

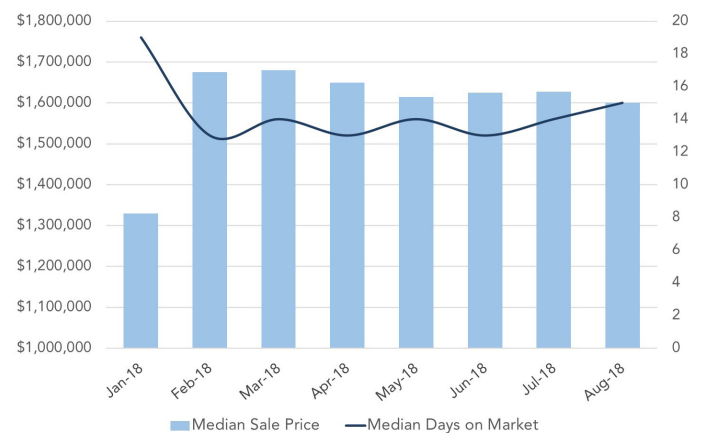
The market remains strong as the summer season wraps up. The median sale price for single family homes reached \$1.6MM for the month of August; while a 2% decrease from July, this represents a 16% increase from this time last year. The median market time remains fairly consistent at 15 days, while the number of homes sold has dropped by 16% compared to August of last year. Citywide, homes sell at approximately 17% over their list price. Submarkets that experienced the most dramatic increases in sales over list price include Westwood Park, Sunnyside, the Sunset, Bernal Heights and Glen Park.

SINGLE FAMILY RESIDENCES

YEAR-OVER-YEAR COMPARISON

	AUG-'18	AUG-'17	%Δ
MEDIAN SALE PRICE	\$1,600,000	\$1,377,500	+16%
MEDIAN DAYS ON MARKET	15	14	+7%
MEDIAN \$ / SQ. FT.	\$927	\$871	+6%
TOTAL HOMES SOLD	179	212	-16%
TOTAL HOMES CURRENTLY FOR SALE	209	-	-
OVER LIST PRICE	17%	26%	-9%

YTD 2018



CHANGE IN PAST MONTH: SALE PRICE **-2%** DAYS ON MARKET **+7%**

MEDIAN AREA VALUES

NEIGHBORHOOD	SINGLE FAMILY	\$ / SQ. FT.	OVER LIST \$	HOMES SOLD
Pacific/Presidio Heights	\$4,505,000	\$1,464	10%	5
Marina/Cow Hollow	\$3,977,500	\$1,312	1%	2*
Lower Pac/Laurel Heights	\$3,475,000	\$1,300	3%	4
Alamo Square/NOPA	\$3,100,000	\$802	4	1*
Castro/Duboce Triangle	\$2,750,000	\$2,223	-2%	3
Noe Valley	\$2,400,000	\$1,220	-3%	11
Ingleside Terrace/Lakeside	\$2,275,000	\$792	7%	4
Buena Vista/Corona Heights	\$2,072,500	\$1,184	11%	2*
Richmond/Lake St	\$1,887,500	\$912	19%	12
Diamond Heights	\$1,885,000	\$779	5%	1*
Cole Valley/Haight	\$1,875,000	\$1,141	4%	2*
Mission	\$1,640,000	\$977	0%	1*
Bernal Heights/Glen Park	\$1,600,000	\$1,057	23%	22
Westwood Park/Sunnyside	\$1,530,000	\$968	28%	5
Sunset	\$1,500,000	\$984	25%	17
Potrero Hill	\$1,310,000	\$631	1%	1*
Excelsior/Portola	\$1,163,000	\$823	18%	15
Bayview/Hunters Point	\$988,000	\$634	6%	9
Russian Hill	-	-	-	0
Hayes Valley	-	-	-	0

*Small sample size (n<3); use caution when interpreting results. | Sources: SFAR MLS, Data from 08/01/2018 - 08/31/2018 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. DRE No. 01486075

