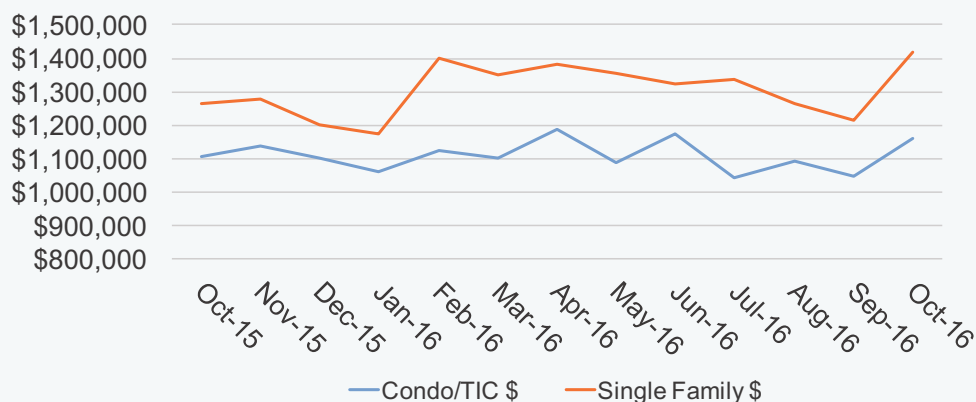


SAN FRANCISCO MARKET UPDATE NOVEMBER 2016

Last month's **single family** values were particularly strong, capturing the first **double-digit median price gain** since March, and reaching a **12-month high**. Median days on market was relatively unchanged, at about **two weeks**. However, purchasers bid an average of **5% over list prices**, versus 11% over in October 2015. Currently, there is just a **1.5 month supply** of single family homes on the market. Condominium pricing also performed reasonably well, at 5%. Condominium inventory is

running considerably higher, due in large-part to the roughly **1,000 new construction units** currently on the market.

Nationally, **GDP growth** has shown considerable strength over the last three months, recording a **2.9%** annualized growth rate. This is an improvement over the 1.4% growth rate in the second quarter.



MOST RECENT MONTH

Condo/TIC
\$1,160,000

+5% year-over-year

Single Family
\$1,420,000

+12% year-over-year

MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	Single-Family \$	Single-Family \$/SqFt
Alamo Square/NOPA	\$1,225,000	\$980	\$1,775,000	\$1,099
Bayview/Hunters Point	\$715,000	\$624	\$726,250	\$531
Bernal Heights/Glen Park	\$999,000	\$929	\$1,400,000	\$1,000
Buena Vista/Corona Heights	\$1,262,445	\$1,007	\$2,125,000	\$1,083
Castro/Duboce Triangle	\$1,370,000	\$1,071	\$2,200,000	\$1,163
Cole Valley/Haight-Ashbury	\$1,250,000	\$959	\$2,800,000	\$912
Diamond Heights	\$666,000	\$807	\$1,700,940	\$793
Dogpatch	\$1,150,000	\$940	\$1,542,500	\$1,078
Excelsior/Portola	\$672,500	\$502	\$880,000	\$675
Hayes Valley	\$1,165,000	\$1,210	\$2,813,000	\$935
Lower Pac/Laurel Heights	\$937,000	\$1,007	\$3,175,000	\$1,186
Marina/Cow Hollow	\$1,357,500	\$1,085	\$3,150,000	\$1,350
Mission	\$1,050,000	\$962	\$1,437,500	\$969
Mission Dolores	\$1,124,765	\$990	\$2,100,000	\$1,014
Mission Bay	\$1,169,000	\$1,037		
Nob Hill*	\$1,267,500	\$1,124	\$3,695,000	\$1,350
Noe Valley	\$1,385,000	\$1,075	\$2,277,500	\$1,130
North Beach/Fisherman's Wharf	\$1,075,000	\$1,065		
Pacific/Presidio Heights	\$1,475,000	\$1,129	\$6,000,000	\$1,487
Potrero Hill	\$1,075,000	\$1,002	\$1,504,185	\$1,115
Richmond	\$1,060,000	\$807	\$1,575,000	\$846
Russian Hill*	\$1,212,500	\$1,150	\$2,950,000	\$1,570
SOMA	\$899,500	\$930	\$1,705,000	\$765
South Beach/Yerba Buena	\$1,100,000	\$1,140		
Sunset	\$1,055,000	\$845	\$1,238,000	\$812
Telegraph Hill	\$1,500,000	\$1,218		

Data sources/photos: Bank of the West, SFAR MLS, Google Maps; Data from 5/1/2016 - 10/31/2016 was used for condominium neighborhood values; 11/1/2015 - 10/31/2016 for single family neighborhood values. Property types covered: Single-family & condo/TIC/COOP. *Russian Hill and Nob Hill neighborhood values include coop closings. BMRs and senior housing have been excluded from stats, where possible. "Top Five Sales" covers closings in the month of October 2016, and are courtesy of Hill & Co., Coldwell Banker, Sotheby's, Compass, Polaris Pacific. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2016 Vanguard Properties. All rights reserved. Equal Housing Opportunity. BRE No. 01486075