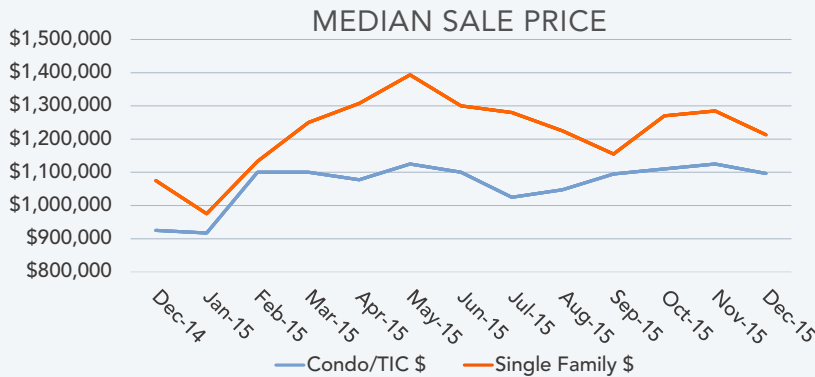


# SAN FRANCISCO MARKET UPDATE JANUARY 2016

## STRONG YEARLY PERFORMANCE

2015 was a banner year for San Francisco real estate. The City-wide median sale price grew sixteen percent to \$1,150,000 for the year. The median Days on Market (DOM) figure remained relatively unchanged at 19 days, versus 23 in 2014. The most expensive sale for the year (2701 Broadway) rang in at \$31MM, versus 2014's highest sale of \$14MM (2040 Jackson). Yearly sales volume came to \$7.15B, a five percent increase versus the previous year. A strengthening national economy, steadfast tech sector growth and limited new construction are contributors to 2015's stellar performance. Furthermore, average mortgage rates actually decreased eight percent for the year, coming in at 3.85 percent. Currently, there are about 200 properties listed on the MLS, equating to a 1/2 Months Supply of Inventory (MSI).



### DECEMBER 2015 MEDIAN

Condo/TIC  
**\$1,096,500**  
 + 19% year-over-year

Single Family  
**\$1,213,385**  
 + 13% year-over-year

## MEDIAN NEIGHBORHOOD VALUES

Neighborhood	Condo/TIC \$	Condo/TIC \$/SqFt	Single Family \$	Single Family \$/SqFt
Alamo Square/NOPA	\$1,280,000	\$942	\$3,125,000	\$971
Bayview/Hunters Point	\$725,000	\$597	\$700,000	\$502
Bernal Heights/Glen Park	\$997,500	\$983	\$1,300,124	\$950
Buena Vista/Corona Heights	\$1,356,500	\$1,041	\$2,150,000	\$947
Castro/Duboce Triangle	\$1,251,299	\$1,040	\$2,260,000	\$1,181
Cole Valley/Haight-Ashbury	\$1,300,000	\$940	\$2,625,500	\$1,000
Diamond Heights	\$677,269	\$756	\$1,558,500	\$685
Dogpatch	\$1,215,000	\$901	N/A	N/A
Hayes Valley	\$1,300,000	\$1,059	\$2,887,500	\$897
Lower Pac/Laurel Heights	\$1,210,000	\$1,005	\$2,550,000	\$992
Marina/Cow Hollow	\$1,387,500	\$1,127	\$4,250,000	\$1,482
Mission	\$1,100,000	\$996	\$1,525,000	\$859
Mission Dolores	\$1,180,000	\$1,012	N/A	N/A
Mission Bay	\$1,155,000	\$1,090	N/A	N/A
Nob Hill	\$1,200,000	\$1,075	N/A	N/A
Noe Valley	\$1,255,000	\$1,061	\$2,275,091	\$1,237
North Beach/Fisherman's Wharf	\$1,000,000	\$924	N/A	N/A
Pacific/Presidio Heights	\$1,310,000	\$1,158	\$4,625,000	\$1,418
Potrero Hill	\$1,127,500	\$987	\$1,535,000	\$1,145
Richmond	\$962,500	\$758	\$1,500,000	\$792
Russian Hill	\$1,492,500	\$1,129	\$2,925,000	\$1,494
SOMA	\$900,000	\$937	N/A	N/A
South Beach/Yerba Buena	\$1,191,500	\$1,175	N/A	N/A
Sunset	\$945,000	\$806	\$1,221,000	\$772

N/A results from insufficient sales data. Sources: SFAR, Freddie Mac; Data from 7/1/2015 - 12/31/2015 was used for neighborhood values. Property types covered: Single-family & condo/TIC. BMRs and senior housing have been excluded from stats where possible. All information is deemed reliable, but not guaranteed for accuracy. ©2015 Vanguard Properties. All rights reserved. Equal Housing Opportunity. BRE No. 01486075