

Monthly Indicators



July 2018

Housing price bubble chatter has increased this summer, as market observers attempt to predict the next residential real estate shift. It is too early to predict a change from higher prices and lower inventory, but the common markers that caused the last housing cooldown are present. Wages are up but not at the same pace as home prices, leading to the kind of affordability concerns that can cause fewer sales at lower prices. At the same time, demand is still outpacing what is available for sale in many markets.

New Listings were down 14.2 percent for single family homes and 32.8 percent for Condo/TIC/Coop properties. Pending Sales decreased 6.3 percent for single family homes but increased 13.4 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 17.9 percent to \$1,650,000 for single family homes and 1.4 percent to \$1,166,666 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 18.2 percent for single family units and 26.9 percent for Condo/TIC/Coop units.

Consumer spending on home goods and renovations are up, and more people are entering the workforce. Employed people spending money is good for the housing market. Meanwhile, GDP growth was 4.1% in the second quarter, the strongest showing since 2014. Housing starts are down, but that is more reflective of low supply than anything else. With a growing economy, solid lending practices and the potential for improved inventory from new listing and building activity, market balance is more likely than a bubble.

Monthly Snapshot

+ 17.9% **+ 1.4%** **+ 8.5%**

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), comprised 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	7-2017	7-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		211	181	- 14.2%	1,625	1,598	- 1.7%
Pending Sales		174	163	- 6.3%	1,302	1,310	+ 0.6%
Sold Listings		210	188	- 10.5%	1,251	1,258	+ 0.6%
Median Sales Price		\$1,400,000	\$1,650,000	+ 17.9%	\$1,400,000	\$1,620,000	+ 15.7%
Avg. Sales Price		\$1,738,803	\$1,996,094	+ 14.8%	\$1,783,766	\$2,002,679	+ 12.3%
Days on Market		24	21	- 12.5%	28	21	- 25.0%
Active Listings		403	335	- 16.9%	--	--	--
% of Properties Sold Over List Price		81.4%	84.6%	+ 3.9%	77.2%	81.7%	+ 5.8%
% of List Price Received		117.1%	116.9%	- 0.2%	114.7%	118.0%	+ 2.9%
Affordability Ratio		37	30	- 18.9%	37	30	- 18.9%
Months Supply		2.2	1.8	- 18.2%	--	--	--

Condo/TIC/Coop Activity Overview



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

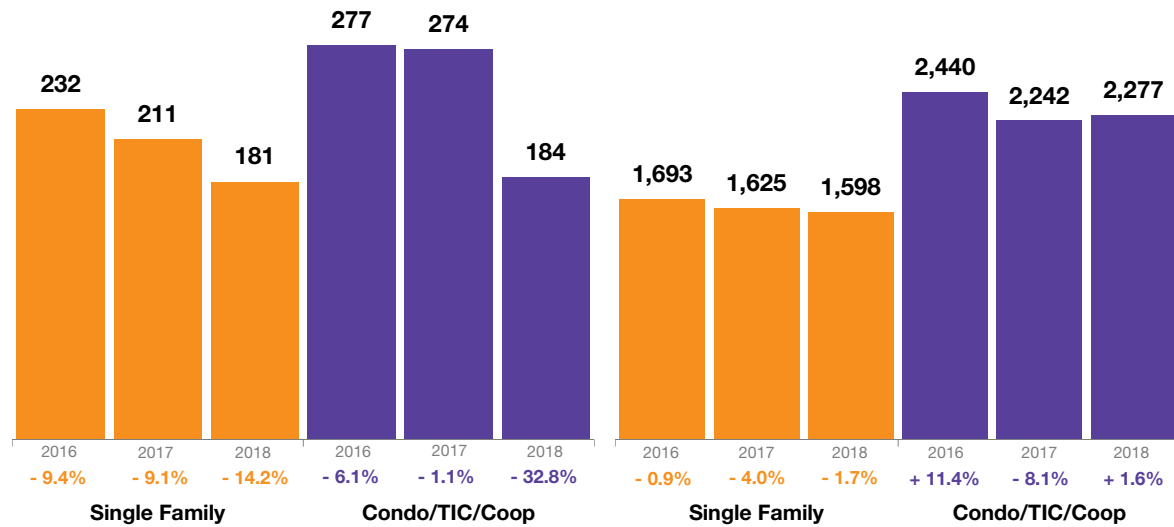
Key Metrics	Historical Sparkbars	7-2017	7-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		274	184	- 32.8%	2,242	2,277	+ 1.6%
Pending Sales		209	237	+ 13.4%	1,687	1,858	+ 10.1%
Sold Listings		239	261	+ 9.2%	1,661	1,804	+ 8.6%
Median Sales Price		\$1,150,000	\$1,166,666	+ 1.4%	\$1,129,150	\$1,200,000	+ 6.3%
Avg. Sales Price		\$1,242,939	\$1,248,116	+ 0.4%	\$1,299,029	\$1,331,468	+ 2.5%
Days on Market		33	30	- 9.1%	36	31	- 13.9%
Active Listings		618	475	- 23.1%	--	--	--
% of Properties Sold Over List Price		62.8%	64.8%	+ 3.2%	58.8%	62.0%	+ 5.4%
% of List Price Received		106.0%	107.4%	+ 1.3%	104.9%	107.0%	+ 2.0%
Affordability Ratio		52	48	- 7.7%	53	47	- 11.3%
Months Supply		2.6	1.9	- 26.9%	--	--	--

New Listings

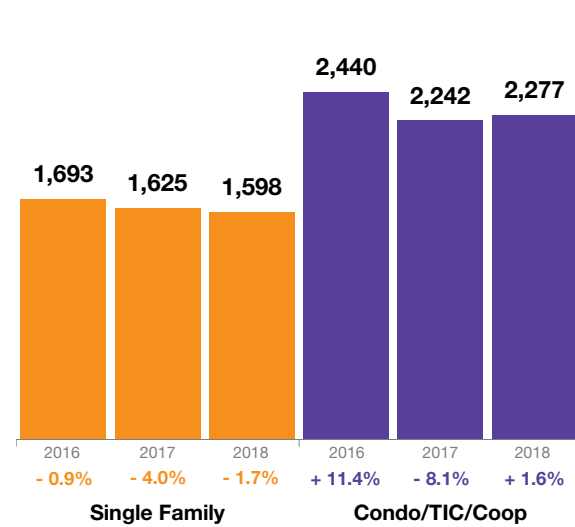
A count of the properties that have been newly listed on the market in a given month.



