



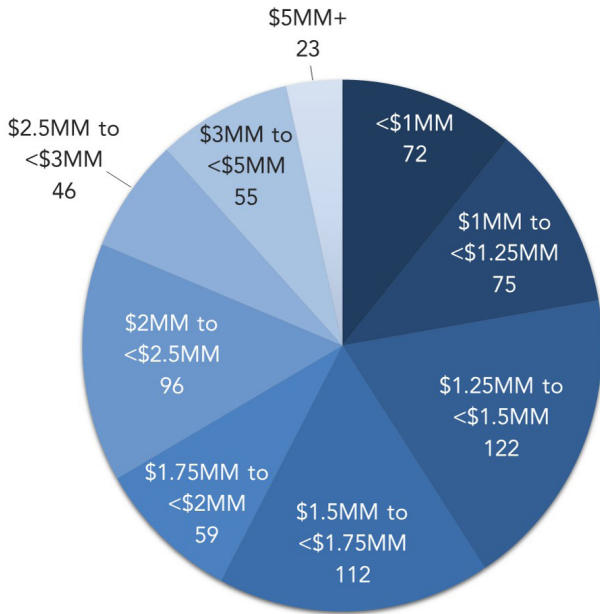
Q2 was another benchmark quarter for San Francisco. One-third of all single family homes sold for \$2MM+, while the median sale price hit \$1.62MM; representing a year-over-year gain of 13 percent. This increase in median sale price occurred while the median market time decreased slightly to 13; representing a 7 percent drop compared to last year.

When looking at specific neighborhoods, Bernal Heights/Glen Park, the Sunset, and Richmond/Lake St had the highest number of sales.

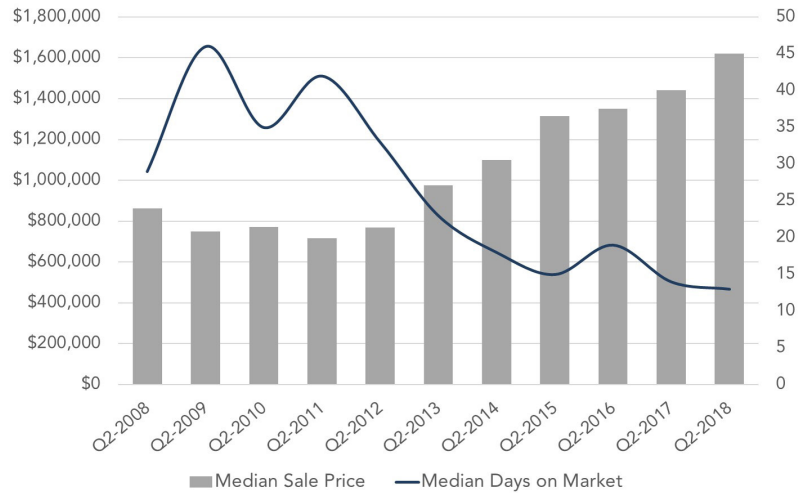
Sunset, Potrero Hill, Westwood Park/Sunnyside, and Excelsior/Portola all saw the largest increases in sales over list price.

SINGLE FAMILY HOMES

HOMES SOLD



MEDIAN SALE PRICE & DAYS ON MARKET



CHANGE IN PAST YEAR:

SALE PRICE
+13%

DAYS ON MARKET
-7%

MEDIAN AREA VALUES

Neighborhood	Single Family	\$/SqFt	Over List \$	Homes Sold
Pacific/Presidio Heights	\$8,750,000	\$1,665	7%	16
Alamo Square/NOPA	\$4,300,000	\$1,060	3%	1*
Russian Hill	\$3,745,000	\$1,683	0%	5
Marina/Cow Hollow	\$3,597,500	\$1,336	-1%	14
Lower Pac/Laurel Heights	\$2,850,000	\$1,333	-2%	7
Cole Valley/Haight	\$2,550,000	\$1,137	12%	6
Castro/Duboce Triangle	\$2,400,000	\$1,299	5%	12
Noe Valley	\$2,375,000	\$1,258	19%	37
Diamond Heights	\$2,300,000	\$1,012	16%	3
Potrero Hill	\$2,250,000	\$1,040	33%	11
Buena Vista/Corona Heights	\$2,200,000	\$1,017	0%	5
Ingleside Terrace/Lakeside	\$2,097,500	\$851	18%	10
Richmond/Lake St	\$1,980,000	\$979	11%	59
Bernal Heights/Glen Park	\$1,715,000	\$1,098	15%	77
Mission	\$1,650,000	\$1,093	0%	5
Westwood Park/Sunnyside	\$1,620,000	\$1,068	25%	23
Sunset	\$1,605,000	\$1,009	34%	62
Excelsior/Portola	\$1,115,000	\$902	24%	40
Bayview/Hunters Point	\$890,000	\$679	5%	21
Hayes Valley	-	-	-	0

*Small sample size (n<3); use caution when interpreting results. | Sources: SFAR MLS, Data from 04/01/2018 - 06/30/2018 was used for neighborhood values. Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2018 Vanguard Properties. All rights reserved. Equal Housing Opportunity. BRE No. 01486075





