

SAN FRANCISCO COUNTY

YEAR-END MARKET REPORT | 2017 VS. 2018

YE	# of Sales	2017 5,118	2018 5,170	▲1%	Avg CDOM	2017 41	2018 42	▲2%
	Median Price	\$1,250,000	\$1,350,000	▲8%	MOI	0.6	0.8	▲33%

In San Francisco County, the upward trend of median sales price continued year-over-year in 2018, with only a few neighborhoods experiencing a median sales price below \$1 million. Sales prices peaked in the second quarter of 2018, and the median sales prices rose 8% year-over-year countywide. San Francisco County is still a sellers' market, and sellers are generally receiving more than their asking price. Compared to the last year, the number of sold properties increased 1%.

		2017	2018	%Change		2017	2018	%Change
BAYVIEW/VISITATION VALLEY/SILVER TERRACE	# of Sales	222	170	-23%	Avg CDOM	40	38	-6%
	Median Price (\$000)	812	901	11%	Months of Inventory	0.2	1.4	558%
BERNAL HEIGHTS	# of Sales	246	222	-10%	Avg CDOM	42	36	-14%
	Median Price (\$000)	1,388	1,450	5%	Months of Inventory	0.0	0.2	0%
CORONA HEIGHTS/EUREKA VALLEY/MISSION DOLORES	# of Sales	247	242	-2%	Avg CDOM	40	41	1%
	Median Price (\$000)	1,495	1,645	10%	Months of Inventory	0.4	0.3	-26%
COW HOLLOW/MARINA	# of Sales	150	146	-3%	Avg CDOM	42	43	1%
	Median Price (\$000)	1,798	1,863	4%	Months of Inventory	0.9	1.0	12%
EXCELSIOR/PORTOLA	# of Sales	157	150	-4%	Avg CDOM	34	32	-6%
	Median Price (\$000)	984	1,155	17%	Months of Inventory	0.4	0.7	79%
GLEN PARK	# of Sales	69	84	22%	Avg CDOM	36	34	-6%
	Median Price (\$000)	1,500	1,700	13%	Months of Inventory	0.2	0.6	200%
HAIGHT/PARNASSUS/ASHBURY HEIGHTS	# of Sales	84	97	15%	Avg CDOM	33	44	33%
	Median Price (\$000)	1,580	1,666	5%	Months of Inventory	0.0	0.0	0%
HAYES VALLEY/ALAMO SQUARE/NOPA/LOWER PAC HEIGHTS	# of Sales	272	262	-4%	Avg CDOM	48	49	1%
	Median Price (\$000)	1,314	1,357	3%	Months of Inventory	1.16	1.20	3%
INNER MISSION	# of Sales	178	168	-6%	Avg CDOM	35	47	34%
	Median Price (\$000)	1,107	1,263	14%	Months of Inventory	0.5	0.8	60%



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		2017	2018	%Change		2017	2018	%Change
LAKESHORE/LAKESIDE/ MERCED MANOR	# of Sales	43	42	-2%	Avg CDOM	36	41	14%
	Median Price (\$000)	1,425	1,634	15%	Months of Inventory	0.5	0.8	59%
MIRALOMA PARK/ WESTWOOD HIGHLANDS/ MIDTOWN TERRACE	# of Sales	92	103	12%	Avg CDOM	29	41	39%
	Median Price (\$000)	1,414	1,545	9%	Months of Inventory	0.3	0.2	-12%
NOE VALLEY	# of Sales	222	232	5%	Avg CDOM	40	38	-5%
	Median Price (\$000)	1,852	1,825	-1%	Months of Inventory	0.2	0.4	100%
NORTH BEACH/ NORTH WATERFRONT	# of Sales	55	53	-4%	Avg CDOM	44	39	-10%
	Median Price (\$000)	984	1,056	7%	Months of Inventory	0.6	1.4	118%
PACIFIC HEIGHTS/ PRESIDIO HEIGHTS	# of Sales	261	243	-7%	Avg CDOM	45	46	3%
	Median Price (\$000)	2,046	1,843	-10%	Months of Inventory	0.3	0.9	172%
PARKSIDE	# of Sales	129	90	-30%	Avg CDOM	30	30	0%
	Median Price (\$000)	1,318	1,422	8%	Months of Inventory	0.2	0.8	343%
POTRERO HILL	# of Sales	162	103	-36%	Avg CDOM	40	41	2%
	Median Price (\$000)	1,206	1,300	8%	Months of Inventory	0.1	0.5	400%
RICHMOND	# of Sales	185	231	25%	Avg CDOM	37	36	-1%
	Median Price (\$000)	1,486	1,579	6%	Months of Inventory	0.5	0.6	18%
SEA CLIFF/LAKE DISTRICT	# of Sales	55	70	27%	Avg CDOM	37.8	38.1	1%
	Median Price (\$000)	2,243	2,053	-8%	Months of Inventory	0.9	0.5	-40%
SOMA	# of Sales	170	182	7%	Avg CDOM	64	44	-31%
	Median Price (\$000)	939	887	-6%	Months of Inventory	1.1	1.6	45%
SOUTH BEACH/ YERBA BUENA	# of Sales	373	419	12%	Avg CDOM	46	50	9%
	Median Price (\$000)	1,113	1,207	9%	Months of Inventory	1.6	1.5	-4%
ST. FRANCIS WOOD/ BALBOA TERRACE/ FOREST HILL	# of Sales	36	50	39%	Avg CDOM	42.3	41.8	-1%
	Median Price (\$000)	2,588	2,614	1%	Months of Inventory	0.7	0.3	-62%
SUNSET	# of Sales	203	239	18%	Avg CDOM	30	31	4%
	Median Price (\$000)	1,352	1,417	5%	Months of Inventory	0.1	0.3	121%
TELEGRAPH HILL/ RUSSIAN HILL/NOB HILL	# of Sales	243	232	-5%	Avg CDOM	57	56	-3%
	Median Price (\$000)	1,554	1,471	-5%	Months of Inventory	1.0	1.6	61%

