

SAN FRANCISCO MARKET UPDATE | JUNE 2018

The value of single family homes is on the rise in San Francisco.

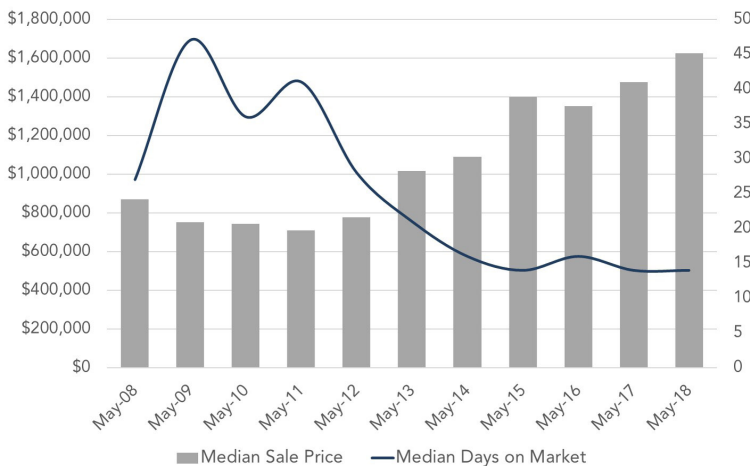
The median sale price continues to push towards new heights and is at \$1.625MM for the month of May; a 10% increase from May 2017, and a 2% decrease from April 2018. Meanwhile, the median days on market is at 14; which remains consistent with last year, and a 8% increase from last month.

There are currently 213 single family homes listed for sale in San Francisco, which translates to just under a month's supply.

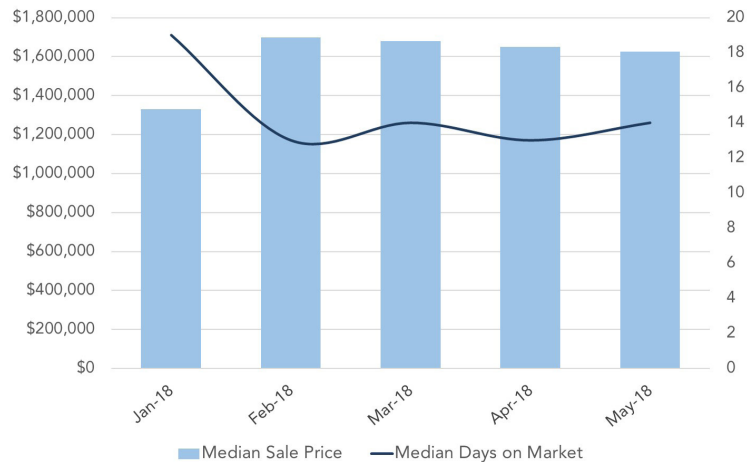
When looking across neighborhoods, Westwood Park/Sunnyside, Sunset, Potrero Hill, and Pacific/Presidio Heights all saw significant increases in sales over list price.

SALE PRICE AND DAYS ON MARKET | SFH

YEAR-OVER-YEAR COMPARISON



YTD 2018



CURRENT INVENTORY SUPPLY:
San Francisco County

NUMBER OF HOMES
213

MONTHS SUPPLY
0.92

CHANGE IN PAST MONTH:

SALE PRICE
-2%

DAYS ON MARKET
7%

MEDIAN AREA VALUES

Neighborhood	Single Family	\$/SqFt	Over List \$	Homes Sold
Pacific/Presidio Heights	\$8,475,000	\$1,709	+19%	4
Marina/Cow Hollow	\$5,688,000	\$1,313	-4%	3
Castro/Duboce Triangle	\$4,350,000	\$1,563	+5%	2*
Alamo Square/NOPA	\$4,300,000	\$1,060	+3%	1*
Russian Hill	\$4,132,438	\$1,706	+12%	2*
Lower Pac/Laurel Hts	\$3,775,000	\$1,176	-1%	2*
Buena Vista/Corona Heights	\$2,655,000	\$936	+4%	2*
Noe Valley	\$2,500,000	\$1,233	+20%	7
Diamond Heights	\$2,460,000	\$943	+7%	2*
Potrero Hill	\$2,225,000	\$1,032	+19%	4
Cole Valley/Haight	\$2,200,000	\$1,135	+11%	5
Richmond/Lake St	\$1,990,612	\$993	+10%	24
Westwood Park/Sunnyside	\$1,843,000	\$1,104	+30%	9
Ingleside Terrace/Lakeside	\$1,841,500	\$817	+8%	3
Bernal Heights/Glen Park	\$1,675,000	\$1,088	+11%	29
Sunset	\$1,615,000	\$930	+26%	23
Excelsior/Portola	\$1,078,000	\$891	+15%	10
Bayview/Hunters Point	\$1,037,500	\$632	+13%	6
Mission	-	-	-	0
Hayes Valley	-	-	-	0

*Small sample size (n<3); use caution when interpreting results. | Sources: Baresis, Data for Single Family Detached Homes. 05/01/2008 - 05/31/2018 was used for values. All information is deemed reliable, but not guaranteed for accuracy. ©2018 Vanguard Properties. All rights reserved.



