



While the median sale price ticked down 1.6% on a year over year basis, the median market time remained at an extremely competitive 14 days and the price per square foot increased 4.4%. Similarly, the number of sales last month increased by 7.8% compared to July of last year. The current supply of inventory stands at about 1.2 months, well below the widely regarded equilibrium of 6 months.

High demand for real estate in San Francisco is also evident in the increasingly competitive office leasing market. Office leases are being snapped up before construction is even started. Pinterest recently signed a lease for 490K square feet at the 88 Bluxome Street mixed-use development within the city's newly rezoned Central SoMa area; before the project was even approved (per Bisnow.com).

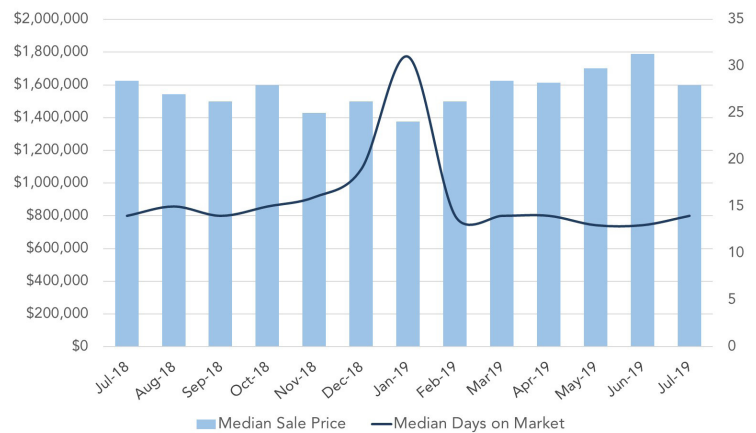
With the weighted average asking rent in San Francisco increasing to \$4,300 (per SocketSite.com) and benchmark mortgage rates dropping to an amazingly low 3.6% for a 30-year fixed (per FreddieMac.com), now is a great time for potential purchasers to get their own home in the city.

SINGLE FAMILY RESIDENCES

YEAR-OVER-YEAR COMPARISON

	JULY-'19	JULY-'18	%Δ
MEDIAN SALE PRICE	\$1,600,000	\$1,626,250	-1.6%
DAYS ON MARKET	14	14	0.0%
\$ / SQ. FT.	\$1,036	\$992	+4.4%
TOTAL HOMES SOLD	207	192	+7.8%
HOMES CURRENTLY FOR SALE	180	-	-
% OF PROPERTIES SOLD OVER LIST PRICE	82.6%	85.4%	-2.8%
% OF LIST PRICE RECEIVED (AVERAGE)	115.4%	117.2%	-1.8%

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH: SALE PRICE **-10.6%** DAYS ON MARKET **+7.7%**

MEDIAN AREA VALUES (MOST RECENT QUARTER)

NEIGHBORHOOD	SINGLE FAMILY	\$ / SQ. FT.	% OF LIST PRICE RECEIVED (AVERAGE)	HOMES SOLD
Pacific/Presidio Heights	\$7,592,500	\$1,547	99.2%	22
Russian Hill	\$4,400,000	\$1,726	104.1%	5*
Marina/Cow Hollow	\$3,802,500	\$1,348	103.3%	14
Alamo Square/NOPA	\$3,425,000	\$1,010	101.7%	3*
Buena Vista/Corona Heights	\$3,312,500	\$1,228	113.5%	4*
Cole Valley/Haight	\$3,300,000	\$1,226	112.6%	8*
Lower Pac/Laurel Heights	\$3,190,000	\$1,302	111.7%	8*
Castro/Duboce Triangle	\$2,925,000	\$1,363	103.8%	13
Noe Valley	\$2,500,000	\$1,280	110.0%	43
Hayes Valley	\$2,365,000	\$937	119.3%	2*
Potrero Hill	\$2,300,000	\$1,370	112.8%	7*
Richmond	\$2,220,000	\$976	110.7%	39
Ingleside Terrace/Lakeside	\$1,996,500	\$695	113.9%	6*
Diamond Heights	\$1,972,500	\$945	110.7%	4*
Mission	\$1,737,500	\$949	110.6%	12
Bernal Heights/Glen Park	\$1,685,000	\$1,192	118.6%	71
Sunset	\$1,650,000	\$973	118.1%	45
Westwood Park/Sunnyside	\$1,610,000	\$929	115.3%	13
Excelsior/Portola	\$1,050,000	\$848	115.9%	38
Bayview/Hunters Point	\$954,000	\$703	111.8%	23

