

Monthly Indicators



August 2019

As the summer draws to a close, multiple opposing factors and trends are competing to define the direction of the real estate market. After the Federal Reserve lowered its benchmark interest rate on July 31, 30-year mortgage rates continued to decline, approaching all-time lows last seen in 2016. Yet most experts agree these reductions are unlikely to bring sufficient relief, at least in the short term, for first-time home buyers. The lack of affordable inventory and the persistence of historically high housing prices continue to affect the housing market, leading to lower-than-expected existing home sales at the national level.

New Listings were down 30.5 percent for single family homes and 28.0 percent for Condo/TIC/Coop properties. Pending Sales decreased 13.5 percent for single family homes and 13.4 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 4.2 percent to \$1,602,500 for single family homes and 4.1 percent to \$1,284,625 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 23.1 percent for single family units and 11.5 percent for Condo/TIC/Coop units.

As many homeowners refinanced their homes to take advantage of declining interest rates, consumer confidence in housing was reported to be at historically high levels. Even so, real estate professionals will need to monitor the market for signs of continued imbalances. Although the inventory of affordable homes at this point remains largely stable, it is stable at historically low levels, which may continue to push prices higher and affect potential buyers across the U.S.

Monthly Snapshot

+ 4.2% **+ 4.1%** **+ 2.2%**

One-Year Change in Median Sales Price Single Family	One-Year Change in Median Sales Price Condo/TIC/Coop	One-Year Change in Median Sales Price All Property Types
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Residential real estate activity in San Francisco County (Districts 1-10) composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Activity Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2018	8-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		249	173	- 30.5%	1,968	1,709	- 13.2%
Pending Sales		171	148	- 13.5%	1,482	1,437	- 3.0%
Sold Listings		191	166	- 13.1%	1,455	1,419	- 2.5%
Median Sales Price		\$1,538,000	\$1,602,500	+ 4.2%	\$1,615,000	\$1,605,000	- 0.6%
Avg. Sales Price		\$1,812,344	\$1,838,712	+ 1.5%	\$1,977,127	\$2,036,264	+ 3.0%
Days on Market		22	26	+ 18.2%	21	25	+ 19.0%
Active Listings		489	368	- 24.7%	--	--	--
% of Properties Sold Over List Price		80.6%	82.5%	+ 2.4%	81.6%	77.4%	- 5.1%
% of List Price Received		114.8%	115.5%	+ 0.6%	117.6%	113.1%	- 3.8%
Affordability Ratio		31	34	+ 9.7%	30	33	+ 10.0%
Months Supply		2.6	2.0	- 23.1%	--	--	--

Condo/TIC/Coop Activity Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2018	8-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		311	224	- 28.0%	2,782	2,475	- 11.0%
Pending Sales		232	201	- 13.4%	2,105	1,947	- 7.5%
Sold Listings		260	202	- 22.3%	2,084	1,906	- 8.5%
Median Sales Price		\$1,234,400	\$1,284,625	+ 4.1%	\$1,200,000	\$1,220,000	+ 1.7%
Avg. Sales Price		\$1,347,161	\$1,391,927	+ 3.3%	\$1,331,630	\$1,350,074	+ 1.4%
Days on Market		36	33	- 8.3%	31	35	+ 12.9%
Active Listings		669	537	- 19.7%	--	--	--
% of Properties Sold Over List Price		57.7%	58.9%	+ 2.1%	61.3%	59.7%	- 2.6%
% of List Price Received		105.6%	106.0%	+ 0.4%	106.8%	105.8%	- 0.9%
Affordability Ratio		45	49	+ 8.9%	47	52	+ 10.6%
Months Supply		2.6	2.3	- 11.5%	--	--	--

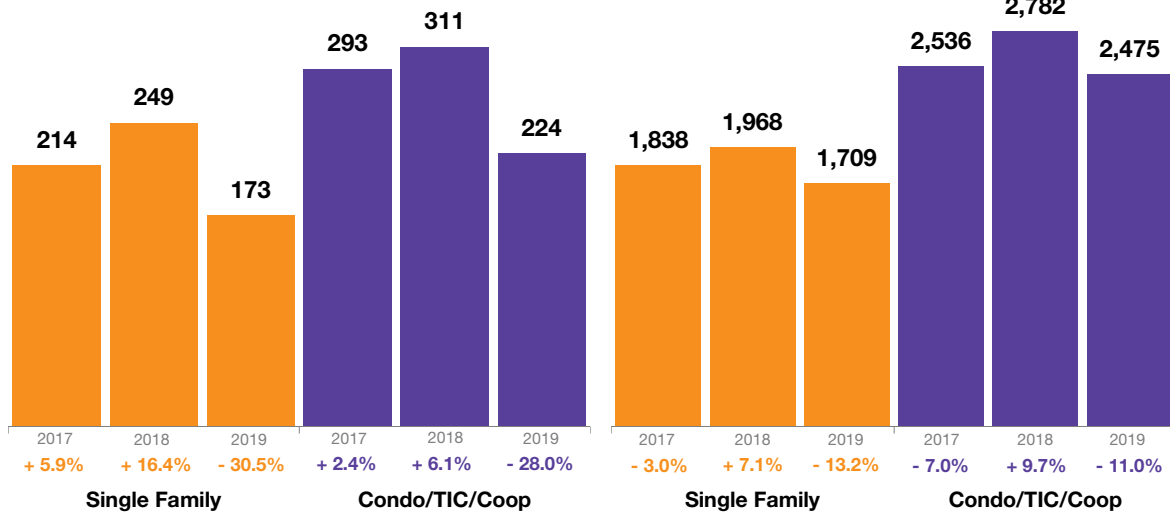
New Listings

A count of the properties that have been newly listed on the market in a given month.



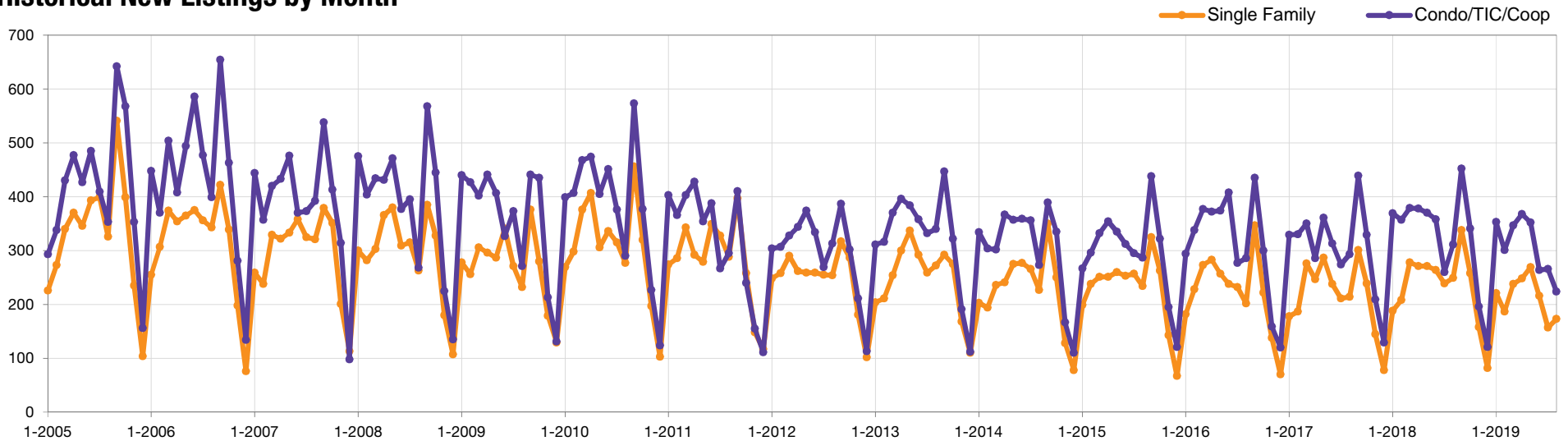
August

Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	338	+12.3%	452	+3.0%
Oct-2018	258	+7.9%	341	+3.6%
Nov-2018	158	+9.0%	196	-6.2%
Dec-2018	82	+5.1%	121	-6.2%
Jan-2019	221	+17.6%	353	-4.3%
Feb-2019	187	-10.1%	301	-15.7%
Mar-2019	238	-14.4%	347	-8.4%
Apr-2019	248	-8.5%	368	-2.6%
May-2019	269	-0.7%	352	-4.9%
Jun-2019	216	-18.2%	264	-26.3%
Jul-2019	157	-34.3%	266	+2.3%
Aug-2019	173	-30.5%	224	-28.0%
12-Month Avg	212	-6.8%	299	-7.8%

