

SAN FRANCISCO COUNTY

THIRD QUARTER MARKET REPORT | 2017 VS. 2018

	2017	2018		2017	2018				
Q3	# of Sales	1,399	1,377	2%▼	YTD	# of Sales	4,130	4,306	▲4%
	Median Price	\$1,300,000	\$1,405,000	▲8%		Median Price	\$1,300,000	\$1,425,000	▲10%
	Avg CDOM	45	43	4%▼		Avg CDOM	45	42	7%▼
	MOI	2.0	2.5	▲25%		MOI	2.0	2.4	▲20%

During this last quarter, San Francisco County saw an increase in inventory, rising by 25% overall with some communities, such as Glen Park, Bayview, North Beach, Sunset, Inner Mission, Lakeshore, and others, increasing by over 100% as compared to the third quarter of last year. Number of sales and days on market remained steady, down slightly from 2017. Prices remained on the rise, up 8%.

	2017	2018	%Change	2017	2018	%Change		
BAYVIEW/VISITATION VALLEY/SILVER TERRACE	# of Sales	67	40	-40%	Avg CDOM	71	39	-45%
	Median Price (\$000)	797	923	16%	Months of Inventory	1.2	2.6	110%
BERNAL HEIGHTS	# of Sales	71	68	-4%	Avg CDOM	45	40	-11%
	Median Price (\$000)	1,340	1,425	6%	Months of Inventory	1.4	1.6	14%
CORONA HEIGHTS/EUREKA VALLEY/MISSION DOLORES	# of Sales	58	71	22%	Avg CDOM	55	43	-21%
	Median Price (\$000)	1,596	1,780	11%	Months of Inventory	2.0	1.7	-15%
COW HOLLOW/MARINA	# of Sales	46	39	-15%	Avg CDOM	66	57	-14%
	Median Price (\$000)	2,241	2,199	-2%	Months of Inventory	1.4	2.6	83%
EXCELSIOR/PORTOLA	# of Sales	54	44	-19%	Avg CDOM	37	34	-8%
	Median Price (\$000)	1,087	1,205	11%	Months of Inventory	1.5	1.7	14%
GLEN PARK	# of Sales	24	16	-33%	Avg CDOM	46	40	-13%
	Median Price (\$000)	1,490	1,886	27%	Months of Inventory	1.0	3.0	200%
HAIGHT/PARNASSUS/ASHBURY HEIGHTS	# of Sales	21	36	71%	Avg CDOM	31	57	85%
	Median Price (\$000)	1,796	1,808	1%	Months of Inventory	1.4	1.8	25%
HAYES VALLEY/ALAMO SQUARE/NOPA/LOWER PAC HEIGHTS	# of Sales	75	68	-9%	Avg CDOM	45	41	-8%
	Median Price (\$000)	1,477	1,532	4%	Months of Inventory	3.2	2.6	-17%
INNER MISSION	# of Sales	56	29	-48%	Avg CDOM	37	56	51%
	Median Price (\$000)	1,298	1,225	-6%	Months of Inventory	2.4	5.3	121%

		2017	2018	%Change		2017	2018	%Change
LAKESHORE/LAKESIDE/ MERCED MANOR	# of Sales	11	7	-36%	Avg CDOM	28	75	168%
	Median Price (\$000)	1,428	1,743	22%	Months of Inventory	1.9	4.7	147%
MIRALOMA PARK/ WESTWOOD HIGHLANDS/ MIDTOWN TERRACE	# of Sales	28	25	-11%	Avg CDOM	35	42	19%
	Median Price (\$000)	1,379	1,524	10%	Months of Inventory	1.0	1.6	64%
NOE VALLEY	# of Sales	55	61	11%	Avg CDOM	42	34	-19%
	Median Price (\$000)	1,910	1,700	-11%	Months of Inventory	1.8	2.7	50%
NORTH BEACH/ NORTH WATERFRONT	# of Sales	20	12	-40%	Avg CDOM	55	49	-10%
	Median Price (\$000)	1,065	1,140	7%	Months of Inventory	1.5	4.3	180%
PACIFIC HEIGHTS/ PRESIDIO HEIGHTS	# of Sales	45	55	22%	Avg CDOM	49	49	1%
	Median Price (\$000)	1,960	1,805	-8%	Months of Inventory	3.2	3.5	9%
PARKSIDE	# of Sales	34	29	-15%	Avg CDOM	34	37	8%
	Median Price (\$000)	1,271	1,402	10%	Months of Inventory	0.9	1.4	54%
POTRERO HILL	# of Sales	42	32	-24%	Avg CDOM	37	43	16%
	Median Price (\$000)	1,195	1,323	11%	Months of Inventory	1.9	2.4	26%
RICHMOND	# of Sales	56	72	29%	Avg CDOM	54	32	-40%
	Median Price (\$000)	1,559	1,856	19%	Months of Inventory	2.3	2.1	-7%
SEA CLIFF/ LAKE DISTRICT	# of Sales	14	15	7%	Avg CDOM	25	57	125%
	Median Price (\$000)	2,559	2,027	-21%	Months of Inventory	3.2	2.6	-20%
SOMA	# of Sales	50	46	-8%	Avg CDOM	66	40	-39%
	Median Price (\$000)	933	850	-9%	Months of Inventory	2.5	3.7	48%
SOUTH BEACH/ YERBA BUENA	# of Sales	87	110	26%	Avg CDOM	46	53	15%
	Median Price (\$000)	1,174	1,221	4%	Months of Inventory	3.3	2.8	-16%
ST. FRANCIS WOOD/ BALBOA TERRACE/ FOREST HILL	# of Sales	8	18	125%	Avg CDOM	44	36	-17%
	Median Price (\$000)	2,424	2,510	4%	Months of Inventory	1.9	0.7	-62%
SUNSET	# of Sales	73	70	-4%	Avg CDOM	42	27	-36%
	Median Price (\$000)	1,337	1,427	7%	Months of Inventory	0.7	1.8	141%
TELEGRAPH HILL/ RUSSIAN HILL/NOB HILL	# of Sales	71	68	-4%	Avg CDOM	48	59	23%
	Median Price (\$000)	1,691	1,604	-5%	Months of Inventory	2.7	4.6	74%