* Small sample size (n<10); use caution when interpreting statistics. Sources: SFAR MLS; Data from 4/01/2019 - 6/30/2019 was used for area 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. ©2019 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075



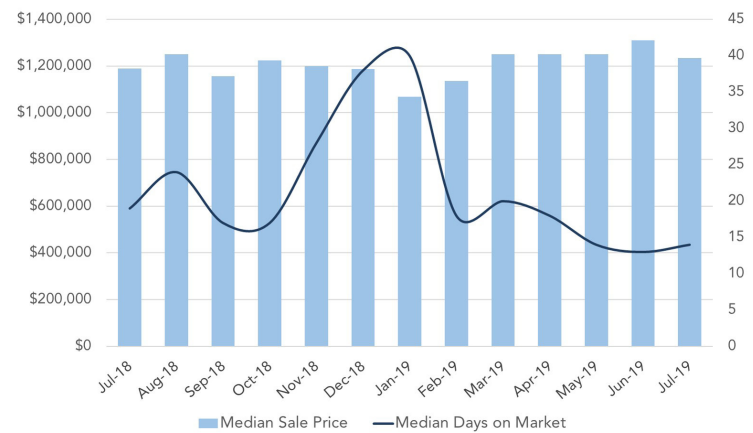
The median Condominium sale price increased 3.8% on a year-over-year basis to \$1,235,000. Similarly, the price per square foot increased 2.5% to \$1,167. The median market time decreased 5 days from this time last year to 14 days. Over 7 out of ten homes sold over their list price with purchasers paying an average of 8% above asking. There are currently 329 Condominiums/TIC/Coops listed for sale in San Francisco (excluding BMRs and senior housing), ranging in price from \$379K to \$17.5M.

CONDOMINIUMS/TIC/COOPS

YEAR-OVER-YEAR COMPARISON

	JULY-'19	JULY-'18	%Δ
MEDIAN			
SALE PRICE	\$1,235,000	\$1,190,000	+3.8%
DAYS ON MARKET	14	19	-26.3%
\$ / SQ. FT.	\$1,167	\$1,139	+2.5%
TOTAL			
HOMES SOLD	232	261	-11.1%
HOMES CURRENTLY FOR SALE	329	-	-
% OF PROPERTIES SOLD OVER LIST PRICE	72.0%	65.9%	+6.1%
% OF LIST PRICE RECEIVED (AVERAGE)	108.0%	107.5%	+0.5%

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH: SALE PRICE -5.7% DAYS ON MARKET +7.7%

MEDIAN AREA VALUES (MOST RECENT QUARTER)

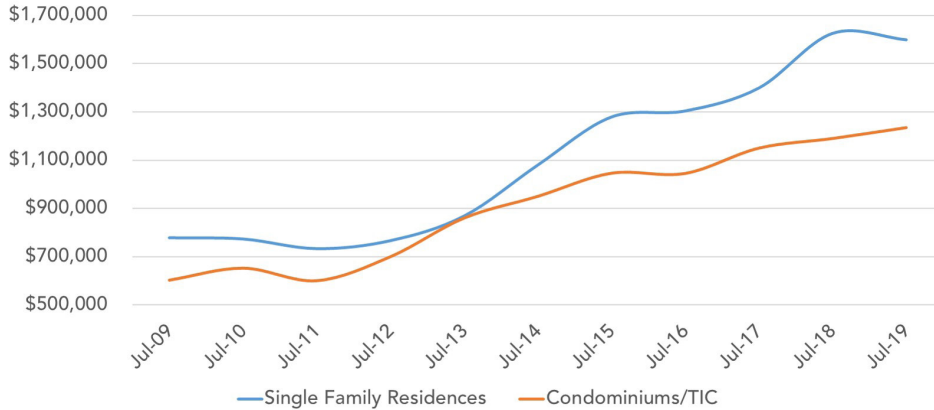
NEIGHBORHOOD	CONDOMINIUMS/TIC	\$ / SQ. FT.	% OF LIST PRICE RECEIVED (AVERAGE)	HOMES SOLD
Marina/Cow Hollow	\$1,850,000	\$1,285	107.0%	25
Pacific/Presidio Heights	\$1,652,875	\$1,212	103.1%	57
Mission Dolores	\$1,602,000	\$1,236	115.9%	27
Cole Valley/Haight	\$1,525,000	\$1,110	113.3%	27
Alamo Square/NOPA	\$1,500,000	\$1,166	110.6%	25
Castro/Duboce Triangle	\$1,450,000	\$1,175	115.4%	31
Mission Bay	\$1,450,000	\$1,143	101.4%	27
Buena Vista/Corona Heights	\$1,447,500	\$1,298	116.6%	12
Russian Hill*	\$1,439,500	\$1,246	105.8%	38
Richmond/Lake St	\$1,410,000	\$989	107.8%	35
Hayes Valley	\$1,385,000	\$1,199	111.7%	14
Lower Pac/Laurel Heights	\$1,375,000	\$1,134	105.5%	15
Sunset	\$1,360,000	\$1,085	115.3%	9*
Noe Valley	\$1,357,500	\$1,340	120.8%	30
Bernal Heights/Glen Park	\$1,300,000	\$988	111.7%	13
Nob Hill*	\$1,278,000	\$1,202	101.3%	27
Mission	\$1,255,000	\$1,137	108.7%	47
South Beach/Yerba Buena	\$1,237,500	\$1,260	101.5%	122
Dogpatch	\$1,227,000	\$1,160	107.4%	10
Potrero Hill	\$1,059,000	\$1,124	107.7%	19
SOMA	\$950,000	\$989	105.0%	45
Telegraph Hill	\$905,000	\$1,267	101.4%	7*
North Beach/Fisherman's Wharf	\$855,000	\$1,043	103.7%	15
Bayview/Hunters Point	\$815,000	\$645	101.9%	7*
Diamond Heights	\$660,000	\$843	104.5%	11

