

SAN FRANCISCO MARKET UPDATE | MAY 2018

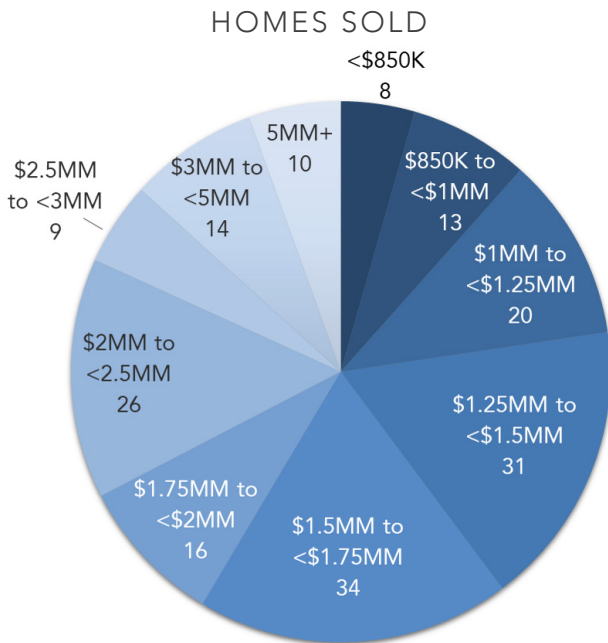
April 2018 was another benchmark month for San Francisco.

Tight inventory and increased buyer demand has pushed the median sale price to a new high for single family homes, which is currently \$1.65MM; a 20% increase from April 2017. Similarly, the median days on market is at a new low of 13 days, which is a 7% decrease from April 2017.

There are currently 222 single family homes listed for sale which translates to just under a month and a quarter's supply.

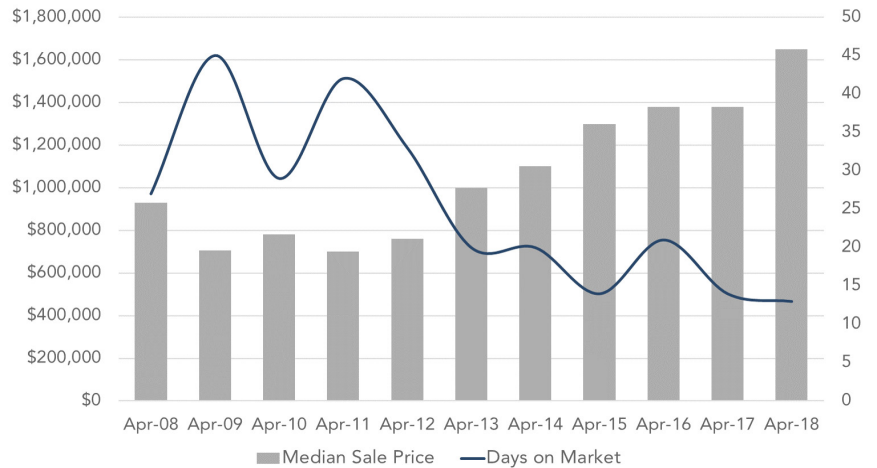
When looking at neighborhoods, The Sunset, Westwood Park/Sunnyside, and Bernal Heights/Glen Park all saw a dramatic increase in sales over list price.

SINGLE FAMILY



Total Homes Sold: 181

MEDIAN SALE PRICE & DAYS ON MARKET



CURRENT INVENTORY SUPPLY:
San Francisco County

NUMBER AVAILABLE
222

MONTHS SUPPLY
1.23

MEDIAN AREA VALUES

Neighborhood	Single Family	\$/SqFt	Over List \$
Russian Hill*	\$16,500,000	\$2,670	+0%
Pacific/Presidio Heights*	\$9,600,000	\$1,626	-4%
Lower Pacific/Laurel Heights	\$3,330,000	\$1,469	-2%
Potrero Hill	\$3,211,444	\$1,040	+7%
Marina/Cow Hollow	\$3,028,000	\$1,314	+12%
Noe Valley	\$2,375,000	\$1,143	-3%
Ingleside Terrace/Lakeside	\$2,300,000	\$911	+18%
Richmond	\$1,892,500	\$1,065	+15%
Castro/Duboce Triangle	\$1,856,000	\$1,385	+11%
Westwood Park/Sunnyside	\$1,700,000	\$1,113	+31%
Mission	\$1,650,000	\$1,349	+0%
Bernal Heights/Glen Park	\$1,612,500	\$1,128	+27%
Sunset	\$1,600,000	\$1,034	+34%
Excelsior/Portola	\$977,500	\$643	+9%
Bayview/Hunters Point	\$880,000	\$712	+11%
Buena Vista/Corona Heights	-	-	-
Cole Valley/Haight	-	-	-
Alamo Square/NOPA	-	-	-
Hayes Valley	-	-	-
Diamond Heights	-	-	-

*Small sample size (n<3); use caution when interpreting results. | Sources: Baresis, Data for Single Family Detached Homes. 04/01/2008 - 4/30/2018 was used for values. All information is deemed reliable, but not guaranteed for accuracy. ©2018 Vanguard Properties. All rights reserved.