July

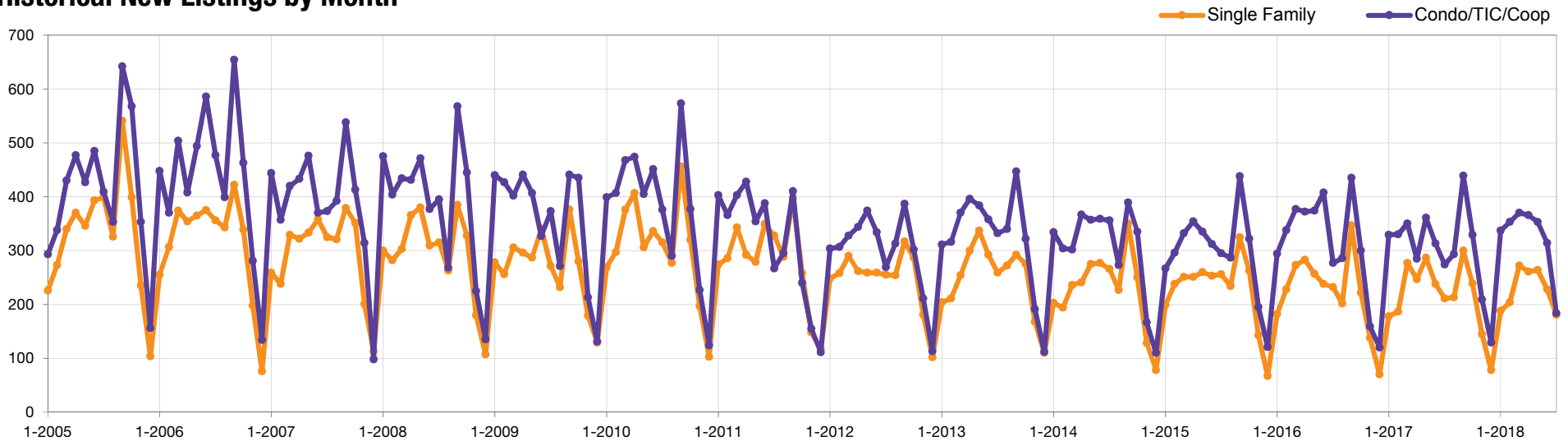


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	213	+5.4%	293	+2.4%
Sep-2017	300	-13.5%	439	+0.9%
Oct-2017	239	+7.7%	329	+9.7%
Nov-2017	145	+5.1%	209	+31.4%
Dec-2017	78	+11.4%	129	+7.5%
Jan-2018	188	+5.6%	337	+2.4%
Feb-2018	204	+9.1%	353	+7.0%
Mar-2018	272	-1.8%	370	+5.7%
Apr-2018	261	+5.7%	366	+28.4%
May-2018	264	-8.0%	353	-2.2%
Jun-2018	228	-4.2%	314	+0.3%
Jul-2018	181	-14.2%	184	-32.8%
12-Month Avg	214	-1.2%	306	+3.8%

