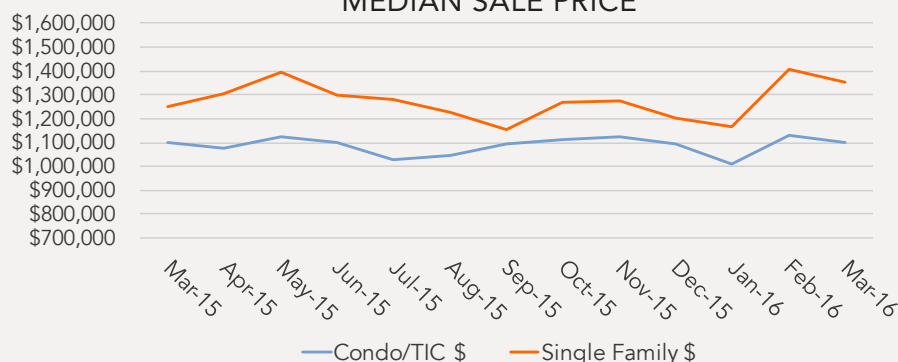


# SAN FRANCISCO MARKET UPDATE APRIL 2016

The overall Q1 2016 median sale price rose six-percent quarter-over-quarter to \$1,160,000, while the number of sales declined by twelve percent. The top ten percent of the market (> \$2.325MM) saw five-percent growth in the median sale price, and properties in this category took about a week less to sell than the overall market. On the other end of the spectrum, single family homes in the Southwest section of the City have seen median home price appreciation north of 25% quarter-over-quarter.

The local economy continues to prosper, with recent unemployment figures clocking in at 3.3%. The Wall Street Journal recently reported that US Venture Funds have collected about \$13 billion in the first quarter, the largest total since 2000. It is anticipated that there will be a number of technology IPOs this year, depending on stock market volatility.

## MEDIAN SALE PRICE



## MARCH 2016 MEDIAN

Condo/TIC  
\$1,100,000 | \$1,005/SqFt

Single Family  
\$1,350,000 | \$868/SqFt

## MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	Single Family \$	Single Family \$/SqFt
Alamo Square/NOPA	\$1,210,000	\$933	\$3,137,500	\$971
Bayview/Hunters Point	\$630,000	\$604	\$667,500	\$504
Bernal Heights/Glen Park	\$930,000	\$831	\$1,410,000	\$952
Buena Vista/Corona Heights	\$1,278,000	\$1,044	\$2,138,850	\$1,074
Castro/Duboce Triangle	\$1,227,500	\$1,033	\$2,375,000	\$1,179
Cole Valley/Haight-Ashbury	\$1,250,126	\$944	\$2,775,500	\$977
Diamond Heights	\$669,538	\$729	\$1,650,000	\$708
Dogpatch	\$1,112,500	\$892	N/A	N/A
Hayes Valley	\$1,375,000	\$1,145	\$2,010,000	\$897
Lower Pac/Laurel Heights	\$1,230,000	\$997	\$2,690,000	\$1,000
Marina/Cow Hollow	\$1,569,000	\$1,166	\$3,440,000	\$1,426
Mission	\$1,100,000	\$940	\$1,376,500	\$853
Mission Dolores	\$1,307,500	\$1,013	N/A	N/A
Mission Bay	\$1,245,000	\$1,099	N/A	N/A
Nob Hill	\$1,050,000	\$1,075	N/A	N/A
Noe Valley	\$1,172,500	\$981	\$2,200,000	\$1,163
North Beach/Fisherman's Wharf	\$947,500	\$965	N/A	N/A
Pacific/Presidio Heights	\$1,510,000	\$1,167	\$4,825,000	\$1,420
Potrero Hill	\$1,099,000	\$1,085	\$1,504,185	\$1,161
Richmond	\$1,008,000	\$805	\$1,455,000	\$794
Russian Hill	\$1,525,000	\$1,133	\$4,214,000	\$1,791
SOMA	\$902,500	\$923	N/A	N/A
South Beach/Yerba Buena	\$1,177,000	\$1,211	N/A	N/A
Sunset	\$1,050,000	\$773	\$1,188,000	\$768