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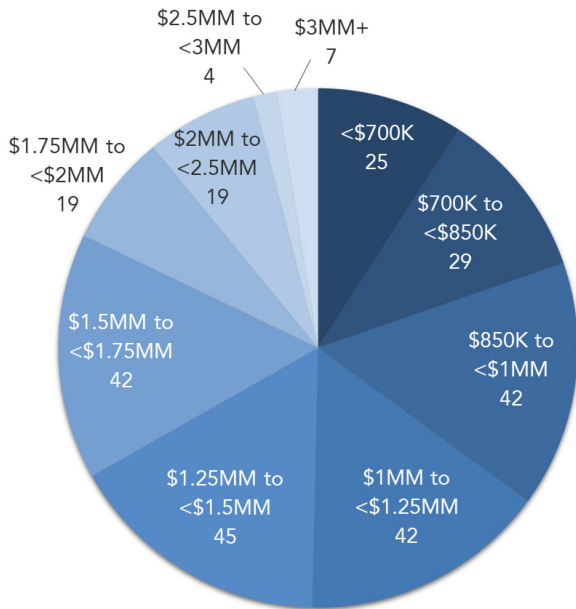
When looking at Condos and TICs, the story is the same; the median sale price has reached a new high of \$1.235M, which is an 11% increase from this time last year. The median days on market has reached a new low of 14 days; a 33% drop since April 2017.

There are currently 369 condominiums/TIC listed for sale which translates to just over a month and a quarter's supply.

When looking at neighborhoods, Richmond, Cole Valley/Haight, and Buena Vista/Corona Heights all saw a dramatic increase in sales over list price.

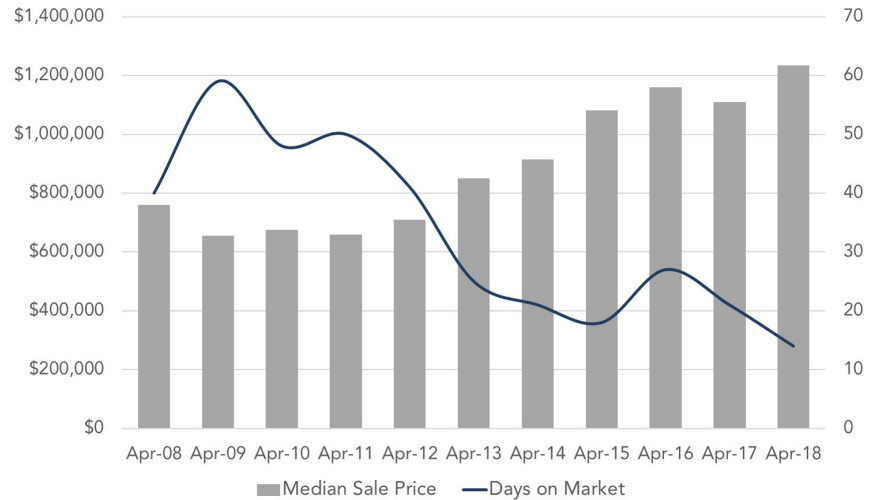
CONDOMINIUMS/TIC

HOMES SOLD



Total Condominiums/TIC Sold: 274

MEDIAN SALE PRICE & DAYS ON MARKET



CURRENT INVENTORY SUPPLY:
San Francisco County

NUMBER AVAILABLE
369

MONTHS SUPPLY
1.35

MEDIAN AREA VALUES

Neighborhood	Condominium/TIC	\$/SqFt	Over List \$
Telegraph Hill*	\$1,775,000	\$1,179	+5%
Nob Hill	\$1,615,000	\$1,215	+17%
Noe Valley	\$1,576,500	\$1,335	+8%
Richmond	\$1,575,000	\$1,049	+32%
Cole Valley/Haight	\$1,555,000	\$1,138	+24%
Buena Vista/Corona Heights	\$1,450,000	\$1,309	+21%
Alamo Square/NOPA	\$1,412,500	\$1,189	+5%
Lower Pacific/Laurel Heights	\$1,367,500	\$1,099	+14%
Mission Bay	\$1,352,000	\$1,161	+2%
Russian Hill	\$1,337,500	\$1,363	+19%
Pacific/Presidio Heights	\$1,310,000	\$1,325	+9%
Dogpatch	\$1,281,000	\$1,201	+12%
Marina/Cow Hollow	\$1,275,000	\$1,223	+11%
Bernal Heights/Glen Park	\$1,267,500	\$1,008	+18%
Castro/Duboce Triangle	\$1,242,500	\$1,435	+16%
Sunset	\$1,175,000	\$1,051	+18%
Mission Dolores	\$1,125,000	\$1,131	+2%
Potrero Hill	\$1,100,000	\$1,097	+0%
Mission	\$1,085,000	\$1,023	+0%
South Beach/Yerba Buena	\$1,082,500	\$1,218	+2%
North Beach/Fisherman's Wharf	\$1,000,889	\$1,049	+9%
Diamond Heights	\$927,500	\$932	+4%
Hayes Valley	\$875,000	\$1,301	+3%
SOMA	\$850,000	\$1,090	+6%
Bayview/Hunters Point*	\$818,000	\$806	-3%

*Small sample size (n<3); use caution when interpreting results. | Sources: Bareis, Data for Condos/TICs. 04/01/2008 - 4/30/2018 was used for values. All information is deemed reliable, but not guaranteed for accuracy. ©2018 Vanguard Properties. All rights reserved.