Historical New Listings by Month



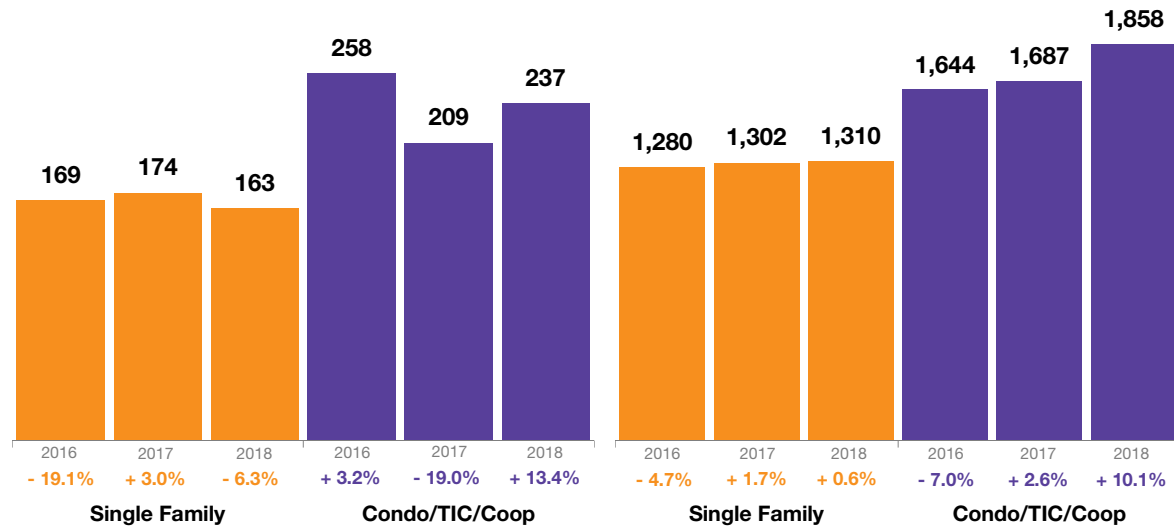
Pending Sales

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



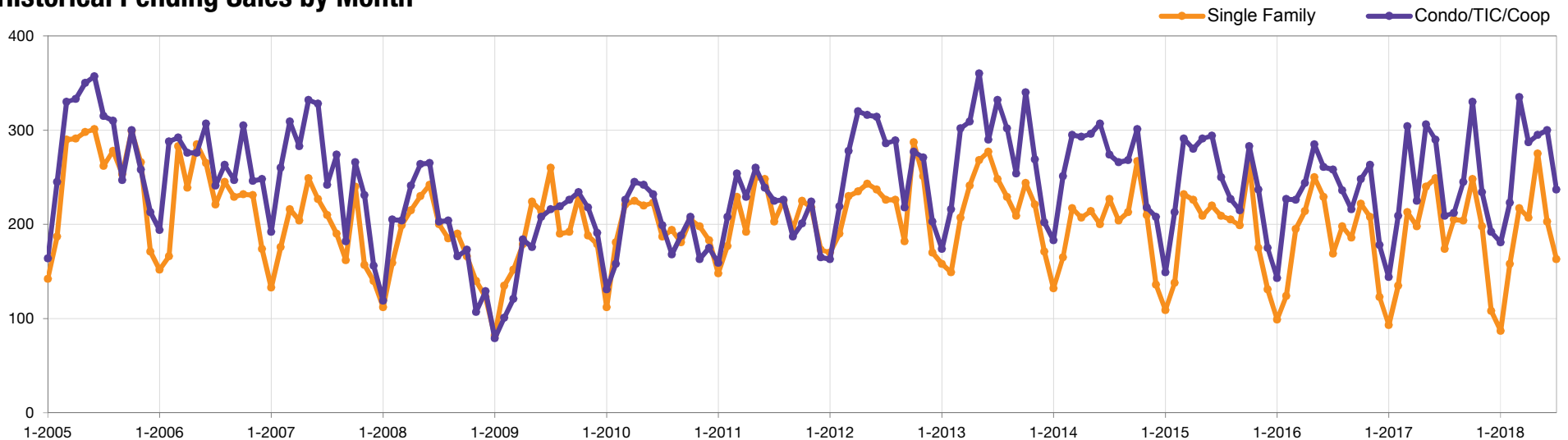
July

Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	205	+3.5%	212	-10.2%
Sep-2017	204	+9.7%	245	+13.4%
Oct-2017	248	+11.7%	330	+33.1%
Nov-2017	198	-4.8%	234	-11.0%
Dec-2017	108	-12.2%	192	+7.9%
Jan-2018	87	-6.5%	181	+25.7%
Feb-2018	158	+17.0%	223	+6.7%
Mar-2018	217	+1.9%	335	+10.2%
Apr-2018	207	+4.5%	287	+27.6%
May-2018	275	+14.6%	295	-3.6%
Jun-2018	203	-18.5%	300	+3.4%
Jul-2018	163	-6.3%	237	+13.4%
12-Month Avg	189	+1.5%	256	+8.6%

Historical Pending Sales by Month

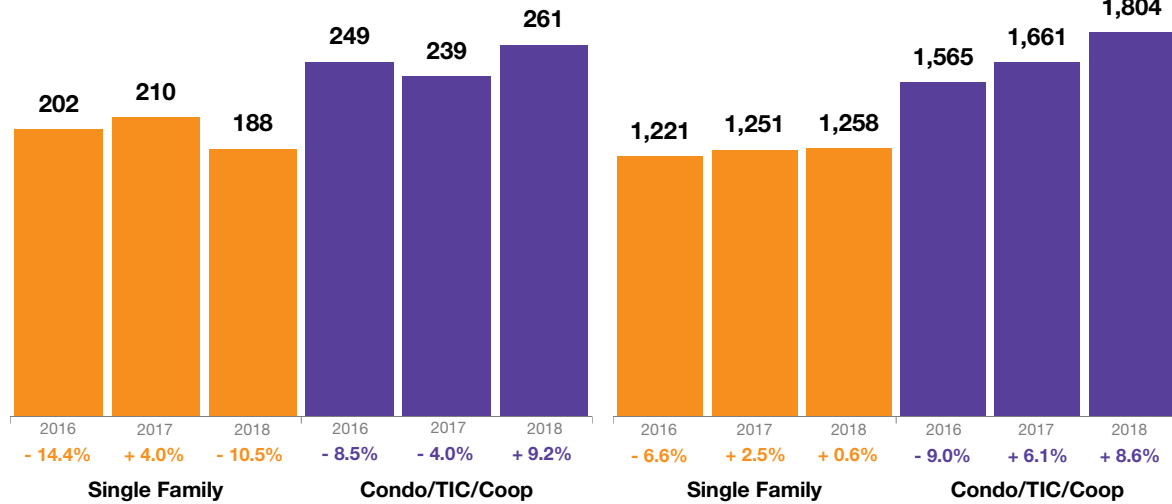


Sold Listings

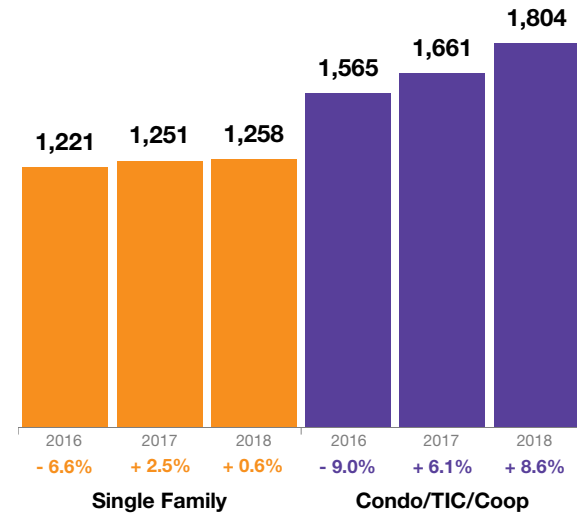
A count of the actual sales that closed in a given month.



July

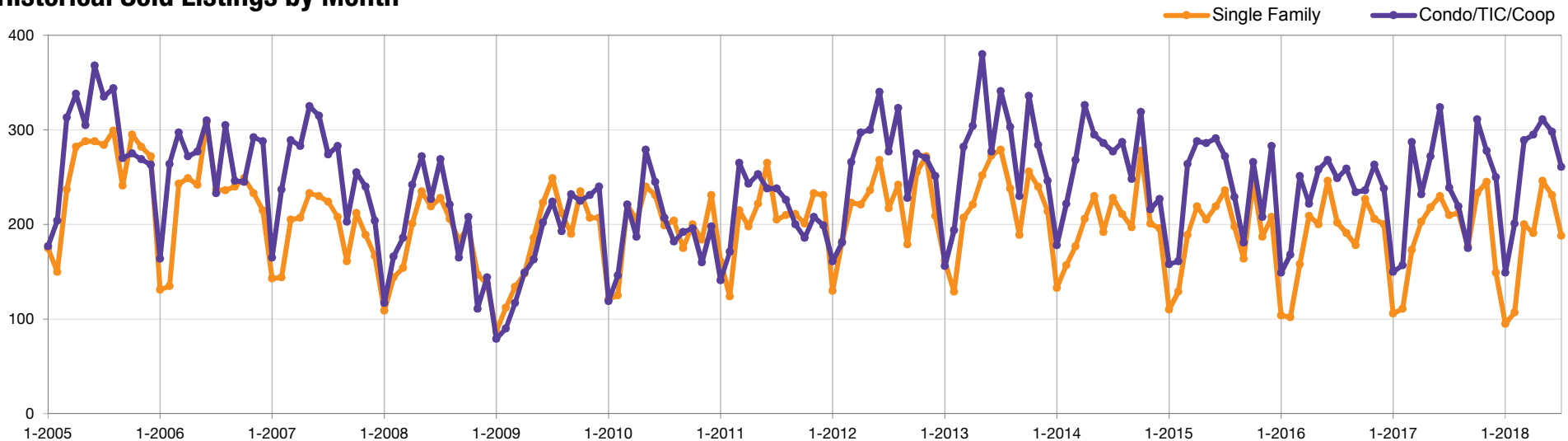


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	212	+11.0%	219	-15.4%
Sep-2017	177	-0.6%	175	-25.2%
Oct-2017	233	+2.6%	311	+31.8%
Nov-2017	245	+18.9%	278	+5.7%
Dec-2017	149	-25.5%	250	+5.0%
Jan-2018	95	-10.4%	149	-0.7%
Feb-2018	107	-3.6%	201	+28.0%
Mar-2018	200	+15.6%	289	+0.7%
Apr-2018	191	-5.9%	295	+27.2%
May-2018	246	+12.8%	311	+14.3%
Jun-2018	231	+0.4%	298	-8.0%
Jul-2018	188	-10.5%	261	+9.2%
12-Month Avg	190	+0.9%	253	+5.1%