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YEAR-OVER-YEAR COMPARISONS

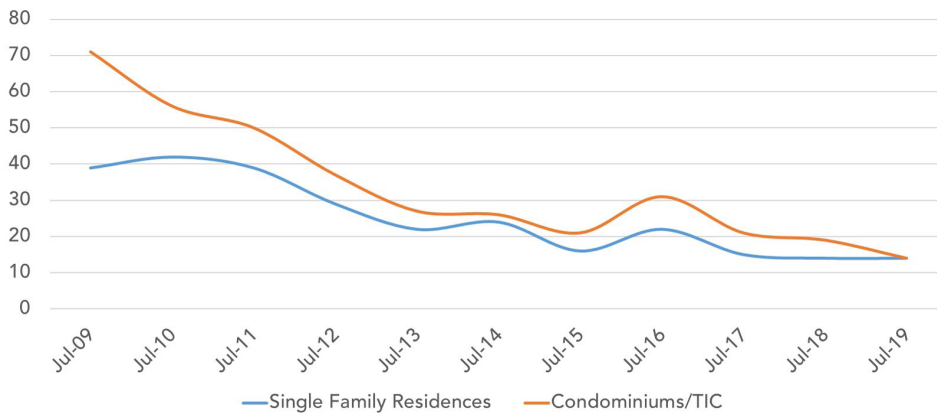
MEDIAN SALE PRICE



Single Family Residences
\$1,600,000
 -1.6% year-over-year

Condominium/TIC/COOPs
\$1,235,000
 +3.8% year-over-year

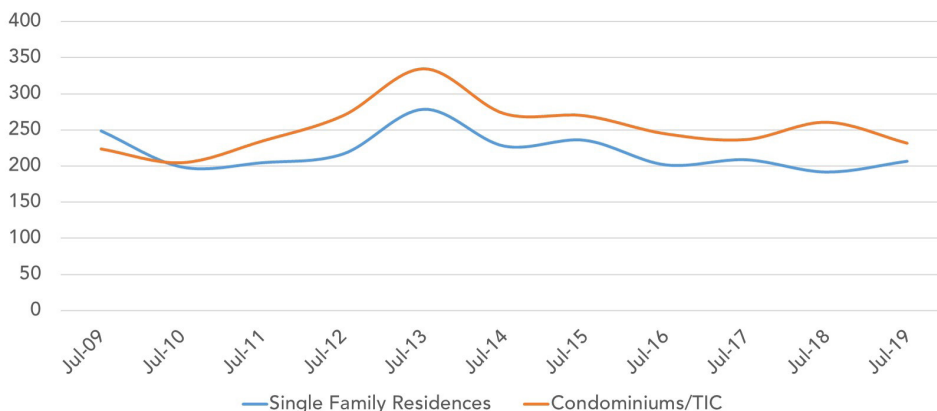
MEDIAN MARKET TIME



Single Family Residences
14 days
 0 days year-over-year

Condominium/TIC/COOPs
14 days
 -5 days year-over-year

NUMBER OF SALES



Single Family Residences
207
 +7.8% year-over-year

Condominium/TIC/COOPs
232
 -11.1% year-over-year

Sources: SFAR MLS, Single family homes, condominium/TIC/COOP. Only property data posted on the MLS is covered. 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. ©2019 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075