

Median Sales Price Appreciation & Depreciation in Selected San Francisco Neighborhoods

2 Bedroom Condominiums*

Neighborhood	Median Price 1995	Median Price 2000	Median Price 2006	Median Price 2007	Median Price 1/1-9/15/08	Median Price 1/1/09-7/15/09
Russian Hill	\$405,000	\$800,000	\$978,000	\$910,000	\$936,000	\$1,164,000
Marina	\$381,000	\$777,000	\$1,150,000	\$1,237,000	\$1,175,000	\$1,100,000
Nob Hill	\$379,000	\$700,000	\$835,000	\$830,000	\$928,000	\$720,000
Pacific/Presidio Heights Cow Hollow	\$353,000	\$713,000	\$965,000	\$1,100,000	\$1,060,000	\$799,000
South Beach	\$325,000	\$701,000	\$943,000	\$1,012,000	\$987,000	\$875,000**
Noe & Eureka Valleys	\$269,000	\$623,000	\$800,000	\$900,000	\$870,000	\$739,000
Inner & Central Richmond	\$250,000	\$545,000	\$730,000	\$773,000	\$853,000	\$691,500
SOMA	\$245,000	\$649,000	\$789,000	\$750,000	\$769,000	\$610,000**
Inner Mission	\$227,000	\$500,000	\$675,000	\$690,000	\$699,000	\$549,000
Potrero Hill	\$223,000	\$525,000	\$685,000	\$740,000	\$814,000	\$750,000
Hayes Valley & NOPA	\$209,000	\$500,000	\$750,000	\$782,000	\$832,000	\$749,000

* Sales of condos up to a sales price of \$2,000,000. New-development condo sales unreported to MLS are not included.

** South Beach and SOMA have been particularly impacted by the large inventory of new-development condos on the market at this time. The sales of new development condos are typically not reflected in MLS figures, which are the figures used in this analysis.

Average 2-bedroom condo sizes vary by neighborhood. For example, in 2007, Marina 2-bedroom condos averaged 1430 square feet; in Pacific Heights, they averaged 1398 square feet; in Russian Hill 1347 square feet; in Noe & Eureka Valleys 1267 square feet; and in South Beach 1254 square feet.

Median Sales Price Appreciation & Depreciation in Selected San Francisco Neighborhoods
3 Bedroom Houses

Neighborhood	Median Price 1995	Median Price 2000	Median Price 2006	Median Price 2007	Median Price 1/1-9/15/08	Median Price 1/1/09-7/15/09
Pacific/Presidio Heights Cow Hollow	\$725,000	\$2,095,000	\$2,250,000	\$2,550,000	\$2,800,000	\$2,192,500
Ashbury/Clarendon Hghts	\$530,000	\$1,563,000	\$1,650,000	\$1,483,000	\$1,588,000	\$1,315,000** (only 3 sales)
St Francis Wood*	\$523,000	\$1,335,000	\$1,710,000	\$2,000,000	\$1,598,000	\$1,250,000** (only 3 sales)
Forest Hill	\$500,000	\$863,000	\$1,273,000	\$1,385,000	\$1,250,000	\$1,125,000** (only 5 sales)
Noe & Eureka Valleys	\$419,000	\$928,000	\$1,350,000	\$1,458,000	\$1,450,000	\$1,205,000
Inner/Central Richmond	\$361,000	\$699,000	\$1,073,000	\$1,150,000	\$1,260,000	\$1,200,000
Glen Park	\$329,000	\$655,000	\$875,000	\$1,120,000	\$985,000	\$865,000
Miraloma Park	\$309,000	\$625,000	\$880,000	\$875,000	\$849,000	\$820,000
Potrero Hill	\$300,000	\$795,000	\$1,041,000	\$1,200,000	\$1,000,000	\$1,249,000** (only 5 sales)
Central/Outer Sunset	\$274,000	\$520,000	\$831,000	\$815,000	\$830,000	\$751,000
Bernal Heights	\$213,000	\$577,000	\$868,000	\$1,012,000	\$856,000	\$750,000
Excelsior & Portola	\$215,000	\$395,000	\$784,000	\$720,000	\$630,000	\$580,000
Bayview	\$140,000	\$316,000	\$635,000	\$575,000	\$458,000	\$370,000

* For St. Francis Woods, both 3 and 4 bedroom houses are included in the analysis to try to achieve a statistically meaningful number of sales.

** With so few sales in these areas during this period, the median price is not probably statistically reliable.

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2 Bedroom Tenancies-in-Common (TICs)

Neighborhood	Median Price 1995	Median Price 2000	Median Price 2006	Median Price 2007	Median Price 1/1-9/15/08	Median Price 1/1/09-7/15/09
Pacific/Presidio Heights, Cow Hollow, Marina	\$440,000 (only 1 sale)	\$739,000 (only 1 sale)	\$720,000	\$775,000 (33 sales)	\$773,000	\$850,000 (7 sales)
Noe & Eureka Valleys, Haight, Ashbury, Clarendon	\$210,000 (10 sales)	\$465,000	\$642,000	\$625,000 (110 sales)	\$705,000	\$560,000
Inner & Central Richmond	\$268,000 (only 3 sales)	\$396,000 (only 4 sales)	\$570,000	\$660,000 (20 sales)	\$525,000	\$460,000 (5 sales)
Hayes Valley, Alamo Square & NOPA	\$322,000 (only 2 sales)	\$393,000	\$549,000 (45 sales)	\$583,000	\$587,000	\$535,000 (5 sales)

The periods in which both the lowest and highest number of sales occurred in each area are noted. When the number of sales is very low, statistical analysis is generally not meaningful. The number of TIC sales have dramatically declined, due in large degree to changes in financing conditions for such properties.

The Median Sales Price is that price at which half the properties sold for more and half for less. It is a generality and may fluctuate relatively dramatically. Median sales price may also be affected by "unusual" events in any particular period or by changes in buying trends.

Changes in median price do not necessarily reflect changes in value for any particular property. For a specific property, only a specific comparative market analysis will truly be pertinent.

Different neighborhoods may feature larger or smaller 3-BR houses and 2-BR condos on a square footage basis, as well as radically different eras of construction. Some neighborhoods have a much greater quantity of sales or may be impacted by large new-development sales. The data herein is from the San Francisco Multiple Listing Service and subject to errors, omissions or revisions and not warranted.