Historical Sold Listings by Month

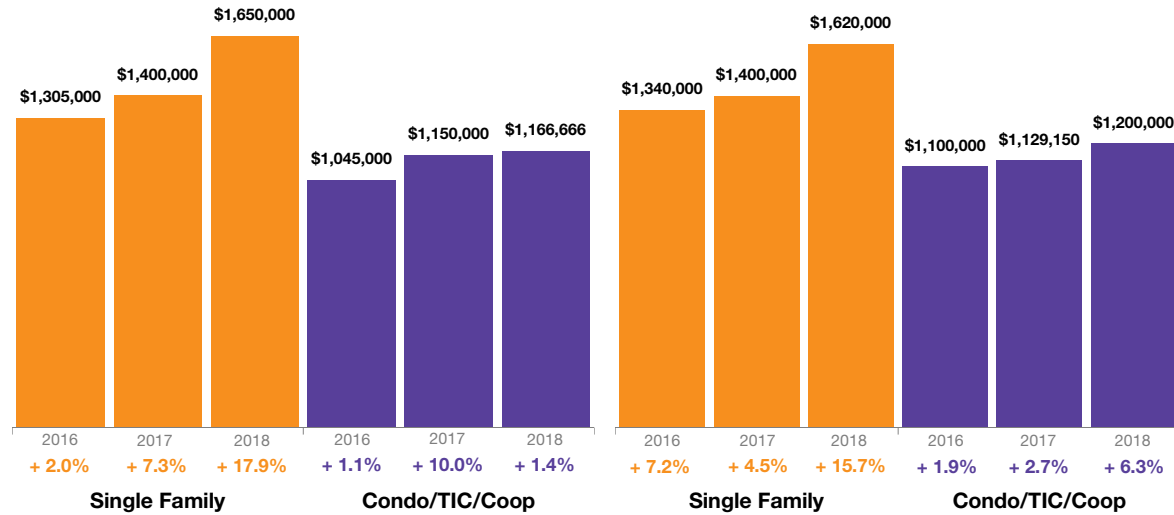


Median Sales Price

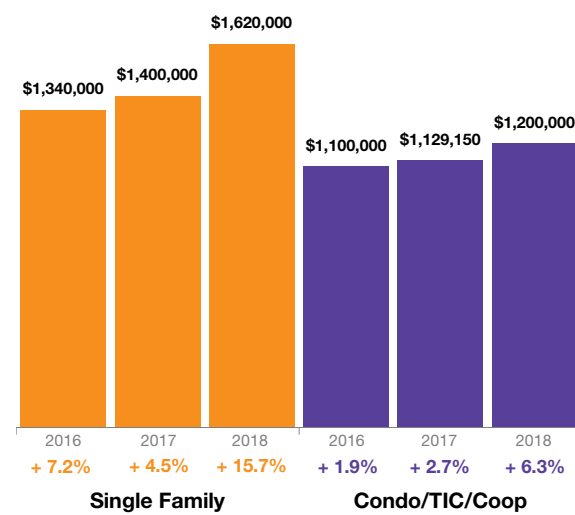
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



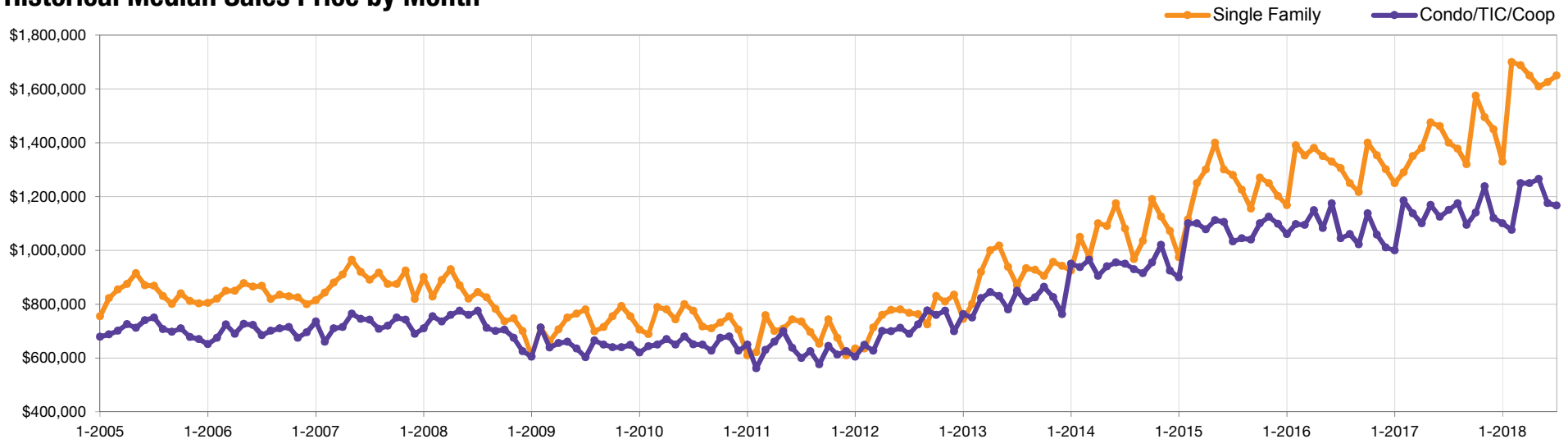
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	\$1,377,500	+10.2%	\$1,175,000	+10.8%
Sep-2017	\$1,320,000	+8.5%	\$1,095,000	+7.1%
Oct-2017	\$1,575,000	+12.5%	\$1,140,000	+0.2%
Nov-2017	\$1,495,000	+10.5%	\$1,237,500	+17.0%
Dec-2017	\$1,450,000	+11.4%	\$1,120,000	+10.8%
Jan-2018	\$1,330,000	+6.4%	\$1,100,000	+10.0%
Feb-2018	\$1,700,000	+31.8%	\$1,076,000	-9.2%
Mar-2018	\$1,687,500	+25.0%	\$1,250,000	+9.9%
Apr-2018	\$1,650,000	+19.6%	\$1,250,000	+13.6%
May-2018	\$1,608,775	+9.1%	\$1,265,000	+8.2%
Jun-2018	\$1,625,000	+11.2%	\$1,175,750	+4.5%
Jul-2018	\$1,650,000	+17.9%	\$1,166,666	+1.4%
12-Month Avg*	\$1,550,000	+14.8%	\$1,180,500	+7.3%

* Median Sales Price for all properties from August 2017 through July 2018. This is not the average of the individual figures above.