Historical New Listings by Month

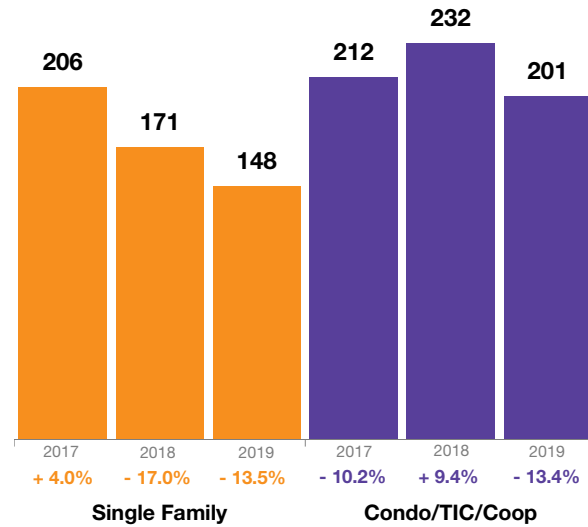


Pending Sales

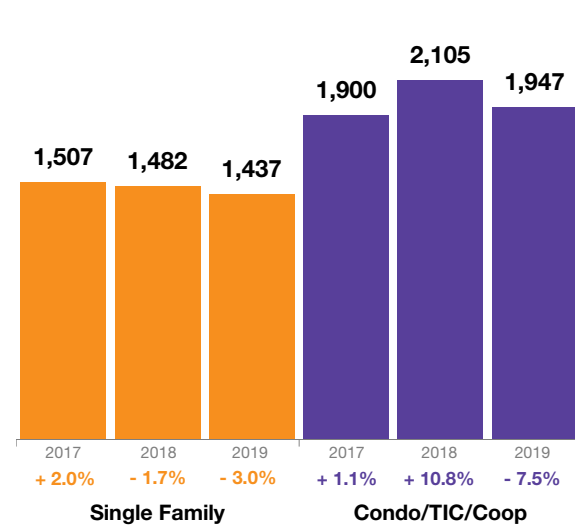
A count of the properties on which offers have been accepted in a given month.



August

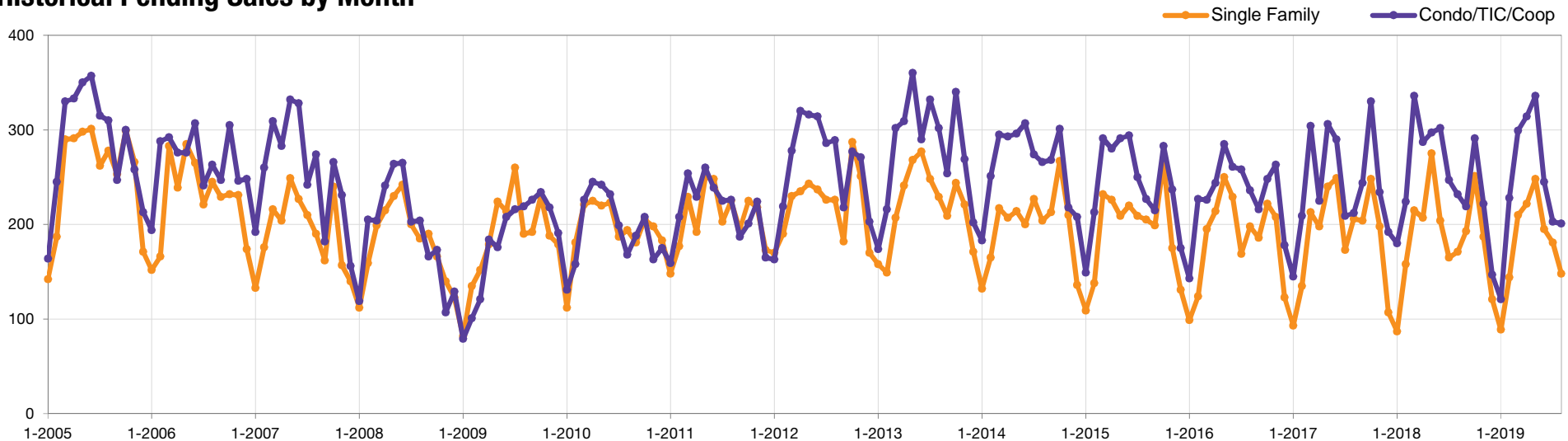


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	193	-5.4%	219	-10.2%
Oct-2018	251	+1.2%	291	-11.8%
Nov-2018	187	-5.6%	222	-5.1%
Dec-2018	121	+13.1%	147	-23.4%
Jan-2019	89	+2.3%	121	-32.8%
Feb-2019	144	-8.9%	228	+1.8%
Mar-2019	210	-2.3%	299	-11.0%
Apr-2019	222	+7.2%	314	+9.4%
May-2019	248	-9.8%	336	+13.1%
Jun-2019	195	-4.4%	245	-18.9%
Jul-2019	181	+9.7%	203	-17.8%
Aug-2019	148	-13.5%	201	-13.4%
12-Month Avg	182	-2.2%	236	-9.0%

Historical Pending Sales by Month

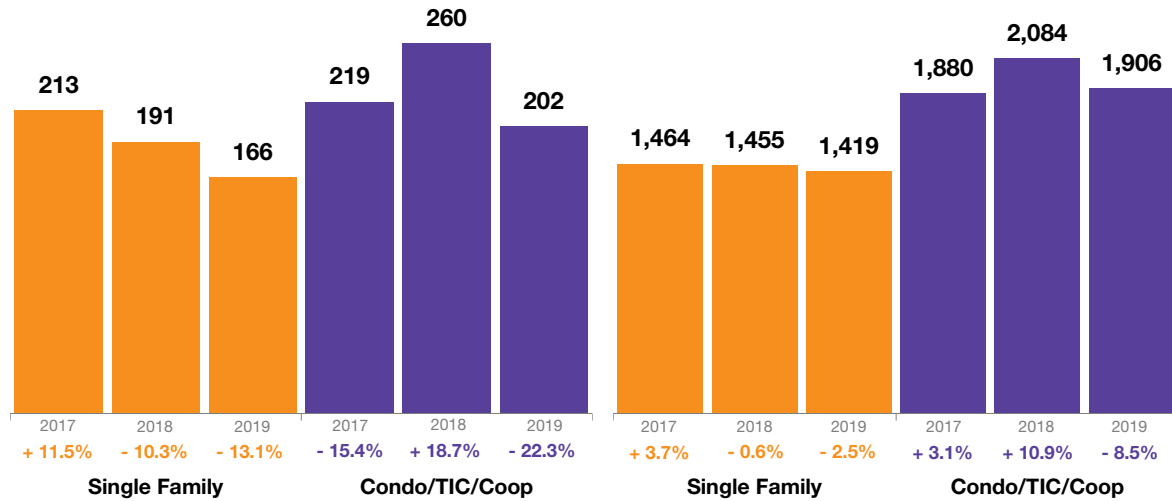


Sold Listings

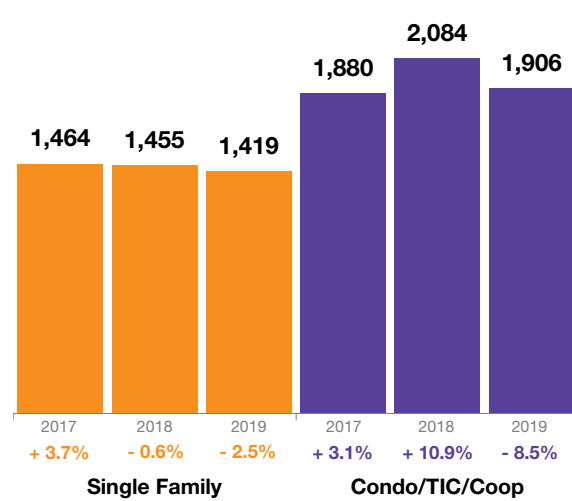
A count of the actual sales that closed in a given month.



