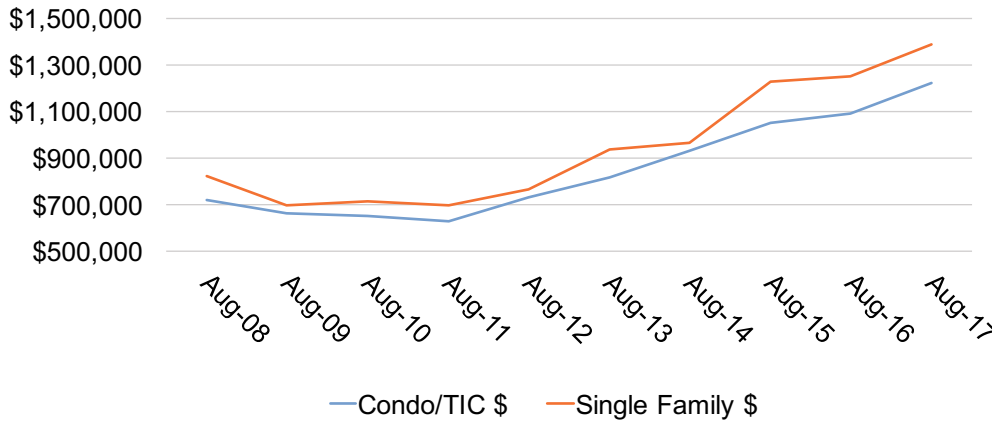


SAN FRANCISCO MARKET UPDATE SEPTEMBER 2017

Sales data for the summer months of June, July and August point to considerable strength in the market. There were approximately 1,400 closings during the summer, which is on par with last year's figures. Median market time came in at 18 days on market, versus 27 last year. Single family values posted three straight months of double-digit year-over-year gains, while condominium values posted two. Inventory levels remain tight,

coming in at around one month. Single family homes continue to receive the greatest amount of competition, with purchasers paying an average of 17% over list price. It is widely expected to be an active fall market, with a substantial increase in inventory. As an example, the number of active listings increased 35% during the month of September 2016, compared to the prior month.



Condo/TIC
\$1,225,000
 +12% year-over-year
 +6% ten-year average

Single Family
\$1,385,500
 +11% year-over-year
 +5% 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%	\$6,250,000	\$1,439	0%
Marina/Cow Hollow	\$1,370,000	\$1,112	+2%	\$3,402,500	\$1,326	0%
Noe Valley	\$1,375,000	\$1,080	+9%	\$2,300,000	\$1,168	+3%
Castro/Duboce Triangle	\$1,377,074	\$1,085	+9%	\$2,385,000	\$1,122	+8%
Cole Valley/Haight-Ashbury	\$1,400,000	\$980	+7%	\$2,887,500	\$1,033	+2%
Russian Hill*	\$1,500,000	\$1,200	0%	\$3,133,000	\$1,312	0%
Buena Vista/Corona Heights	\$1,233,500	\$1,060	+6%	\$2,277,500	\$1,059	+5%
Nob Hill*	\$1,272,500	\$1,179	0%			
Lower Pac/Laurel Heights	\$1,275,000	\$1,072	0%	\$3,000,000	\$1,172	-1%
Alamo Square/NOPA	\$1,201,000	\$982	+5%	\$1,950,000	\$1,130	+12%
Mission Bay	\$1,150,000	\$1,039	0%			
Mission Dolores	\$1,208,000	\$1,029	+5%	\$2,325,000	\$1,161	+10%
Hayes Valley	\$1,100,000	\$1,165	0%	\$2,450,000	\$973	+3%
Mission	\$1,025,000	\$975	+4%	\$1,517,500	\$1,003	+9%
South Beach/Yerba Buena	\$1,075,000	\$1,107	0%			
Telegraph Hill	\$1,010,000	\$1,049	+4%			
Dogpatch	\$1,137,500	\$884	+1%			
North Beach/Fisherman's Wharf	\$1,075,000	\$1,066	0%			
Potrero Hill	\$1,100,000	\$1,022	+3%	\$1,712,500	\$1,078	+10%
Bernal Heights/Glen Park	\$980,000	\$954	+10%	\$1,415,000	\$1,000	+10%
Richmond	\$1,085,000	\$838	+7%	\$1,625,000	\$828	+9%
Sunset	\$1,005,000	\$840	+6%	\$1,280,000	\$856	+19%
SOMA	\$890,000	\$897	0%	\$1,825,000	\$765	-1%
Bayview/Hunters Point	\$665,000	\$640	0%	\$800,500	\$584	+8%
Excelsior/Portola				\$915,000	\$702	+15%
Diamond Heights	\$680,000	\$887	+7%	\$2,342,500	\$776	+7%
Westwood Park/Sunnyside				\$1,244,400	\$879	13%
Ingleside Terrace/Lakeside				\$1,575,000	\$835	+15%

Data sources/photos: Freddie Mac, SFAR MLS; Data from Q3 2016 - Q2 2017 was used for 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. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2017 Vanguard Properties. All rights reserved. Equal Housing Opportunity. BRE No. 01486075