Historical Median Sales Price by Month



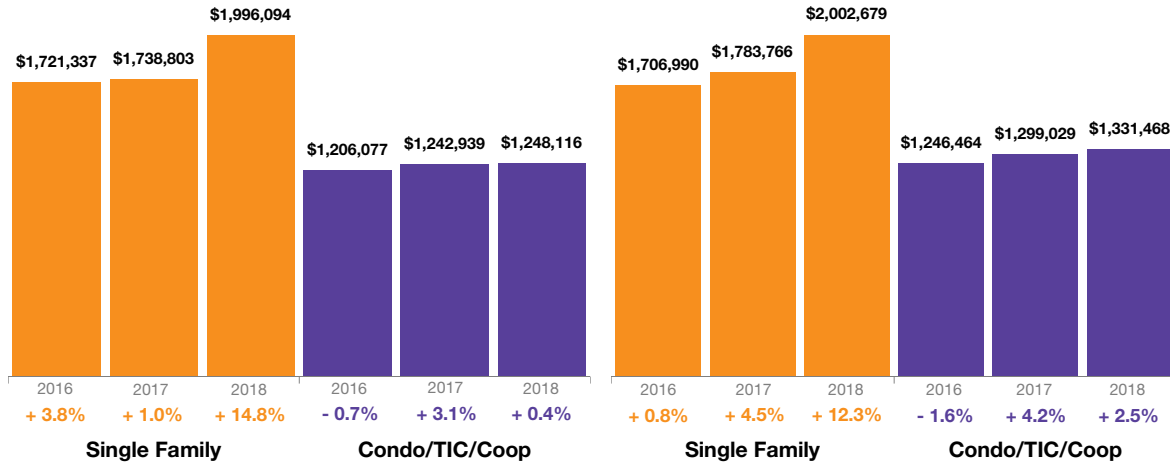
Average Sales Price

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



July

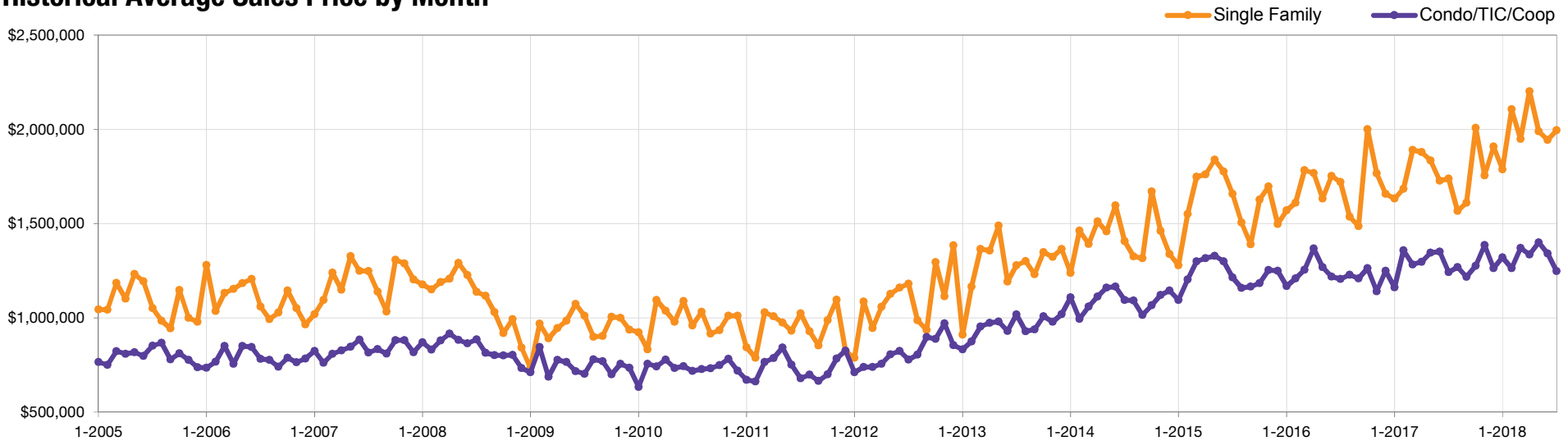
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	\$1,567,141	+2.0%	\$1,269,212	+3.3%
Sep-2017	\$1,611,232	+8.3%	\$1,217,558	+0.7%
Oct-2017	\$2,007,445	+0.4%	\$1,275,773	+0.9%
Nov-2017	\$1,755,315	-0.7%	\$1,386,511	+21.6%
Dec-2017	\$1,908,433	+15.1%	\$1,263,727	+1.1%
Jan-2018	\$1,787,311	+9.4%	\$1,321,377	+13.7%
Feb-2018	\$2,107,409	+25.1%	\$1,263,105	-7.0%
Mar-2018	\$1,949,493	+3.1%	\$1,371,131	+6.9%
Apr-2018	\$2,202,113	+17.1%	\$1,335,718	+3.0%
May-2018	\$1,989,439	+8.4%	\$1,400,393	+4.0%
Jun-2018	\$1,943,346	+12.5%	\$1,341,024	-0.8%
Jul-2018	\$1,996,094	+14.8%	\$1,248,116	+0.4%
12-Month Avg*	\$1,899,268	+8.6%	\$1,314,174	+4.0%

* Avg. Sales Price for all properties from August 2017 through July 2018. This is not the average of the individual figures above.

