



The value of homes in San Francisco continues to grow during the summer season. In fact, the median sale price for single family homes reached a new high of \$1.7MM for the month of July; a 5% increase from June, and an 18% increase from this time last year. The median market time remains fairly consistent at 14 days, while the number of homes sold has dropped by 26% compared to July of last year, indicating a tighter supply of inventory. Citywide, homes sell at approximately 17% over their list price. Submarkets that experienced the most dramatic increases in sales over list price include Excelsior, Portola, Westwood Park, Sunnyside, Bernal Heights and Glen Park.

SINGLE FAMILY RESIDENCES

YEAR-OVER-YEAR COMPARISON

	JULY 2018	JULY 2017	%Δ
MEDIAN			
SALE PRICE	\$1,700,000	\$1,400,000	+18%
DAYS ON MARKET	14	15	-7%
\$ / SQ. FT.	\$998	\$887	+11%
TOTAL			
HOMES SOLD	185	209	-26%
HOMES CURRENTLY FOR SALE	208	-	-
OVER LIST PRICE	17%	21%	-4%

YTD 2018



CHANGE IN PAST MONTH: SALE PRICE **+5%** DAYS ON MARKET **+8%**

MEDIAN AREA VALUES

NEIGHBORHOOD	SINGLE FAMILY	\$ / SQ. FT.	OVER LIST \$	HOMES SOLD
Pacific/Presidio Heights	\$6,875,000	\$1,481	-8%	4
Marina/Cow Hollow	\$4,900,000	\$1,505	-2%	3
Buena Vista/Corona Heights	\$3,299,000	\$1,708	7%	2*
Alamo Square/NOPA	\$2,999,000	\$1,295	-3%	2*
Diamond Heights	\$2,550,000	\$1,262	35%	1*
Castro/Duboce Triangle	\$2,500,000	\$1,185	4%	10
Ingleside Terrace/Lakeside	\$2,200,000	\$944	10%	1*
Lower Pac/Laurel Heights	\$2,140,000	\$1,107	6%	4
Cole Valley/Haight	\$1,936,400	\$1,354	9%	3
Noe Valley	\$1,900,000	\$1,183	14%	12
Bernal Heights/Glen Park	\$1,800,000	\$1,022	20%	18
Potrero Hill	\$1,800,000	\$1,141	13%	5
Richmond/Lake St	\$1,750,000	\$908	10%	7
Sunset	\$1,426,000	\$1,041	15%	18
Westwood Park/Sunnyside	\$1,338,800	\$997	22%	7
Excelsior/Portola	\$1,293,000	\$828	36%	12
Bayview/Hunters Point	\$837,500	\$636	3%	4
Russian Hill	-	-	-	0
Mission	-	-	-	0
Hayes Valley	-	-	-	0

*Small sample size (n<3); use caution when interpreting results. | Sources: SFAR MLS, Data from 07/01/2018 - 07/31/2018 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. BRE No. 01486075



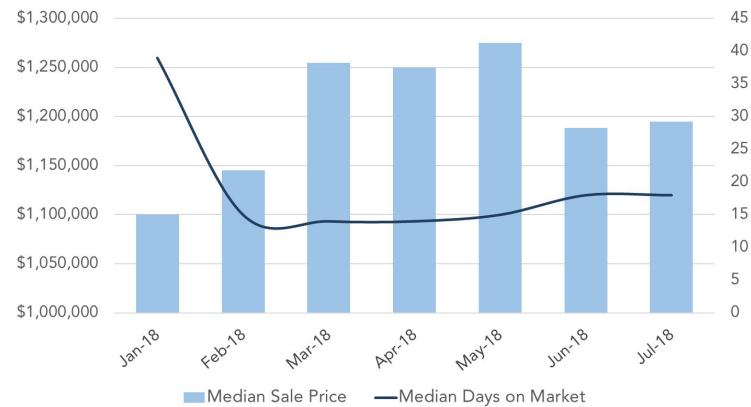
The value of San Francisco condominiums and TIC are also on the rise. While not as high as the last peak in May, the median sale price hit \$1.195MM for the month of July, which is a 4% increase from this time last year. The median market time also decreased by 14% to 18 days. Surprisingly, the number of condominiums and TIC sold in July actually increased 2% 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 the Sunset, Castro, Duboce Triangle, and Noe Valley.

CONDOMINIUMS/TIC

YEAR-OVER-YEAR COMPARISON

	JULY 2018	JULY 2017	%Δ	
MEDIAN	SALE PRICE	\$1,195,000	\$1,150,000	+4%
	DAYS ON MARKET	18	21	-14%
	\$ / SQ. FT.	\$1,150	\$1,056	+9%
TOTAL	HOMES SOLD	243	239	+2%
	HOMES CURRENTLY FOR SALE	338	-	-
	OVER LIST PRICE	11%	10%	+1%

YTD 2018



CHANGE IN PAST MONTH: SALE PRICE **+1%** DAYS ON MARKET **0%**

MEDIAN AREA VALUES

NEIGHBORHOOD	CONDOMINIUMS/TIC	\$ / SQ. FT.	OVER LIST \$	HOMES SOLD
Pacific/Presidio Heights	\$2,147,500	\$1,172	8%	14
Telegraph Hill	\$1,900,000	-	27%	1*
Russian Hill*	\$1,550,000	\$1,248	11%	7
Richmond	\$1,535,000	\$953	3%	8
Cole Valley/Haight	\$1,500,000	\$1,087	8%	6
Castro/Duboce Triangle	\$1,499,000	\$1,239	37%	7
Mission Bay	\$1,412,500	\$1,212	7%	8
Sunset	\$1,400,000	\$879	41%	3
Marina/Cow Hollow	\$1,375,000	\$1,196	12%	7
North Beach/Fisherman's Wharf	\$1,337,500	\$1,114	8%	4
Bernal Heights/Glen Park	\$1,320,000	\$1,199	21%	43
Lower Pac/Laurel Heights	\$1,305,000	\$1,078	9%	5
Noe Valley	\$1,300,000	\$1,193	24%	11
Alamo Square/NOPA	\$1,260,000	\$1,106	15%	11
Nob Hill*	\$1,250,000	\$1,392	14%	5
Hayes Valley	\$1,187,500	\$1,344	16%	8
South Beach/Yerba Buena	\$1,180,000	\$1,213	1%	40
Dogpatch	\$1,155,000	\$1,079	4%	6
Buena Vista/Corona Heights	\$1,107,500	\$1,181	17%	8
Potrero Hill	\$1,051,000	\$1,176	11%	4
Mission Dolores	\$1,018,500	\$1,236	5%	10
Mission	\$990,000	\$1,188	13%	10
Diamond Heights	\$920,000	\$734	8%	3
SOMA	\$845,000	\$1,111	4%	14
Bayview/Hunters Point	\$775,000	\$882	0%	3

*Small sample size (n<3); use caution when interpreting results. | Sources: SFAR MLS, Data from 07/01/2018 - 07/31/2018 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. BRE No. 01486075