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Similarly, the value of condominiums and TIC, continues to rise.

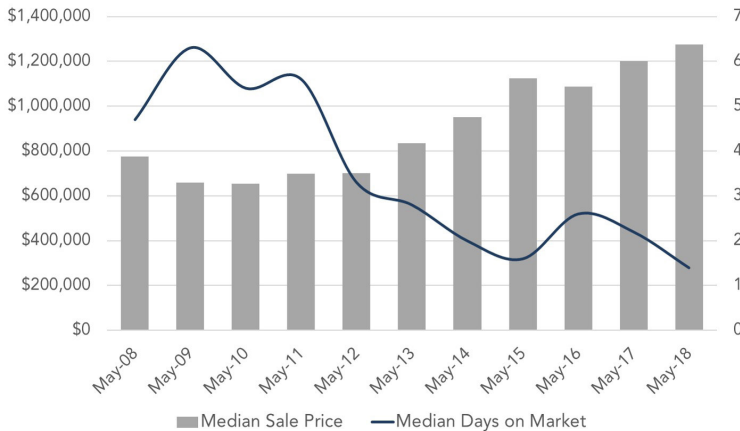
The median sale price for the month of May has reached \$1.275MM; a 6% increase from May 2017 and a 2% increase from April 2018. The median days on market is at a current low of 14 days, a 36% decrease from this time last year.

There are currently 400 condominiums/TIC listed for sale in San Francisco, which translates to just under a month and a half's supply.

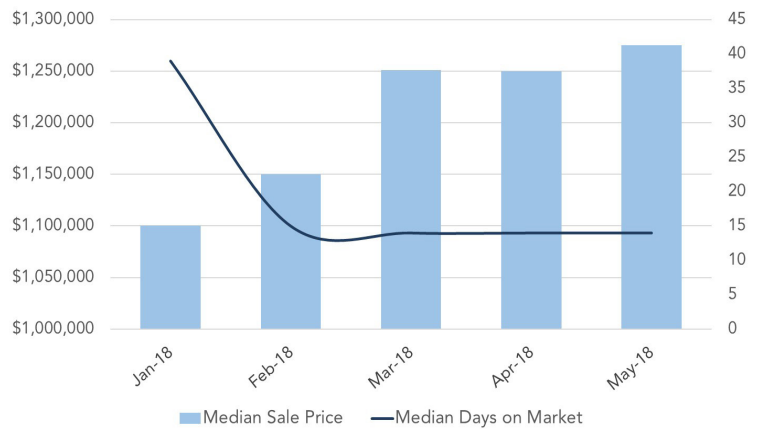
Sunset, Potrero Hill, Lower Pacific/Presidio Heights, and Cole Valley/Haight all saw significant increases in sales over list price.

SALE PRICE AND DAYS ON MARKET | CONDOMINIUMS/TIC

YEAR-OVER-YEAR COMPARISON



YTD 2018



CURRENT INVENTORY SUPPLY:
San Francisco County

NUMBER OF HOMES
400

MONTHS SUPPLY
1.41

CHANGE IN PAST MONTH:

SALE PRICE
+2%

DAYS ON MARKET
0%

MEDIAN AREA VALUES

Neighborhood	Condo/TIC	\$/SqFt	Over List \$	Homes Sold
Cole Valley/Haight	\$1,712,500	\$1,064	+21%	4
North Beach/Fisherman's Wharf	\$1,700,000	\$1,270	+12%	1*
Castro/Duboce Triangle	\$1,566,500	\$1,207	+17%	14
Marina/Cow Hollow	\$1,555,555	\$1,156	+4%	11
Lower Pac/Laurel Heights	\$1,537,500	\$1,214	+22%	6
Telegraph Hill	\$1,530,000	\$1,266	+18%	3
Potrero Hill	\$1,500,000	\$1,108	+22%	3
Pacific/Presidio Heights	\$1,480,000	\$1,322	+14%	20
Nob Hill	\$1,470,000	\$1,189	+19%	5
Mission	\$1,470,000	\$1,095	+8%	15
Bernal Heights/Glen Park	\$1,410,000	\$1,132	+19%	10
Alamo Square/NOPA	\$1,386,200	\$1,051	+4%	11
Russian Hill	\$1,305,000	\$1,271	+8%	11
Mission Bay	\$1,298,000	\$1,141	+4%	17
Buena Vista/Corona Heights	\$1,275,000	\$1,033	+8%	5
Dogpatch	\$1,275,000	\$1,281	+2%	13
Sunset	\$1,250,000	\$1,084	+26%	3
South Beach/Yerba Buena	\$1,250,000	\$1,205	-2%	45
Noe Valley	\$1,100,000	\$1,404	+10%	5
Richmond	\$1,100,000	\$929	+9%	13
Mission Dolores	\$967,500	\$1,122	+10%	4
SOMA	\$935,000	\$1,019	+5%	17
Hayes Valley	\$875,000	\$1,435	+5%	9
Diamond Heights	\$760,000	\$908	+3%	4
Bayview/Hunters Point	\$730,500	\$778	-6%	3

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