Historical Average Sales Price by Month



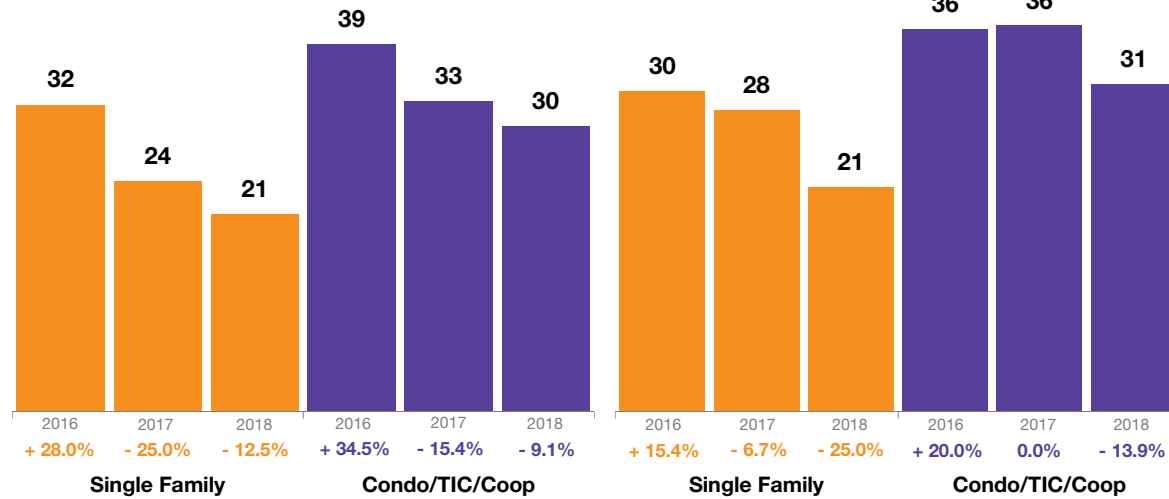
Days on Market Until Sale

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



July

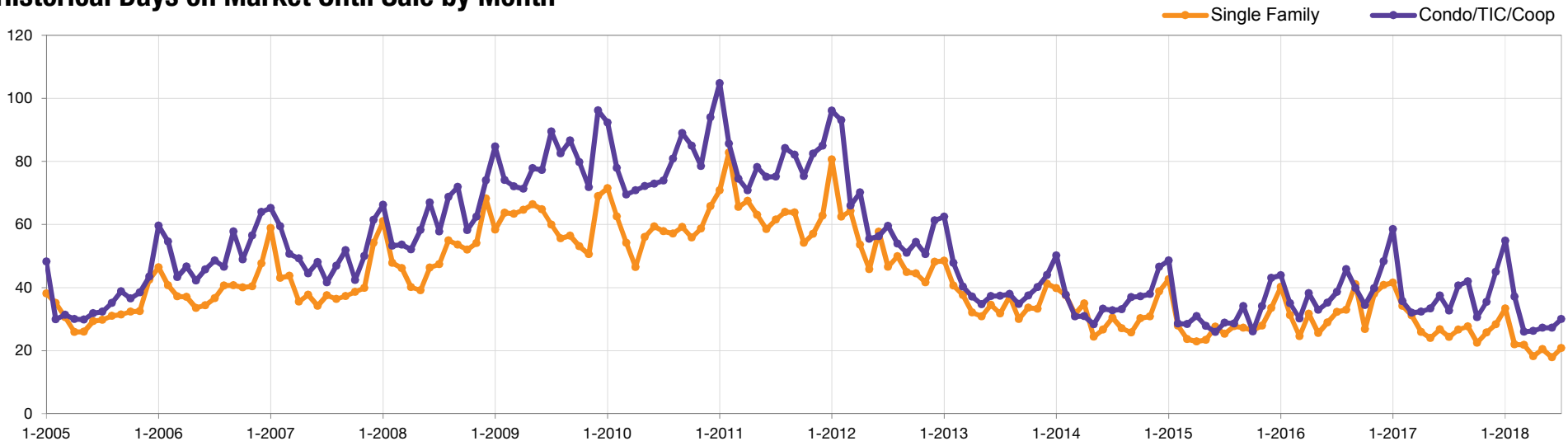
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	27	-18.2%	41	-10.9%
Sep-2017	28	-31.7%	42	+5.0%
Oct-2017	23	-14.8%	31	-8.8%
Nov-2017	26	-31.6%	35	-12.5%
Dec-2017	28	-31.7%	45	-6.3%
Jan-2018	33	-21.4%	55	-6.8%
Feb-2018	22	-35.3%	37	+2.8%
Mar-2018	22	-29.0%	26	-18.8%
Apr-2018	18	-30.8%	26	-18.8%
May-2018	20	-16.7%	27	-18.2%
Jun-2018	18	-33.3%	27	-27.0%
Jul-2018	21	-12.5%	30	-9.1%
12-Month Avg*	23	-26.4%	34	-12.7%

* Days on Market for all properties from August 2017 through July 2018. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