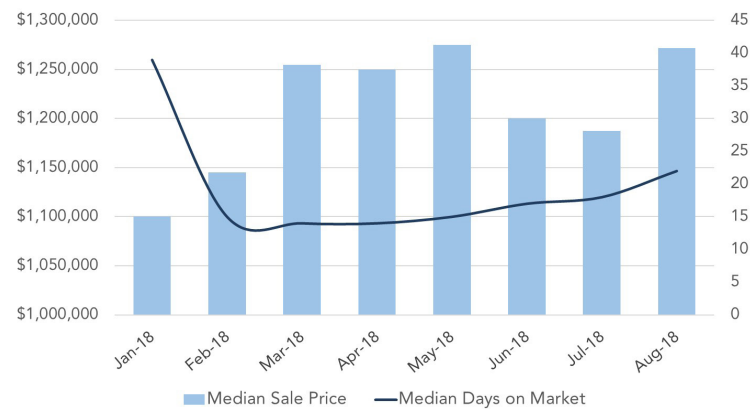
The median sale price for Condominiums and TIC hit \$1.272MM for the month of August, which is a 7% increase from July and a 6% increase from this time last year. The median market increased slightly to 22 days. The number of condominiums and TIC sold in August increased by 5% from last year. Citywide, condominiums and TIC sell for approximately 11% over their list price. Submarkets that experienced the most dramatic increases in sales over list price include Bernal Heights, Glen Park, the Mission, and the Sunset.

CONDOMINIUMS/TIC

YEAR-OVER-YEAR COMPARISON

	AUG-'18	AUG-'17	%Δ
MEDIAN			
SALE PRICE	\$1,272,000	\$1,200,000	+6%
DAYS ON MARKET	22	19	+16%
\$ / SQ. FT.	\$1,129	\$1,080	+5%
TOTAL			
HOMES SOLD	224	211	+5%
HOMES CURRENTLY FOR SALE	297	-	-
OVER LIST PRICE	11%	4%	+7%

YTD 2018



CHANGE IN PAST MONTH: SALE PRICE **+7%** DAYS ON MARKET **+22%**

MEDIAN AREA VALUES

NEIGHBORHOOD	CONDOMINIUMS/TIC	\$ / SQ. FT.	OVER LIST \$	HOMES SOLD
Russian Hill	\$1,900,000	\$1,130	-5%	7
Marina/Cow Hollow	\$1,625,000	\$1,251	9%	9
Cole Valley/Haight	\$1,586,250	\$1,094	16%	4
Hayes Valley	\$1,517,500	\$1,166	9%	4
Alamo Square/NOPA	\$1,500,000	\$985	15%	3
Mission Bay	\$1,497,500	\$1,140	2%	8
Noe Valley	\$1,420,500	\$1,318	13%	8
Castro/Duboce Triangle	\$1,345,000	\$1,305	13%	6
Bernal Heights/Glen Park	\$1,340,000	\$923	35%	11
Mission	\$1,300,000	\$1,051	31%	5
South Beach/Yerba Buena	\$1,294,084	\$1,261	4%	42
North Beach/Fisherman's Wharf	\$1,262,500	\$1,058	7%	2*
Nob Hill	\$1,249,000	\$1,175	0%	11
Mission Dolores	\$1,225,000	\$1,274	17%	5
Pacific/Presidio Heights	\$1,200,000	\$1,055	4%	15
Buena Vista/Corona Heights	\$1,200,000	\$1,176	4%	7
Lower Pac/Laurel Heights	\$1,175,000	\$1,171	9%	3
Potrero Hill	\$1,137,500	\$1,225	4%	6
Sunset	\$1,117,500	\$803	22%	4
Dogpatch	\$980,000	\$1,087	9%	5
SOMA	\$925,000	\$956	3%	9
Richmond	\$912,500	\$883	2%	8
Bayview/Hunters Point	\$825,000	\$850	10%	3
Telegraph Hill	-	-	-	0
Diamond Heights	-	-	-	0

*Small sample size (n<3); use caution when interpreting results. | Sources: SFAR MLS, Data from 08/01/2018 - 08/31/2018 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. DRE No. 01486075