August

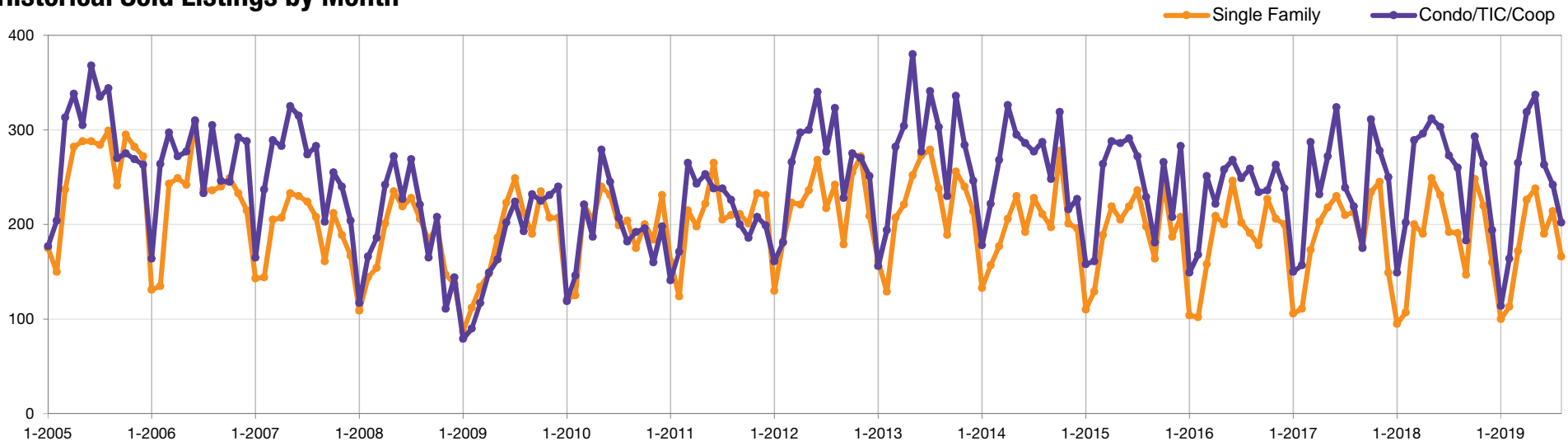


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	147	-16.9%	183	+4.6%
Oct-2018	248	+6.0%	293	-5.8%
Nov-2018	220	-10.2%	264	-5.0%
Dec-2018	160	+7.4%	194	-22.4%
Jan-2019	100	+5.3%	114	-23.5%
Feb-2019	113	+5.6%	164	-18.8%
Mar-2019	172	-14.0%	265	-8.3%
Apr-2019	226	+18.9%	319	+7.8%
May-2019	238	-4.4%	337	+8.0%
Jun-2019	190	-17.7%	263	-13.2%
Jul-2019	214	+11.5%	242	-11.4%
Aug-2019	166	-13.1%	202	-22.3%
12-Month Avg	183	-2.9%	237	-8.3%

Historical Sold Listings by Month

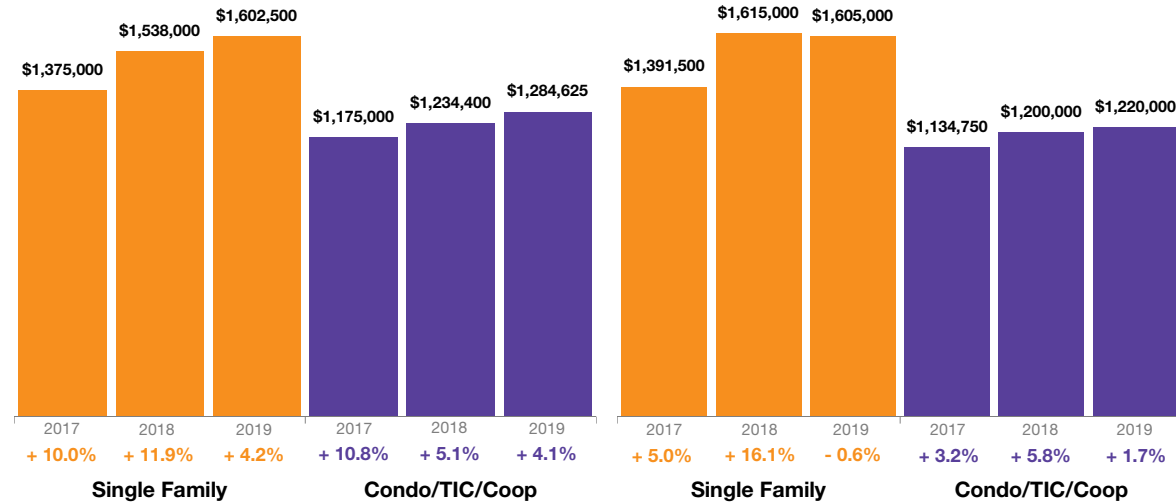


Median Sales Price

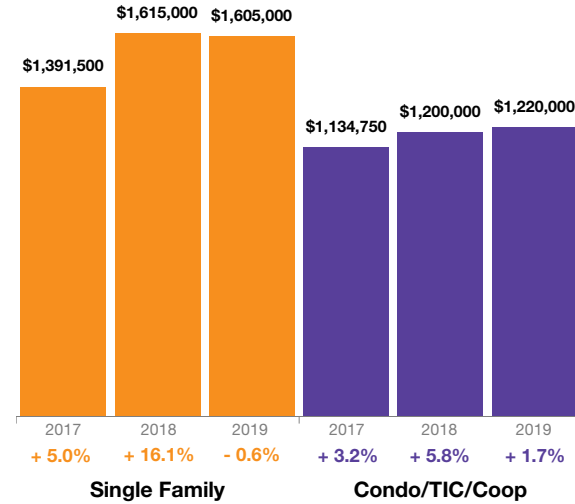
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



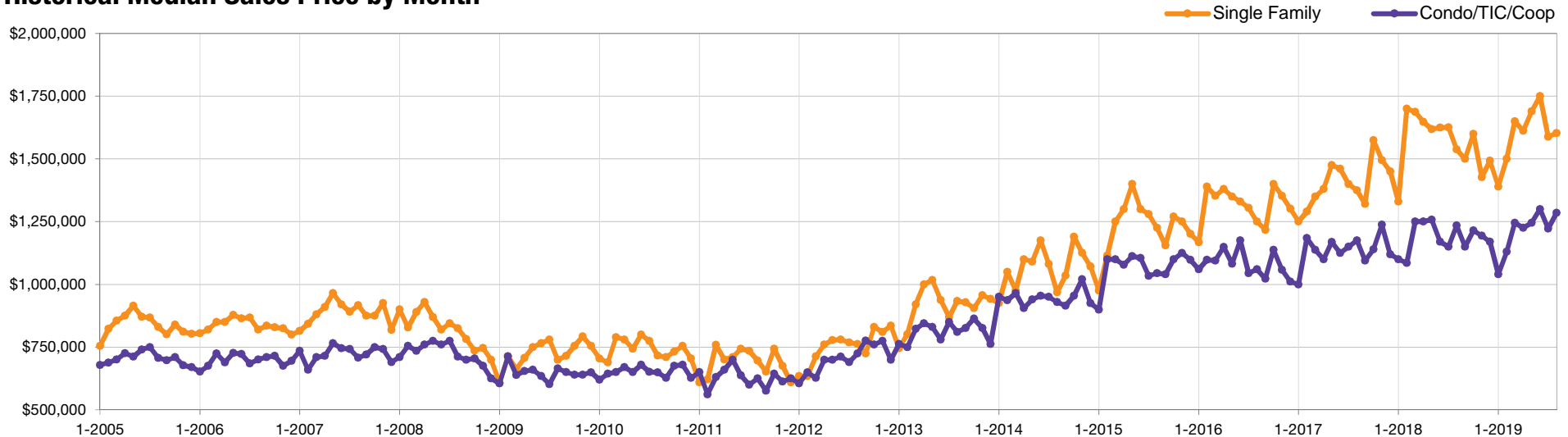
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	\$1,500,000	+13.6%	\$1,150,000	+5.0%
Oct-2018	\$1,600,000	+1.6%	\$1,215,000	+6.6%
Nov-2018	\$1,427,500	-4.5%	\$1,193,625	-3.5%
Dec-2018	\$1,492,500	+2.9%	\$1,170,000	+4.5%
Jan-2019	\$1,389,000	+4.4%	\$1,040,000	-5.5%
Feb-2019	\$1,500,000	-11.8%	\$1,130,000	+4.1%
Mar-2019	\$1,650,000	-2.2%	\$1,245,000	-0.4%
Apr-2019	\$1,612,500	-2.2%	\$1,225,000	-2.0%
May-2019	\$1,690,000	+4.4%	\$1,245,000	-1.0%
Jun-2019	\$1,750,000	+7.7%	\$1,300,000	+11.1%
Jul-2019	\$1,588,000	-2.4%	\$1,222,444	+6.3%
Aug-2019	\$1,602,500	+4.2%	\$1,284,625	+4.1%
12-Month Avg*	\$1,576,000	+1.0%	\$1,202,401	+1.5%

* Median Sales Price for all properties from September 2018 through August 2019. This is not the average of the individual figures above.

