



The median sale price of single family homes reached \$1.6MM for the month of October; representing a 2% increase from last year, and a 7% increase from September. The price per square foot hit \$948, which is consistent with last year's numbers. There were actually 3% more sales this October compared with last year, at a total of 241. Citywide, single family homes are selling for 5% over their list price. So while there is 17% more inventory than last October, the market remains strong.

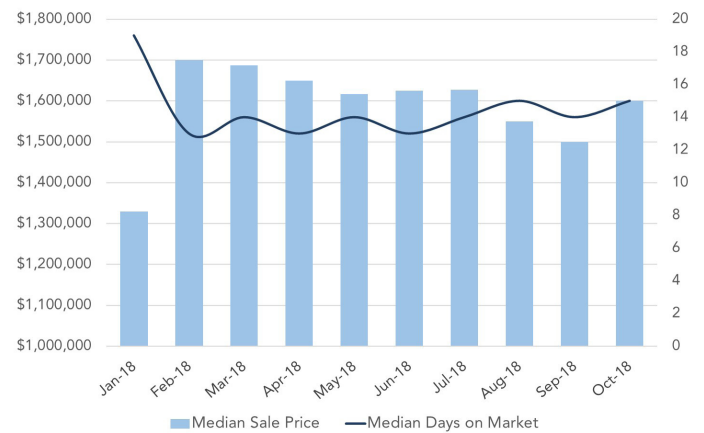
Looking across neighborhoods, the most single family homes were sold in Bernal Heights / Glen Park. Buena Vista / Corona Heights and Excelsior / Portola had the highest sales over list price.

SINGLE FAMILY RESIDENCES

YEAR-OVER-YEAR COMPARISON

	OCT-'18	OCT-'17	%Δ
MEDIAN SALE PRICE	\$1,600,000	\$1,575,000	+2%
MEDIAN DAYS ON MARKET	15	14	+7%
MEDIAN \$ / SQ. FT.	\$948	\$944	0%
TOTAL HOMES SOLD	241	233	+3%
TOTAL HOMES CURRENTLY FOR SALE	318	271	+17%
OVER LIST PRICE <small>(includes price adjustments)</small>	5.0%	10.5%	-5.5%

YTD 2018



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

MEDIAN AREA VALUES

NEIGHBORHOOD	SINGLE FAMILY	\$ / SQ. FT.	OVER LIST \$ <small>(includes price adjustments)</small>	HOMES SOLD
Marina / Cow Hollow	\$6,150,000	\$1,331	-4.6%	5
Pacific / Presidio Heights	\$5,387,500	\$1,415	0.4%	6
Lower Pac / Laurel Heights	\$4,350,000	\$1,326	-1.1%	1*
Cole Valley / Haight	\$3,450,000	\$1,003	-1.4%	3*
Hayes Valley	\$3,250,000	\$897	8.5%	1*
Castro / Duboce Triangle	\$3,200,000	\$1,118	6.0%	10
Alamo Square / NOPA	\$2,740,000	\$840	2.4%	1*
Noe Valley	\$2,300,000	\$1,291	7.0%	17
Buena Vista / Corona Heights	\$2,300,000	\$1,684	29.5%	3*
Ingleside Terrace / Lakeside	\$2,200,000	\$907	-4.1%	1*
Richmond / Lake St	\$1,800,000	\$911	10.9%	19
Diamond Heights	\$1,778,500	\$987	16.5%	2*
Westwood Park / Sunnyside	\$1,709,000	\$1,012	13.7%	10
Bernal Heights / Glen Park	\$1,615,000	\$1,075	11.1%	22
Mission	\$1,427,500	\$1,030	-64.1%	4*
Sunset	\$1,366,500	\$948	13.0%	14
Potrero Hill	\$1,210,000	\$816	10.3%	7
Excelsior / Portola	\$1,190,000	\$724	23.4%	19
Bayview / Hunters Point	\$890,000	\$762	11.2%	6
Russian Hill	-	-	-	0

*Small sample size (n<3); use caution when interpreting results. | Sources: SFAR MLS, Data from 01/01/2018 - 10/31/2018 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 reached \$1.222MM for the month of October; recognizing a 7% increase from last year and a 6% increase from September. Similarly, the price per square foot increased by 5% to \$1,111. Condominiums/TIC are also selling slightly faster than this time last year, at a median market time of 17 days. There were 285 closing for the month of October, which is 8% lower than last year. There are currently 597 condominiums/TIC for sale today, ranging from \$168K to \$19.5MM. Citywide, condominiums/TIC sell at 6% over their list price.

CONDOMINIUMS/TIC

YEAR-OVER-YEAR COMPARISON

	OCT-'18	OCT-'17	%Δ
MEDIAN			
SALE PRICE	\$1,222,000	\$1,140,000	+7%
DAYS ON MARKET	17	19	-11%
\$ / SQ. FT.	\$1,111	\$1,057	+5%
TOTAL			
HOMES SOLD	285	311	-8%
HOMES CURRENTLY FOR SALE	597	502	+19%
OVER LIST PRICE <small>(includes price adjustments)</small>	6.0%	4.7%	+1.3%

YTD 2018



CHANGE IN PAST MONTH: SALE PRICE **+6%** DAYS ON MARKET **-6%**

MEDIAN AREA VALUES

NEIGHBORHOOD	CONDOMINIUMS/TIC	\$ / SQ. FT.	OVER LIST \$ <small>(includes price adjustments)</small>	HOMES SOLD
Telegraph Hill	\$1,680,000	-	13.9%	1*
Russian Hill*	\$1,527,500	\$1,259	7.3%	12
Mission Bay	\$1,500,000	\$1,152	-0.1%	15
Pacific / Presidio Heights	\$1,476,500	\$1,053	3.7%	12
Noe Valley	\$1,455,000	\$1,059	11.3%	16
Lower Pac / Laurel Heights	\$1,430,000	\$1,019	9.7%	8
Cole Valley / Haight	\$1,412,500	\$1,147	14.8%	8
Dogpatch	\$1,385,000	\$1,150	5.3%	5
Castro / Duboce Triangle	\$1,382,500	\$1,332	18.2%	8
Buena Vista / Corona Heights	\$1,332,500	-	18.8%	2*
Alamo Square / NOPA	\$1,319,000	\$1,041	9.7%	8
Mission Dolores	\$1,301,000	\$1,410	16.3%	10
Mission	\$1,300,000	\$1,037	14.6%	16
Marina / Cow Hollow	\$1,262,500	\$1,165	6.1%	8
Sunset	\$1,245,000	\$987	8.1%	10
Nob Hill*	\$1,232,500	\$1,304	0.9%	8
North Beach / Fisherman's Wharf	\$1,200,000	\$1,060	-1.4%	7
Richmond	\$1,200,000	\$863	7.9%	11
Bernal Heights / Glen Park	\$1,140,000	\$994	13.9%	5
South Beach / Yerba Buena	\$1,077,500	\$1,257	0.2%	46
SOMA	\$1,071,500	\$1,091	-0.8%	12
Diamond Heights	\$879,000	\$871	4.2%	5
Potrero Hill	\$850,000	\$838	0.7%	4*
Hayes Valley	\$825,000	\$1,223	11.1%	9
Bayview/Hunters Point	\$755,000	\$749	0.9%	2*

*Small sample size (n<3); use caution when interpreting results. | Sources: SFAR MLS, Data from 01/01/2018 - 10/31/2018 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