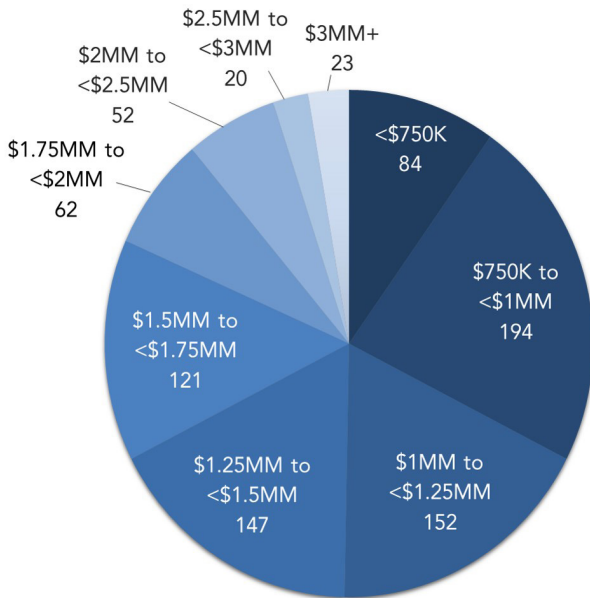
One-third of all condominiums/TIC sold for \$1.5MM+, while the median sale price hit \$1.24MM; representing a year-over-year gain of 8 percent. At the same time, the median market time decreased significantly to 15; representing a 32 percent drop compared to last year.

When looking at specific neighborhoods, South Beach/Yerba Buena had the highest number of sales.

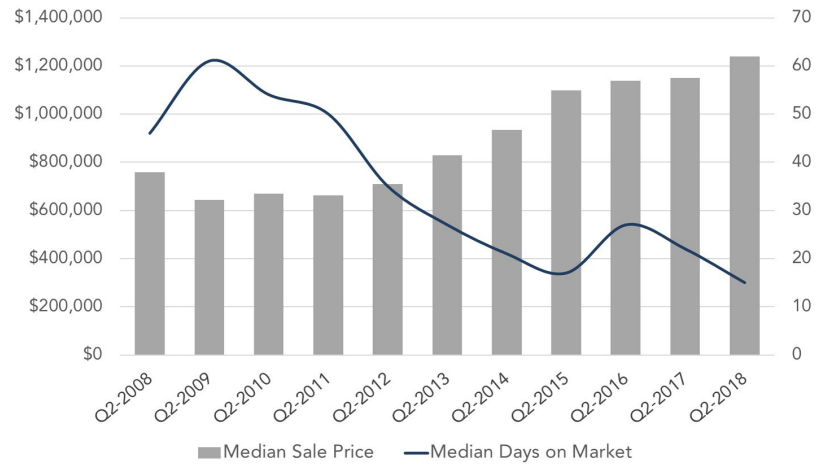
Sunset, Cole Valley/Haight, Noe Valley, and SoMa all saw the largest increases in sales over list price.

CONDOMINIUMS/TIC

HOMES SOLD



MEDIAN SALE PRICE & DAYS ON MARKET



CHANGE IN PAST YEAR: SALE PRICE **+8%** DAYS ON MARKET **-32%**

MEDIAN AREA VALUES

Neighborhood	Condo/TIC	\$/SqFt	Over List \$	Homes Sold
Cole Valley/Haight	\$1,586,000	\$1,103	25%	18
North Beach/Fisherman's Wharf	\$981,777	\$1,043	3%	13
Castro/Duboce Triangle	\$1,450,000	\$1,205	21%	35
Marina/Cow Hollow	\$1,525,000	\$1,247	17%	33
Lower Pac/Laurel Heights	\$1,325,000	\$1,150	11%	19
Telegraph Hill	\$929,000	\$1,233	0%	7
Potrero Hill	\$1,125,000	\$1,092	13%	17
Pacific/Presidio Heights	\$1,387,500	\$1,277	7%	56
Nob Hill	\$1,632,000	\$1,123	8%	22
Mission	\$1,275,000	\$1,088	7%	51
Bernal Heights/Glen Park	\$1,300,000	\$1,106	16%	22
Alamo Square/NOPA	\$1,445,600	\$1,034	8%	24
Russian Hill	\$1,399,500	\$1,226	5%	30
Mission Bay	\$1,325,000	\$1,161	5%	58
Buena Vista/Corona Heights	\$1,327,500	\$1,193	11%	20
Dogpatch	\$1,237,500	\$1,230	8%	28
Sunset	\$1,250,000	\$1,040	32%	14
South Beach/Yerba Buena	\$1,232,500	\$1,207	3%	112
Noe Valley	\$1,550,000	\$1,332	24%	24
Richmond/Lake St	\$1,160,000	\$1,018	16%	41
Mission Dolores	\$1,176,500	\$1,149	24%	15
SOMA	\$930,000	\$1,050	6%	55
Hayes Valley	\$925,000	\$1,290	3%	23
Diamond Heights	\$770,000	\$915	3%	13
Bayview/Hunters Point	\$798,000	\$745	3%	9

*Small sample size (n<3); use caution when interpreting results. | Sources: SFAR MLS, Data from 04/01/2018 - 06/30/2018 was used for neighborhood values. Property types covered: condominium/TIC/COOP. Only property data posted on the MLS is covered. Russian Hill and Nob Hill neighborhood values include coop closings. BMRs and senior housing have been excluded from stats, where possible. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2018 Vanguard Properties. All rights reserved. Equal Housing Opportunity. BRE No. 01486075