Historical Median Sales Price by Month

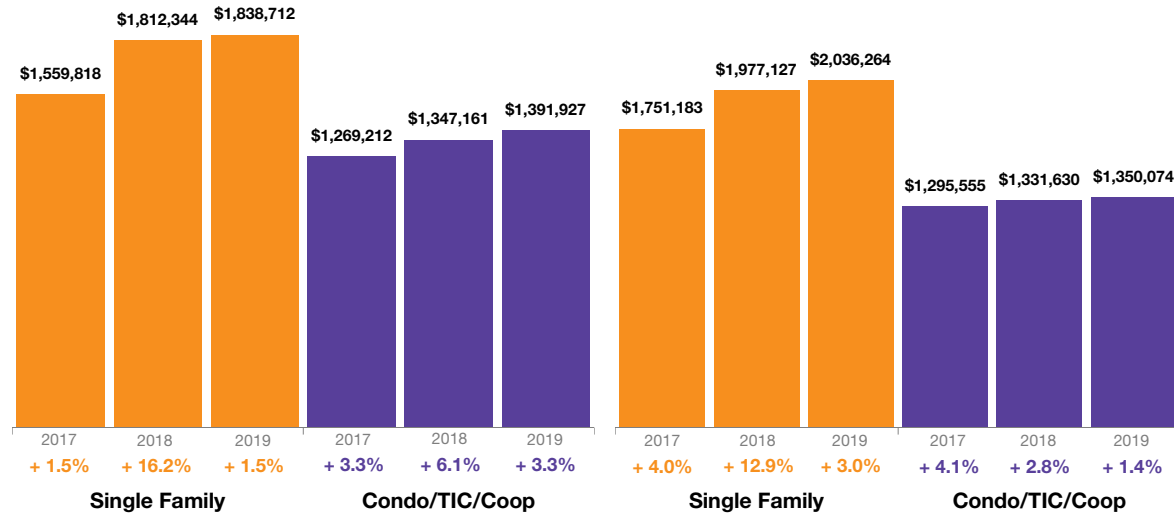


Average Sales Price

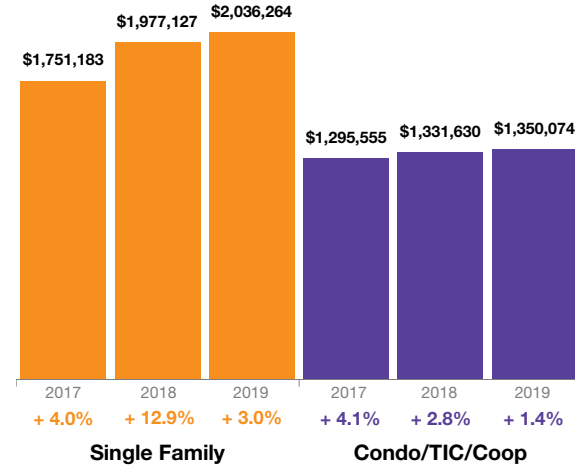
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



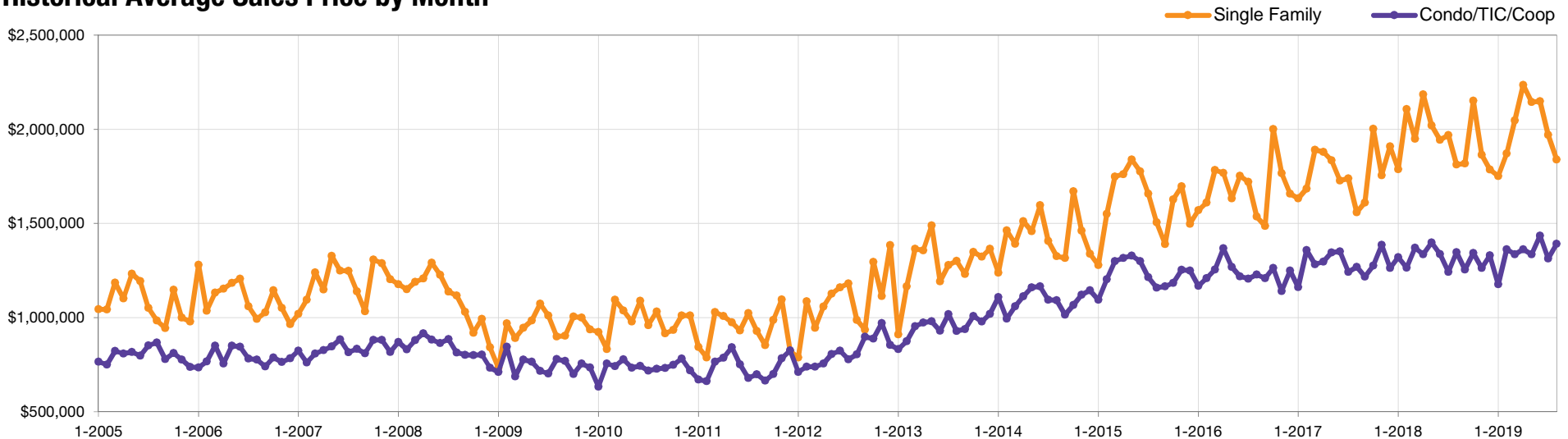
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	\$1,818,786	+12.9%	\$1,255,936	+3.2%
Oct-2018	\$2,152,125	+7.5%	\$1,343,310	+5.3%
Nov-2018	\$1,864,335	+6.2%	\$1,263,347	-8.9%
Dec-2018	\$1,786,072	-6.4%	\$1,329,973	+5.2%
Jan-2019	\$1,751,963	-2.0%	\$1,177,310	-10.9%
Feb-2019	\$1,871,058	-11.2%	\$1,363,140	+7.8%
Mar-2019	\$2,046,399	+5.0%	\$1,335,673	-2.6%
Apr-2019	\$2,235,456	+2.3%	\$1,363,254	+2.1%
May-2019	\$2,145,231	+6.2%	\$1,335,560	-4.5%
Jun-2019	\$2,148,466	+10.6%	\$1,435,714	+7.3%
Jul-2019	\$1,970,277	+0.0%	\$1,313,207	+5.7%
Aug-2019	\$1,838,712	+1.5%	\$1,391,927	+3.3%
12-Month Avg*	\$1,999,304	+4.0%	\$1,333,875	+1.1%

* Avg. Sales Price for all properties from September 2018 through August 2019. This is not the average of the individual figures above.

Historical Average Sales Price by Month



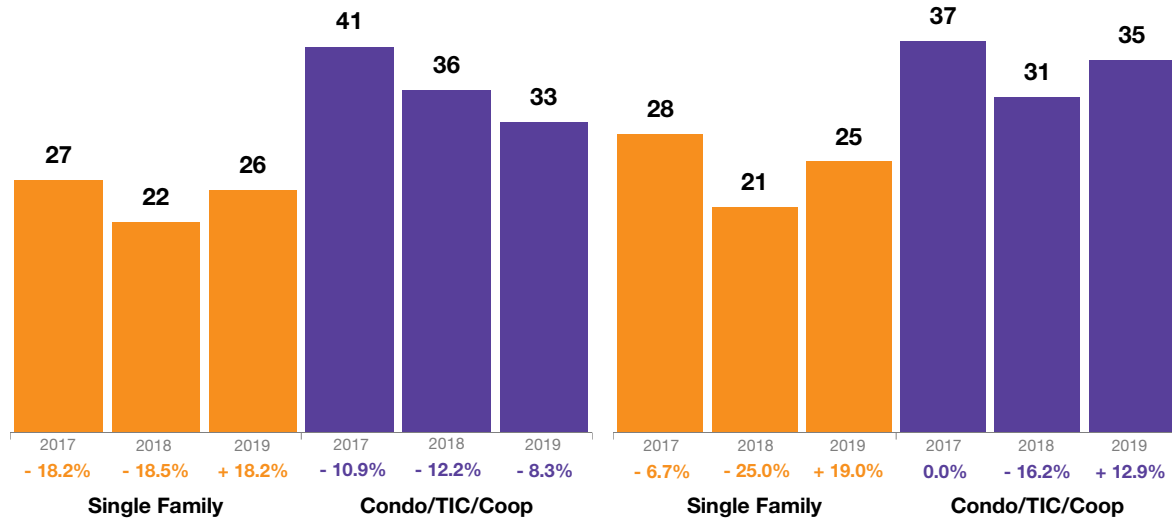
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



