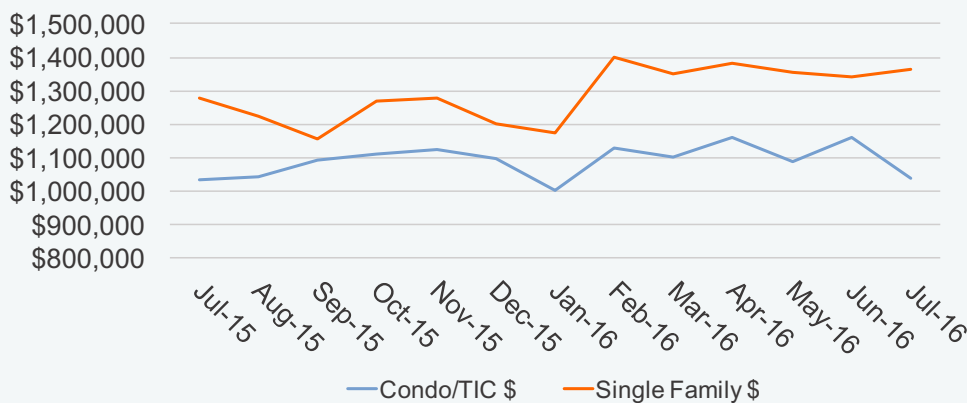


SAN FRANCISCO MARKET UPDATE AUGUST 2016

As the San Francisco market pushes through the summer, anticipation of a busy fall season comes to light. Between August and September of last year, the market saw **new listings** increase by **45%**. The current **months supply of inventory** has held consistent with last month's reading of just **1.5 months**. The City's **year-to-date median** has also remained consistent with last month's reading of **\$1,200,000**. This is an increase of over **22%**, in the last two years alone. The underlying strength of the market remains an ever growing tech industry. The City's Chief Economist estimates that the tech industry's

share of **private sector payroll** has risen from under 5% in 2005 to **over 20%** in 2015. A number of tech companies in Silicon Valley have recently expressed interest in further expanding their footprint in the City. Mid-Market darling **Square, Inc.** recently reported a **42 percent yearly jump in revenue**. Additionally, Reuters recently reported on [the strength of the industry](#), stating that "Technology profits, which this year have been the biggest contributor to **S&P 500** earnings after financials, are now seen growing **3.1 percent** in the third quarter, up from the 2.4 percent growth predicted a month ago."



MOST RECENT MONTH

Condo/TIC
\$1,039,000

+1% year-over-year

Single Family
\$1,362,500

+6% year-over-year

MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	Single-Family \$	Single-Family \$/SqFt
Alamo Square/NOPA	\$1,200,000	\$967	\$3,100,000	\$971
Bayview/Hunters Point	\$760,000	\$647	\$716,250	\$528
Bernal Heights/Glen Park	\$1,024,500	\$894	\$1,350,000	\$957
Buena Vista/Corona Heights	\$1,187,500	\$992	\$2,192,500	\$1,083
Castro/Duboce Triangle	\$1,320,000	\$1,092	\$2,325,000	\$1,144
Cole Valley/Haight-Ashbury	\$1,275,000	\$941	\$2,890,000	\$929
Diamond Heights	\$652,500	\$772	\$1,630,000	\$778
Dogpatch	\$1,090,000	\$954	\$1,610,000	\$1,118
Hayes Valley	\$1,342,500	\$1,072	\$2,492,500	\$948
Lower Pac/Laurel Heights	\$1,222,500	\$998	\$2,495,000	\$992
Marina/Cow Hollow	\$1,330,000	\$1,139	\$3,402,500	\$1,398
Mission	\$1,210,000	\$967	\$1,450,000	\$889
Mission Dolores	\$967,500	\$1,079	\$2,100,000	\$1,040
Mission Bay	\$1,262,000	\$1,079		
Nob Hill*	\$1,277,500	\$1,158	\$3,447,500	\$1,320
Noe Valley	\$1,325,000	\$1,041	\$2,225,000	\$1,114
North Beach/Fisherman's Wharf	\$965,000	\$1,019		
Pacific/Presidio Heights	\$1,605,000	\$1,151	\$5,505,000	\$1,466
Potrero Hill	\$1,095,000	\$1,048	\$1,532,500	\$1,129
Richmond	\$915,000	\$812	\$1,550,000	\$817
Russian Hill*	\$1,322,500	\$1,175	\$2,950,000	\$1,630
SOMA	\$900,000	\$934	\$1,412,500	\$802
South Beach/Yerba Buena	\$1,155,000	\$1,190		
Sunset	\$1,020,000	\$709	\$1,232,500	\$803
Telegraph Hill	\$1,165,000	\$1,009	\$9,998,000	\$1,619

Data sources: Reuters, SF Controllor, SFAR MLS; Data from 2/1/2016 - 7/31/2016 was used for condominium neighborhood values; 8/1/2015 - 7/31/2016 for single family neighborhood values. Property types covered: Single-family & condo/TIC. *Russian Hill and Nob Hill neighborhood values include coop closings. BMRs and senior housing have been excluded from stats, where possible. Top five sales cover the month of July 2016, and are courtesy of Hill & Co., Sotheby's, Vault Realty Group, Coldwell Banker. All information is deemed reliable, but not guaranteed for accuracy. ©2016 Vanguard Properties. All rights reserved. Equal Housing Opportunity. BRE No. 01486075