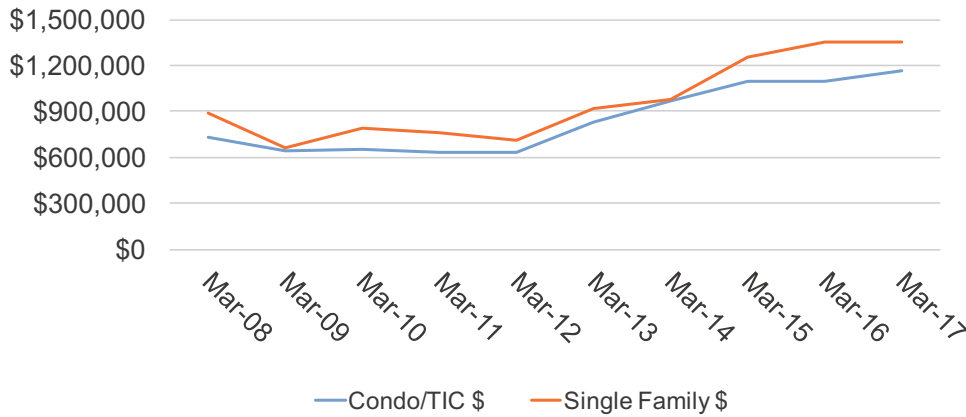


SAN FRANCISCO MARKET UPDATE APRIL 2017

The San Francisco market continued its steady pace through the first quarter of the year. **Single family** home values performed consistently, as compared to the first quarter of last year, while the **number of transactions** increased by **4%**. Market time remained consistent at **two to three weeks**. The upper tier of the market (**over \$1.7MM**) had the shortest market time, about one week less than the lowest tier (**under \$1.1MM**). Overbidding also remained consistent with last year, coming in at an average of **12%** over list price. The middle

tier (**\$1.1MM-\$1.7MM**) had the greatest amount of overbidding, averaging **14%** over list price. Condominium values posted a healthy gain of **5%** in the first quarter, compared to the same period last year. This gain occurred despite an influx of nearly **1,000** new condominiums. The number of transactions remained consistent with last year, as did market time (approximately **25 days**). Overbidding decreased slightly, coming in at an average of **4%** over list price, versus 6% last year.



Condo/TIC

\$1,161,312

+6% year-over-year

+6% ten-year average

Single Family

\$1,350,000

No change year-over-year

+6% ten-year average

MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	% Over/Under List \$	Single-Family \$	Single-Fam \$/SqFt	% Over/Under List \$
Pacific/Presidio Heights	\$1,545,000	\$1,128	0%	\$6,000,000	\$1,463	0%
Marina/Cow Hollow	\$1,400,000	\$1,083	0%	\$3,260,000	\$1,310	-2%
Noe Valley	\$1,400,000	\$1,065	+8%	\$2,212,500	\$1,144	+3%
Castro/Duboce Triangle	\$1,360,000	\$1,081	+9%	\$2,370,000	\$1,110	+7%
Cole Valley/Haight-Ashbury	\$1,375,000	\$944	+7%	\$2,712,500	\$919	+2%
Russian Hill*	\$1,385,000	\$1,167	0%	\$4,616,500	\$1,444	+1%
Buena Vista/Corona Heights	\$1,275,000	\$1,029	+9%	\$2,035,660	\$1,049	+4%
Nob Hill*	\$1,267,500	\$1,149	0%			
Lower Pac/Laurel Heights	\$1,075,000	\$1,025	0%	\$3,075,000	\$1,186	-2%
Alamo Square/NOPA	\$1,200,500	\$979	+4%	\$2,250,000	\$1,068	+10%
Mission Bay	\$1,158,000	\$1,050	0%			
Mission Dolores	\$1,167,765	\$1,020	+8%	\$2,100,000	\$998	+10%
Hayes Valley	\$1,130,000	\$1,170	0%	\$2,813,000	\$973	+3%
Mission	\$1,060,000	\$972	+5%	\$1,465,000	\$1,029	+8%
South Beach/Yerba Buena	\$1,099,000	\$1,121	0%			
Telegraph Hill	\$1,085,000	\$1,080	+3%			
Dogpatch	\$1,072,500	\$894	+1%	\$1,212,500	\$1,225	0%
North Beach/Fisherman's Wharf	\$1,037,500	\$1,064	+2%			
Potrero Hill	\$1,058,000	\$1,000	+5%	\$1,605,112	\$1,093	+4%
Bernal Heights/Glen Park	\$1,022,500	\$920	+10%	\$1,400,000	\$978	+10%
Richmond	\$1,030,000	\$810	+6%	\$1,625,000	\$824	+9%
Sunset	\$990,000	\$835	+5%	\$1,251,000	\$828	+17%
SOMA	\$879,500	\$882	0%	\$1,825,000	\$765	-1%
Bayview/Hunters Point	\$715,000	\$623	0%	\$790,000	\$571	+7%
Excelsior/Portola	\$672,500	\$502	0%	\$900,000	\$696	+13%
Diamond Heights	\$662,500	\$837	+4%	\$1,871,944	\$776	+7%
Westwood Park/Sunnyside				\$1,200,000	\$850	+12%
Ingleside Terrace/Lakeside				\$1,410,000	\$800	+12%