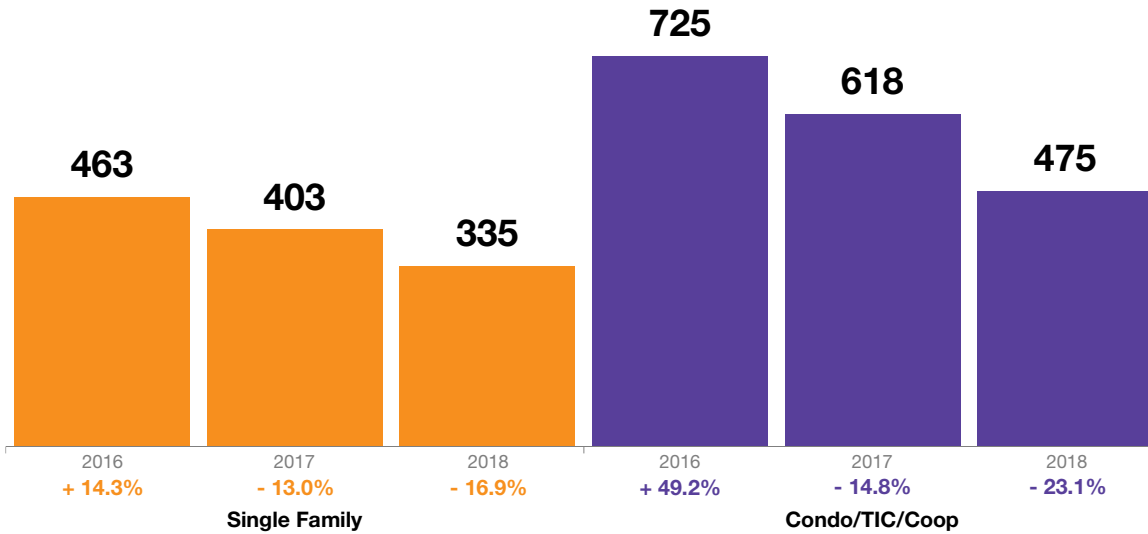


Inventory of Active Listings

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



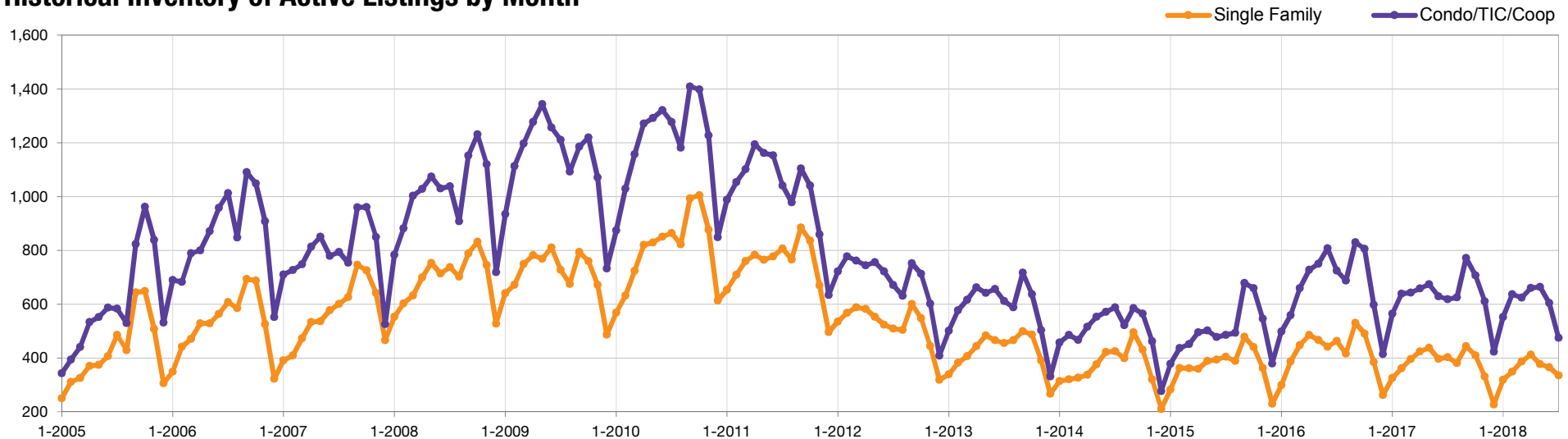
July



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	381	-8.4%	625	-9.2%
Sep-2017	444	-16.4%	772	-7.0%
Oct-2017	410	-16.5%	707	-12.3%
Nov-2017	332	-13.8%	611	+2.2%
Dec-2017	227	-13.4%	423	+2.2%
Jan-2018	319	-2.1%	552	-2.3%
Feb-2018	349	-3.6%	637	-0.3%
Mar-2018	387	-2.3%	624	-3.0%
Apr-2018	413	-2.6%	660	+0.3%
May-2018	377	-13.9%	664	-1.5%
Jun-2018	366	-7.8%	605	-3.8%
Jul-2018	335	-16.9%	475	-23.1%
12-Month Avg*	362	-10.2%	613	-5.2%

* Active Listings for all properties from August 2017 through July 2018. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