August

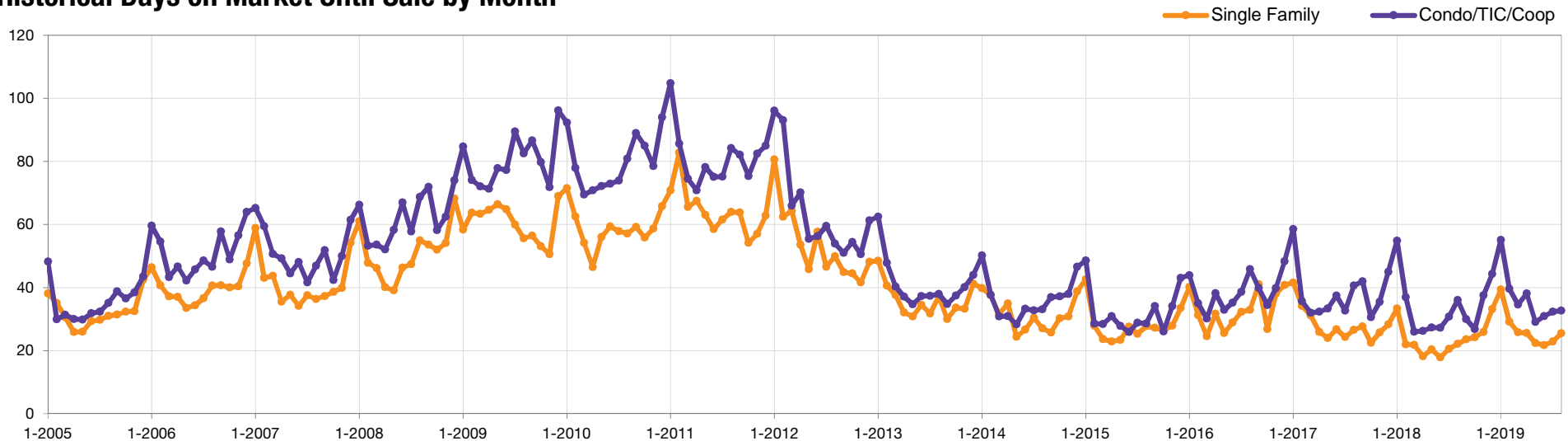
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	24	-14.3%	30	-28.6%
Oct-2018	24	+9.1%	27	-12.9%
Nov-2018	26	0.0%	38	+8.6%
Dec-2018	33	+17.9%	44	-2.2%
Jan-2019	39	+18.2%	55	0.0%
Feb-2019	29	+31.8%	40	+8.1%
Mar-2019	26	+18.2%	35	+34.6%
Apr-2019	26	+44.4%	38	+46.2%
May-2019	22	+10.0%	29	+7.4%
Jun-2019	22	+22.2%	31	+14.8%
Jul-2019	23	+9.5%	32	+3.2%
Aug-2019	26	+18.2%	33	-8.3%
12-Month Avg*	26	+13.3%	35	+3.7%

* Days on Market for all properties from September 2018 through August 2019. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

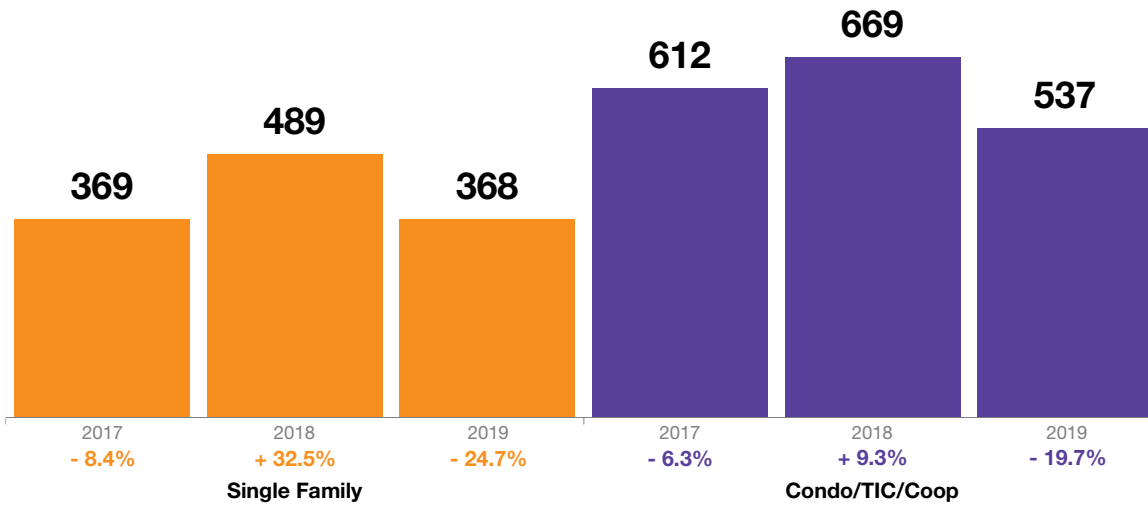


Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.



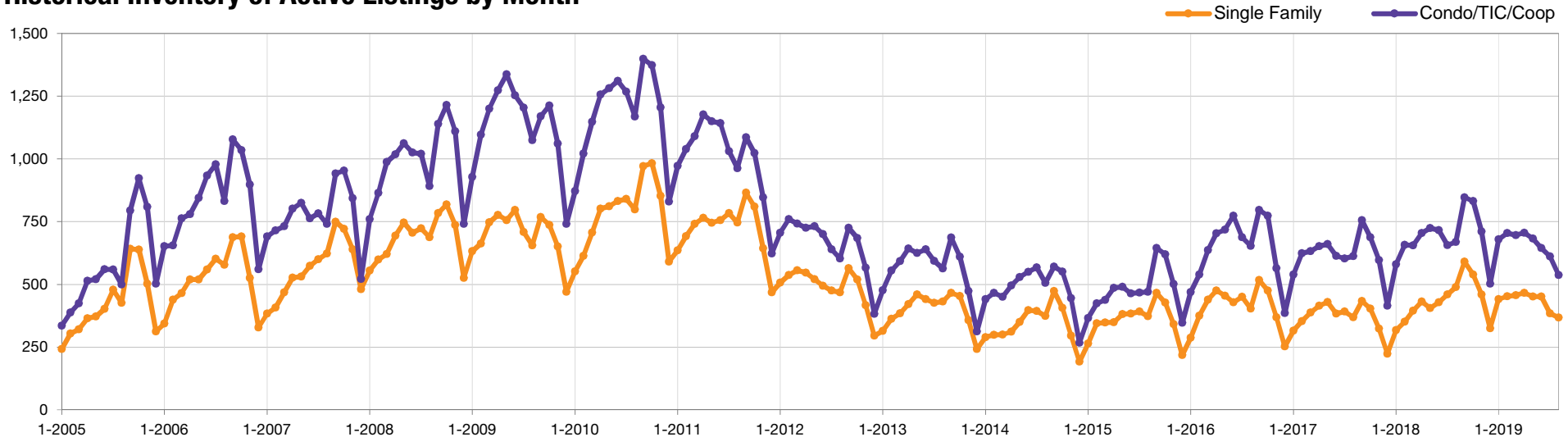
August



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	590	+35.9%	847	+12.0%
Oct-2018	539	+33.7%	832	+20.9%
Nov-2018	460	+42.0%	711	+19.1%
Dec-2018	325	+45.1%	503	+21.2%
Jan-2019	441	+38.7%	679	+17.1%
Feb-2019	452	+28.8%	704	+7.2%
Mar-2019	457	+15.7%	696	+6.3%
Apr-2019	466	+7.9%	705	+0.1%
May-2019	451	+11.4%	683	-5.7%
Jun-2019	451	+5.4%	645	-9.9%
Jul-2019	385	-16.3%	611	-6.9%
Aug-2019	368	-24.7%	537	-19.7%
12-Month Avg*	449	+15.5%	679	+4.3%

* Active Listings for all properties from September 2018 through August 2019. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

