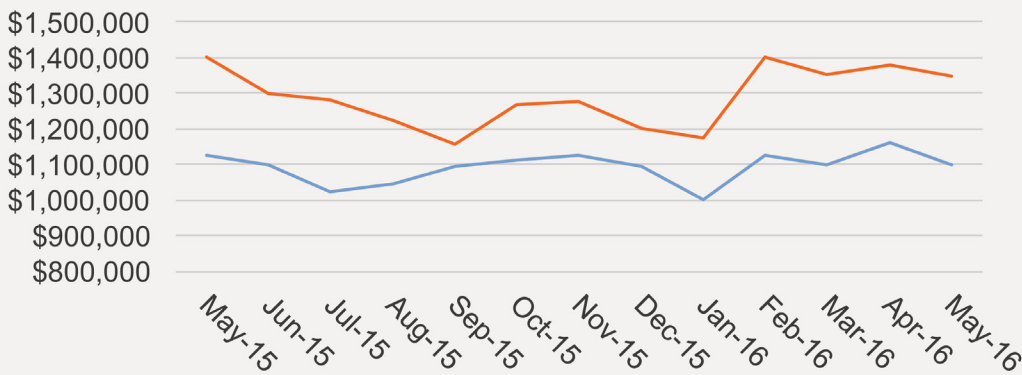


# SAN FRANCISCO MARKET UPDATE JUNE 2016

Last month saw **greater pressure on the single family market**, as compared to condominiums and TICs. While purchasers had bid approximately **5%** over list price for condos/TICs, single family purchasers bid almost **15%** over list price. It also took longer to sell condominiums, with a median market time of **26 days**, versus **17 days** for single family homes. There is even greater strength in the **middle one-third** of the single family market (**\$1.2MM - \$1.66MM**), with properties trading for **25%** over list prices. The highest tier of the single family market (**\$3MM+**) has also performed well as of late, with over 20 properties going into contract since the beginning of May.

The National Economy continues to show signs of strength, with Reuters News reporting that "The **S&P 500** ended at its highest closing level in seven months, while the **Nasdaq** minted its seventh straight day of gains." The recent strength in the labor market coupled with inflationary pressure make it more likely that the **Fed** will hike rates this month. The **30-year mortgage rate** is currently at a low point for the year, at about **3.6%**.



## MAY 2016 MEDIAN

Condo/TIC  
**\$1,100,000**

-2% year-over-year

Single Family  
**\$1,350,000**

-4% year-over-year

## MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	Single-Family \$	Single-Family \$/SqFt
Alamo Square/NOPA	\$1,225,000	\$954	\$3,100,000	\$1,019
Bayview/Hunters Point	\$709,444	\$605	\$660,000	\$531
Bernal Heights/Glen Park	\$930,000	\$807	\$1,325,000	\$971
Buena Vista/Corona Heights	\$1,278,000	\$1,078	\$2,277,700	\$1,090
Castro/Duboce Triangle	\$1,250,000	\$1,072	\$2,110,000	\$1,222
Cole Valley/Haight-Ashbury	\$1,310,000	\$924	\$2,850,000	\$816
Diamond Heights	\$658,000	\$729	\$1,700,940	\$816
Dogpatch	\$997,500	\$926	\$2,255,000	\$1,049
Hayes Valley	\$1,376,250	\$1,056	\$2,975,000	\$998
Lower Pac/Laurel Heights	\$1,210,000	\$983	\$3,837,500	\$985
Marina/Cow Hollow	\$1,408,750	\$1,182	\$3,050,000	\$1,426
Mission	\$1,200,000	\$984	\$1,328,000	\$883
Mission Dolores	\$1,307,500	\$1,070	\$2,000,000	\$1,014
Mission Bay	\$1,302,500	\$1,089		
Nob Hill*	\$1,105,000	\$1,152		
Noe Valley	\$1,280,000	\$993	\$2,250,000	\$1,109
North Beach/Fisherman's Wharf	\$940,000	\$977		
Pacific/Presidio Heights	\$1,475,000	\$1,145	\$5,380,000	\$1,467
Potrero Hill	\$1,100,000	\$1,090	\$1,515,000	\$1,158
Richmond	\$870,000	\$776	\$1,612,500	\$846
Russian Hill*	\$1,475,000	\$1,147	\$5,600,000	\$1,791
SOMA	\$905,000	\$913		
South Beach/Yerba Buena	\$1,185,000	\$1,219		
Sunset	\$1,050,000	\$692	\$1,205,000	\$787
Telegraph Hill	\$1,160,000	\$1,019		