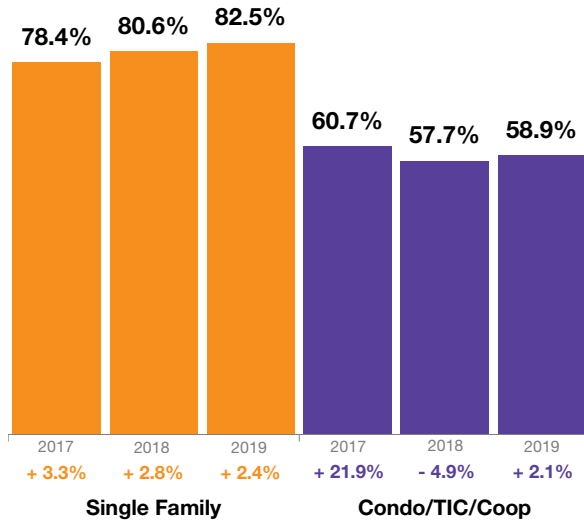


% of Properties Sold Over List Price

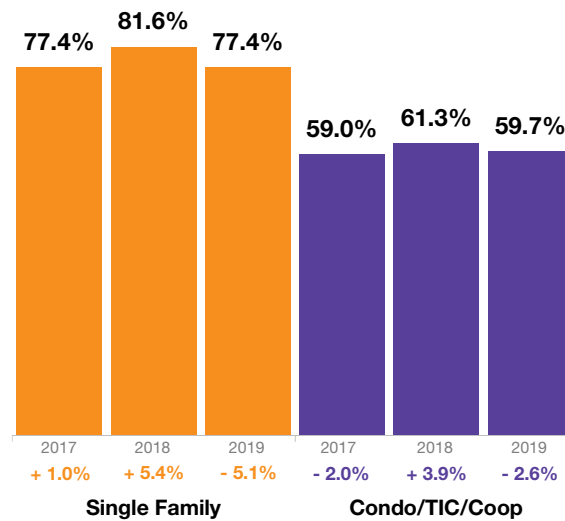


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

August



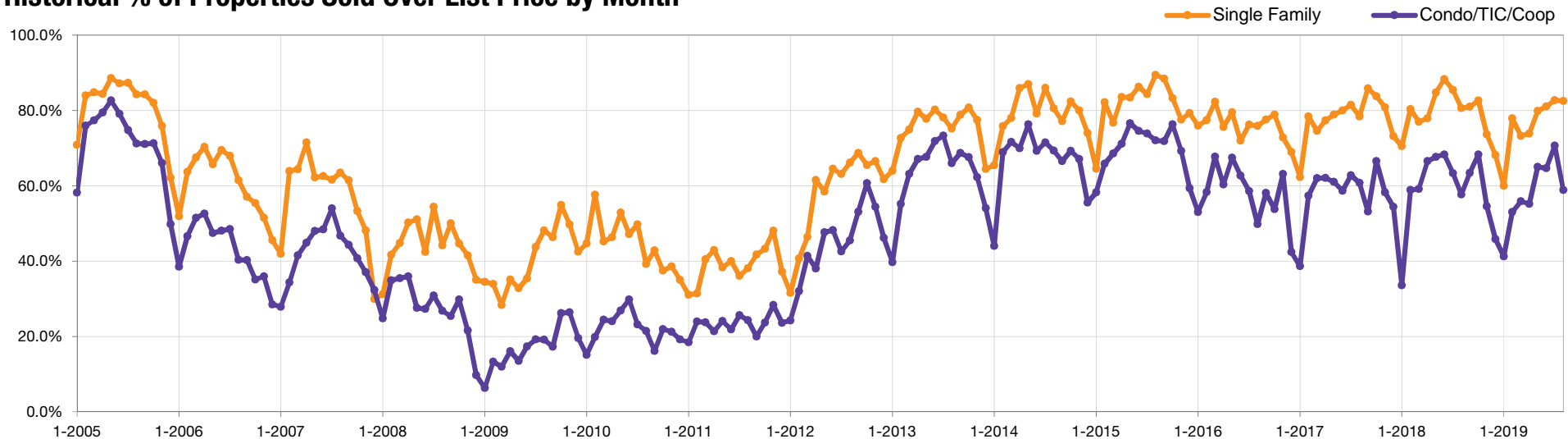
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	81.0%	-5.7%	63.4%	+19.4%
Oct-2018	82.7%	-1.3%	68.3%	+2.6%
Nov-2018	73.6%	-8.9%	54.5%	-6.5%
Dec-2018	68.1%	-7.0%	45.9%	-15.6%
Jan-2019	60.0%	-14.9%	41.2%	+22.6%
Feb-2019	77.9%	-3.1%	53.0%	-10.0%
Mar-2019	73.3%	-4.8%	55.8%	-5.7%
Apr-2019	73.9%	-5.1%	55.2%	-17.1%
May-2019	79.8%	-5.8%	65.0%	-3.8%
Jun-2019	81.1%	-8.2%	64.6%	-5.4%
Jul-2019	82.7%	-3.2%	70.7%	+11.5%
Aug-2019	82.5%	+2.4%	58.9%	+2.1%
12-Month Avg	77.2%	-5.3%	59.4%	-2.0%

* % of Properties Sold Over List Price for all properties from September 2018 through August 2019. This is not the average of the individual figures above.

Historical % of Properties Sold Over List Price by Month

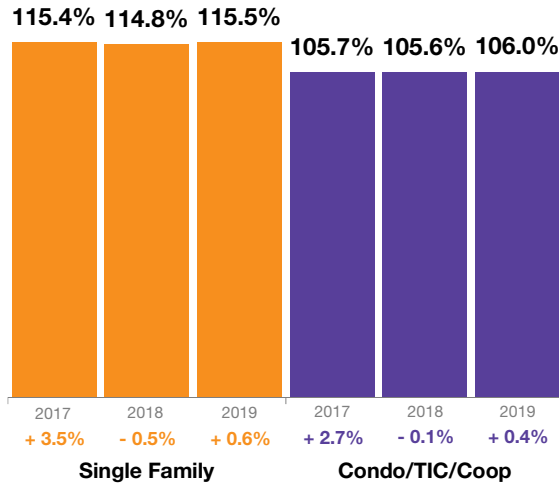


% of List Price Received

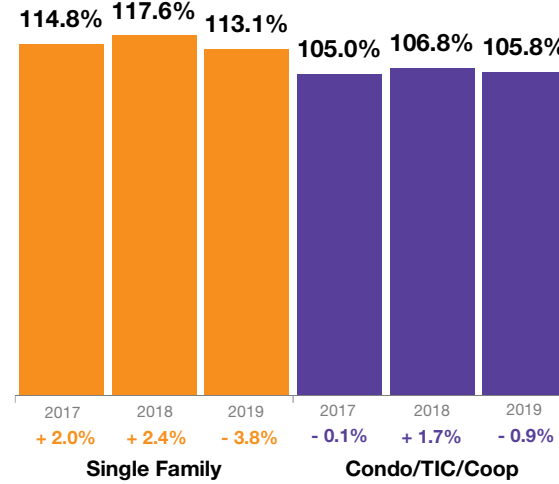


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August



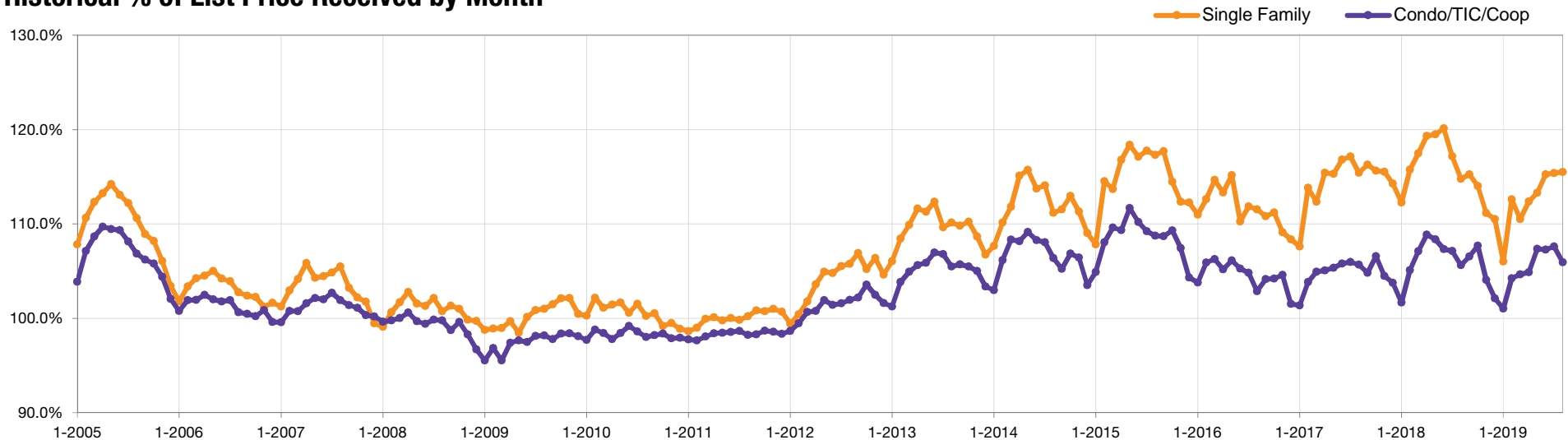
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	115.3%	-0.9%	106.5%	+1.6%
Oct-2018	114.0%	-1.4%	107.7%	+1.0%
Nov-2018	111.2%	-3.7%	104.1%	-0.4%
Dec-2018	110.5%	-3.3%	102.1%	-1.6%
Jan-2019	106.0%	-5.6%	101.0%	-0.7%
Feb-2019	112.6%	-2.8%	104.2%	-0.9%
Mar-2019	110.5%	-6.0%	104.7%	-2.2%
Apr-2019	112.4%	-5.8%	104.9%	-3.7%
May-2019	113.3%	-5.2%	107.4%	-0.9%
Jun-2019	115.3%	-4.0%	107.3%	0.0%
Jul-2019	115.4%	-1.5%	107.6%	+0.5%
Aug-2019	115.5%	+0.6%	106.0%	+0.4%
12-Month Avg*	113.0%	-3.3%	105.6%	-0.6%

* % of List Price Received for all properties from September 2018 through August 2019. This is not the average of the individual figures above.

Historical % of List Price Received by Month

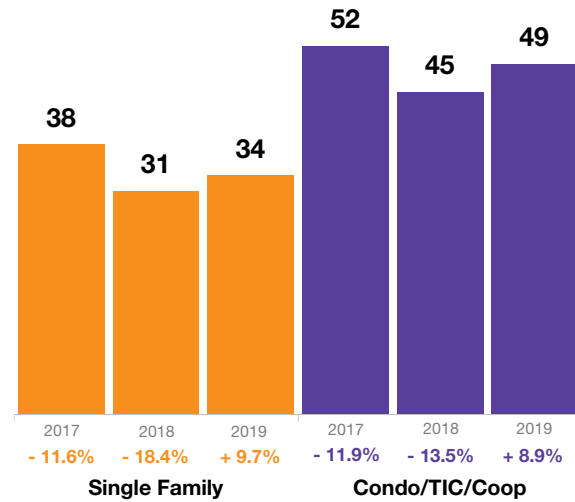


Housing Affordability Ratio

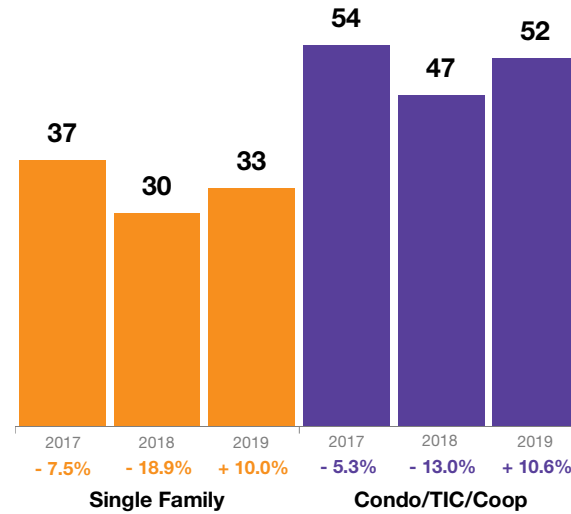


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August



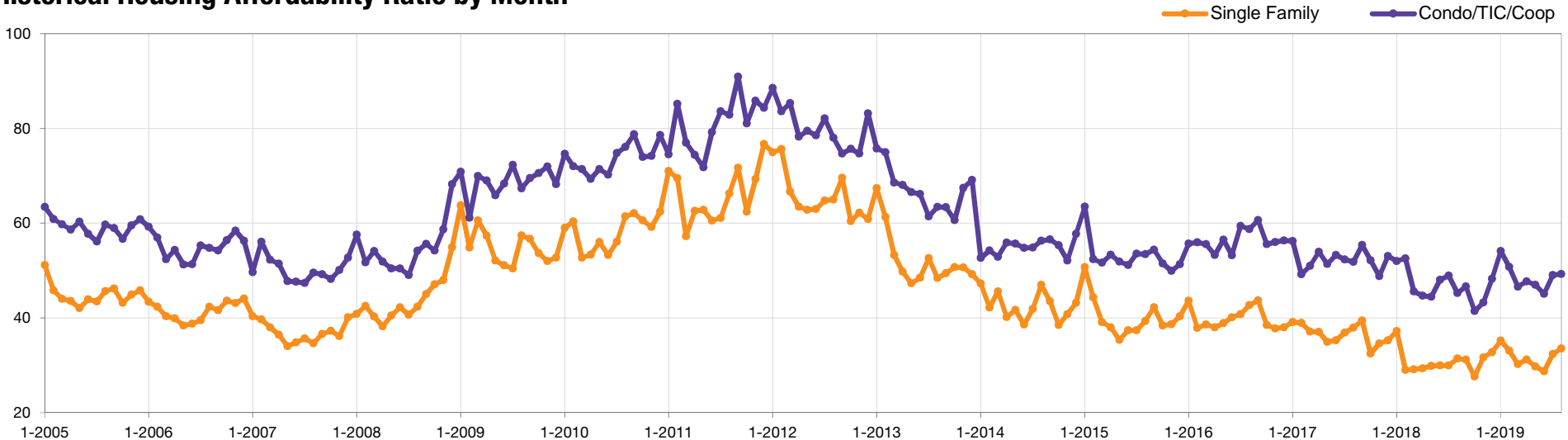
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	31	-20.5%	47	-14.5%
Oct-2018	28	-12.5%	41	-21.2%
Nov-2018	32	-8.6%	43	-12.2%
Dec-2018	33	-5.7%	48	-9.4%
Jan-2019	35	-5.4%	54	+3.8%
Feb-2019	33	+13.8%	51	-3.8%
Mar-2019	30	+3.4%	47	+2.2%
Apr-2019	31	+6.9%	48	+6.7%
May-2019	30	0.0%	47	+6.8%
Jun-2019	29	-3.3%	45	-6.3%
Jul-2019	32	+6.7%	49	0.0%
Aug-2019	34	+9.7%	49	+8.9%
12-Month Avg*	31	+5.2%	32	-0.5%

* Affordability Ratio for all properties from September 2018 through August 2019. This is not the average of the individual figures above.

Historical Housing Affordability Ratio by Month

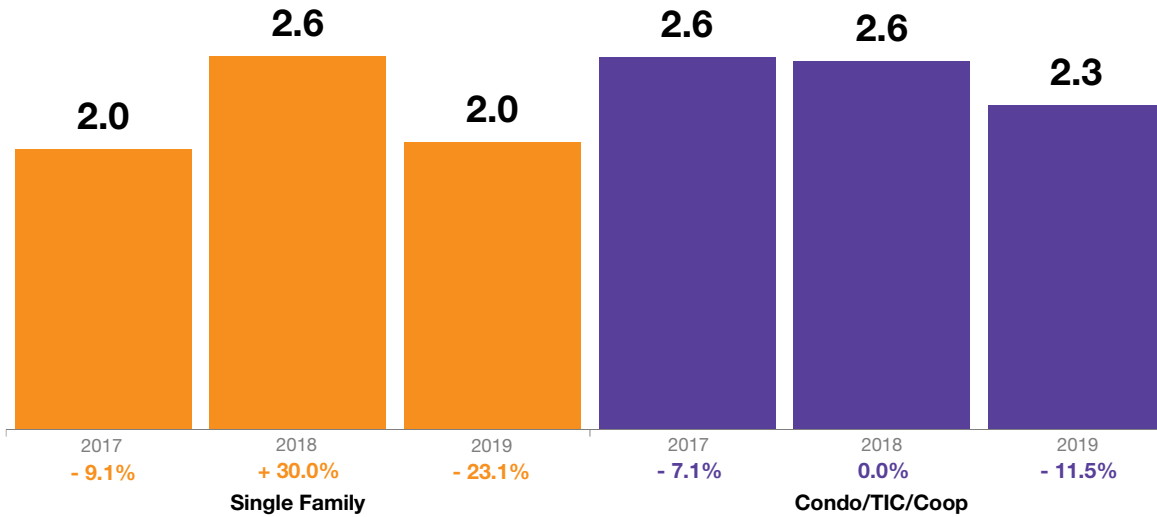


Months Supply of Inventory



The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

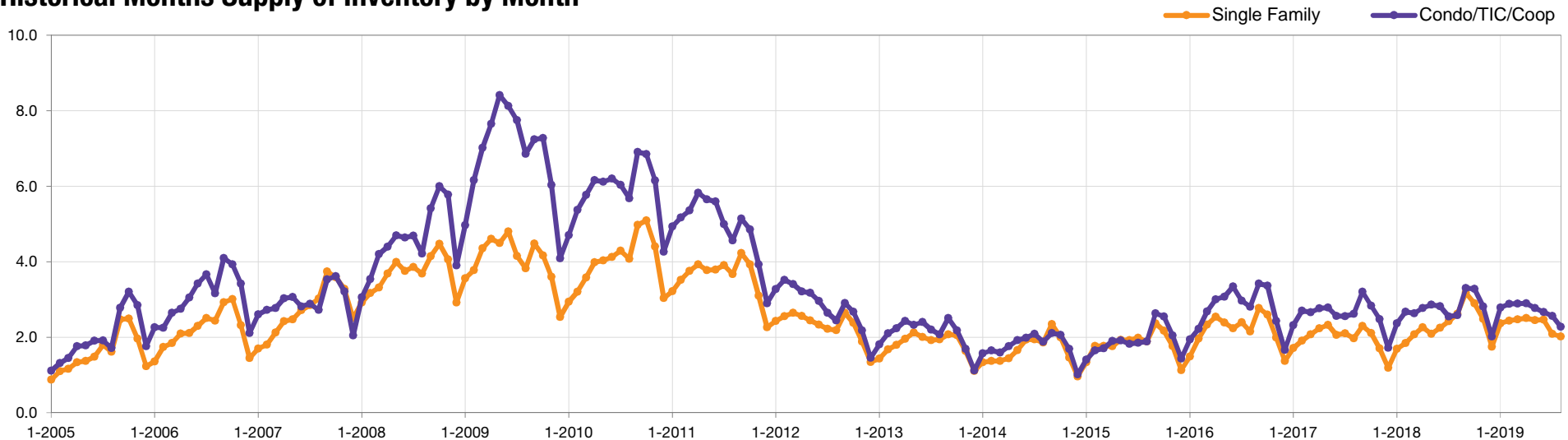
August



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2018	3.2	+39.1%	3.3	+3.1%
Oct-2018	2.9	+38.1%	3.3	+17.9%
Nov-2018	2.5	+47.1%	2.8	+12.0%
Dec-2018	1.7	+41.7%	2.0	+17.6%
Jan-2019	2.4	+41.2%	2.8	+16.7%
Feb-2019	2.4	+33.3%	2.9	+7.4%
Mar-2019	2.5	+19.0%	2.9	+11.5%
Apr-2019	2.5	+8.7%	2.9	+3.6%
May-2019	2.5	+19.0%	2.8	-3.4%
Jun-2019	2.5	+8.7%	2.7	-3.6%
Jul-2019	2.1	-12.5%	2.6	0.0%
Aug-2019	2.0	-23.1%	2.3	-11.5%
12-Month Avg*	2.4	+18.5%	2.8	+5.3%

* Months Supply for all properties from September 2018 through August 2019. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

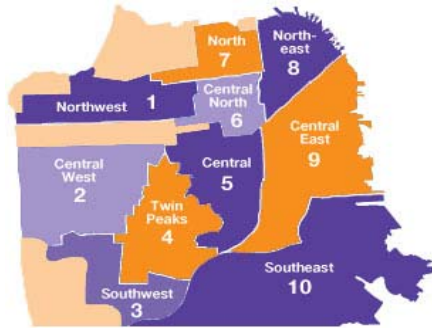


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2018	8-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		560	397	- 29.1%	4,750	4,184	- 11.9%
Pending Sales		403	349	- 13.4%	3,587	3,384	- 5.7%
Sold Listings		451	368	- 18.4%	3,539	3,325	- 6.0%
Median Sales Price		\$1,370,000	\$1,400,000	+ 2.2%	\$1,351,000	\$1,378,000	+ 2.0%
Avg. Sales Price		\$1,544,168	\$1,593,466	+ 3.2%	\$1,597,015	\$1,642,917	+ 2.9%
Days on Market		30	29	- 3.3%	27	31	+ 14.8%
Active Listings		1,158	905	- 21.8%	--	--	--
% of Properties Sold Over List Price		67.4%	69.6%	+ 3.3%	69.7%	67.2%	- 3.6%
% of List Price Received		109.5%	110.3%	+ 0.7%	111.3%	108.9%	- 2.2%
Affordability Ratio		36	40	+ 11.1%	35	39	+ 11.4%
Months Supply		2.6	2.2	- 15.4%	--	--	--

Activity by District

Key metrics by report month for the districts of San Francisco.



- SF District 1: Northwest (Sea Cliff, Lake, Jordan Park / Laurel Heights, Outer Richmond, Central Richmond, Inner Richmond, Lone Mountain)
- SF District 2: Central West (Outer Sunset, Central Sunset, Inner Sunset, Outer Parkside, Parkside, Inner Parkside, Golden Gate Heights)
- SF District 3: Southwest (Pine Lake Park, Lake Shore, Merced Manor, Stonestown, Lakeside, Merced Heights, Ingleside, Ingleside Heights, Oceanview)
- SF District 4: Twin Peaks W (Forest Hill (& Ext), W Portal, St Francis Wd, Balboa Terr, Mt Dav Manor, Ingleside Terr, Monterey Hts, Wstwd Pk & H'Inds, Shrwrd Fst, Miraloma Pk, Dmnd Hts, Mdtwn Terr)
- SF District 5: Central (Haight Ashbury, Cole Vly / Prnssus Hts, Clarndn Hts, Corona Hts, Twin Pks, Glen Pk, Noe Vly, Eureka Vly / Dolores Hts, Mission Dolores, Duboce Trngl, Buena Vista / Ashbury Hts)
- SF District 6: Central North (Lower Pacific Heights, Anza Vista, Western Addition, North Panhandle, Alamo Square, Hayes Valley)
- SF District 7: North (Marina, Cow Hollow, Presidio Heights, Pacific Heights)
- SF District 8: Northeast (North Waterfront, North Beach, Russian Hill, Telegraph Hill, Nob Hill, Financial District / Barbary Coast, Downtown, Van Ness / Civic Center, Tenderloin)
- SF District 9: Central East (Yerba Buena, South Beach, South of Market, Mission Bay, Inner Mission, Potrero Hill, Central Waterfront / Dogpatch, Bernal Heights)
- SF District 10: Southeast (Outer Mission, Mission Terr, Excelsior, Portola, Bayview, Silver Terr, Hunters Pt, Candlestick Pt, Bayview Hts, Little Hollywood, Visitation Vly, Crocker Amazon)

	Active Listings			Sold Listings			Median Sales Price			Days on Market			Months Supply		
	8-2018	8-2019	+ / -	8-2018	8-2019	+ / -	8-2018	8-2019	+ / -	8-2018	8-2019	+ / -	8-2018	8-2019	+ / -
Single Family															
1 SF District 1	52	22	-57.7%	14	8	-42.9%	\$1,959,573	\$2,150,000	+9.7%	13	13	0.0%	3.6	1.4	-61.1%
2 SF District 2	58	48	-17.2%	35	32	-8.6%	\$1,500,000	\$1,582,500	+5.5%	22	26	+18.2%	1.8	1.5	-16.7%
3 SF District 3	40	26	-35.0%	8	15	+87.5%	\$1,470,000	\$1,230,000	-16.3%	19	24	+26.3%	3.1	2.1	-32.3%
4 SF District 4	63	30	-52.4%	28	19	-32.1%	\$1,815,000	\$1,625,000	-10.5%	24	24	0.0%	2.4	1.1	-54.2%
5 SF District 5	60	46	-23.3%	24	24	0.0%	\$2,262,500	\$2,550,000	+12.7%	19	19	0.0%	2.3	1.6	-30.4%
6 SF District 6	13	14	+7.7%	4	3	-25.0%	\$3,150,000	\$2,875,000	-8.7%	25	50	+100.0%	3.8	3.8	0.0%
7 SF District 7	40	36	-10.0%	6	5	-16.7%	\$3,977,500	\$3,650,000	-8.2%	22	32	+45.5%	4.6	4.5	-2.2%
8 SF District 8	14	15	+7.1%	1	2	+100.0%	\$5,750,000	\$3,375,000	-41.3%	1	52	+5100.0%	5.7	7.2	+26.3%
9 SF District 9	66	47	-28.8%	22	19	-13.6%	\$1,550,000	\$1,605,000	+3.5%	18	50	+177.8%	3.2	2.5	-21.9%
10 SF District 10	83	84	+1.2%	49	39	-20.4%	\$1,120,000	\$1,230,000	+9.8%	27	18	-33.3%	2.1	2.3	+9.5%
Condo/TIC/Coop															
1 SF District 1	38	23	-39.5%	19	13	-31.6%	\$1,250,000	\$1,450,000	+16.0%	24	18	-25.0%	2.7	1.7	-37.0%
2 SF District 2	11	16	+45.5%	4	5	+25.0%	\$1,117,500	\$900,000	-19.5%	12	47	+291.7%	2.7	4.1	+51.9%
3 SF District 3	4	6	+50.0%	4	3	-25.0%	\$1,060,000	\$1,326,011	+25.1%	24	72	+200.0%	1.5	1.9	+26.7%
4 SF District 4	18	17	-5.6%	2	4	+100.0%	\$874,500	\$1,115,000	+27.5%	15	21	+40.0%	4.0	3.4	-15.0%
5 SF District 5	62	46	-25.8%	39	26	-33.3%	\$1,410,000	\$1,454,500	+3.2%	20	21	+5.0%	1.6	1.3	-18.8%
6 SF District 6	67	34	-49.3%	13	22	+69.2%	\$1,350,000	\$1,285,000	-4.8%	34	22	-35.3%	2.8	1.5	-46.4%
7 SF District 7	62	49	-21.0%	25	27	+8.0%	\$1,295,000	\$1,825,000	+40.9%	31	30	-3.2%	2.4	2.0	-16.7%
8 SF District 8	149	111	-25.5%	50	28	-44.0%	\$1,142,500	\$1,144,000	+0.1%	47	48	+2.1%	3.5	2.8	-20.0%
9 SF District 9	234	209	-10.7%	98	68	-30.6%	\$1,202,500	\$1,078,250	-10.3%	43	34	-20.9%	2.5	2.5	0.0%
10 SF District 10	24	26	+8.3%	6	6	0.0%	\$762,500	\$734,000	-3.7%	32	60	+87.5%	3.1	4.2	+35.5%