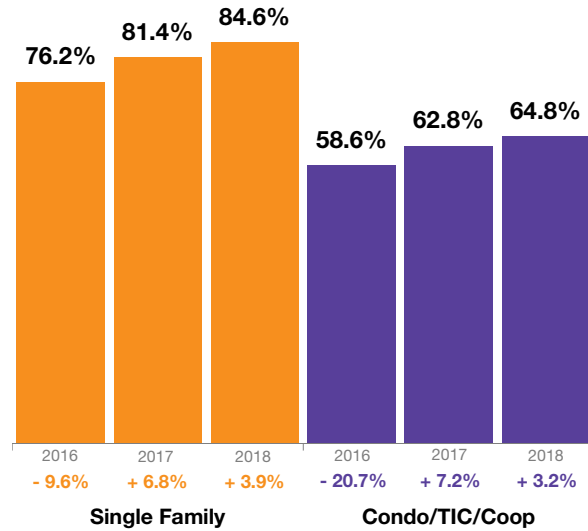


% of Properties Sold Over List Price

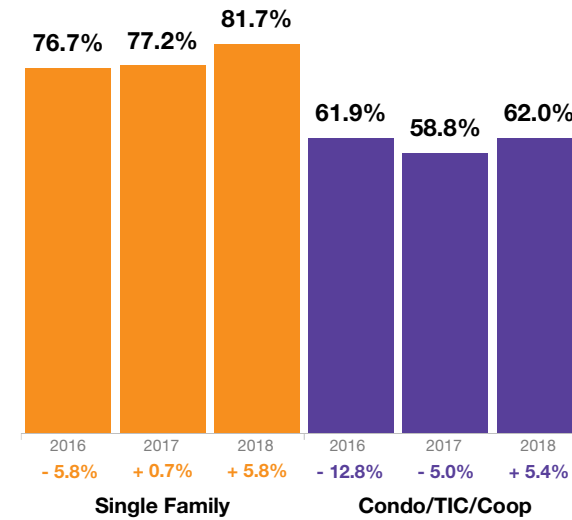


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

July



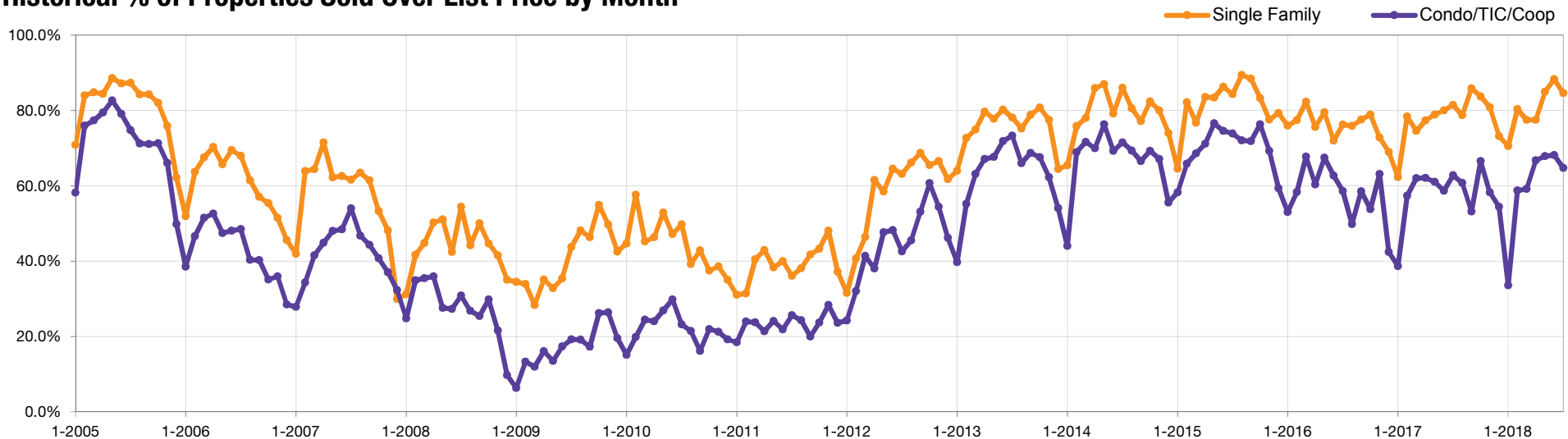
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	78.8%	+3.8%	60.7%	+21.9%
Sep-2017	85.9%	+10.8%	53.1%	-9.2%
Oct-2017	83.7%	+6.1%	66.6%	+23.8%
Nov-2017	80.8%	+11.0%	58.3%	-7.6%
Dec-2017	73.2%	+6.1%	54.4%	+28.3%
Jan-2018	70.5%	+13.2%	33.6%	-13.2%
Feb-2018	80.4%	+2.6%	58.7%	+2.4%
Mar-2018	77.5%	+3.9%	59.2%	-4.5%
Apr-2018	77.5%	+0.3%	66.8%	+7.6%
May-2018	85.0%	+7.7%	67.8%	+11.1%
Jun-2018	88.3%	+10.4%	68.1%	+16.2%
Jul-2018	84.6%	+3.9%	64.8%	+3.2%
12-Month Avg	81.3%	+6.8%	60.9%	+7.6%

* % of Properties Sold Over List Price for all properties from August 2017 through July 2018. This is not the average of the individual figures above.

Historical % of Properties Sold Over List Price by Month

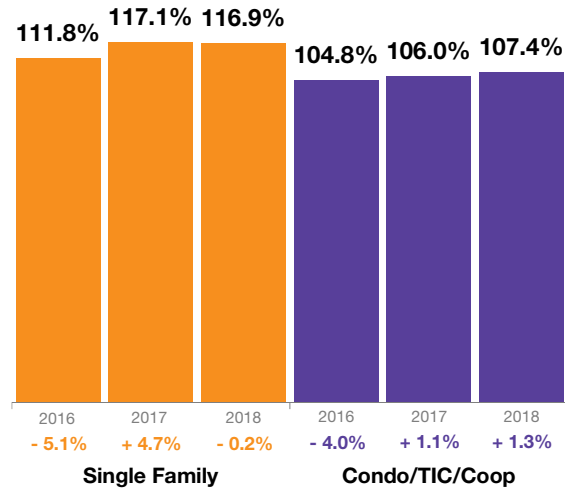


% of List Price Received

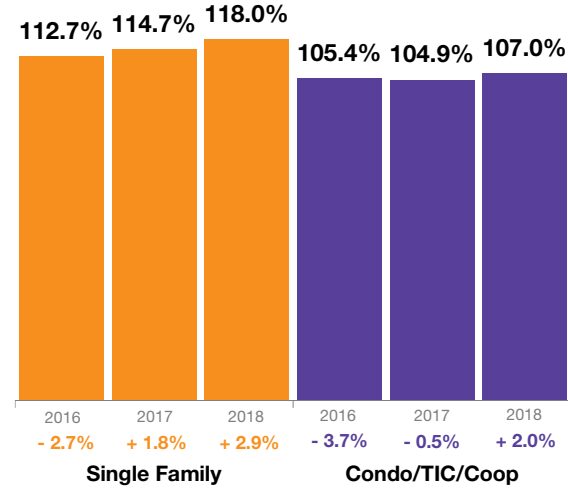


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

July



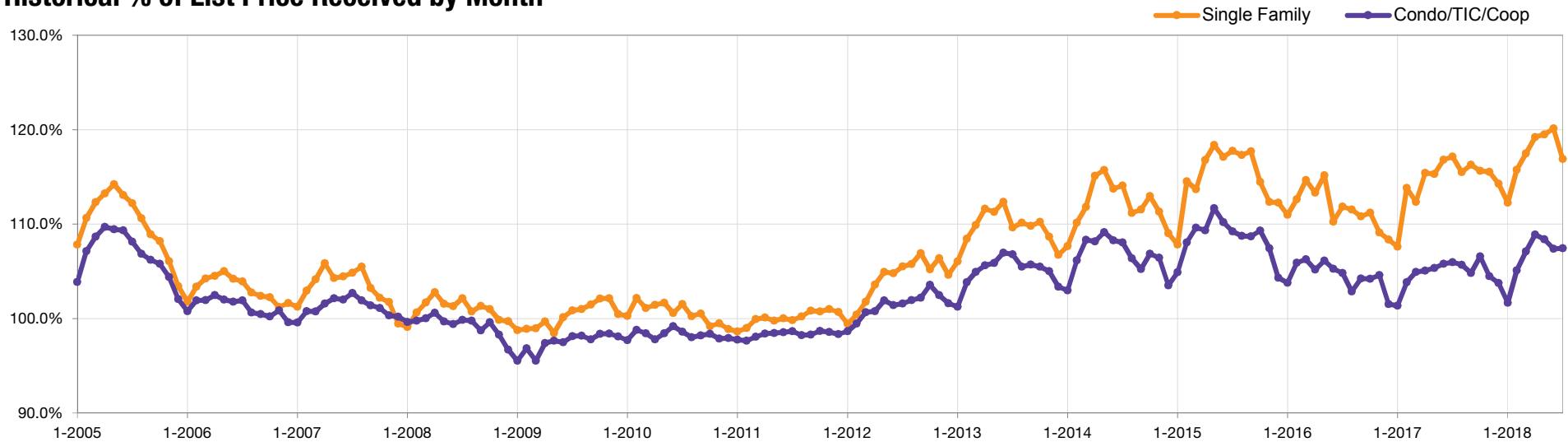
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	115.5%	+3.6%	105.7%	+2.7%
Sep-2017	116.3%	+5.0%	104.8%	+0.5%
Oct-2017	115.6%	+4.0%	106.6%	+2.3%
Nov-2017	115.5%	+5.9%	104.5%	-0.1%
Dec-2017	114.3%	+5.4%	103.8%	+2.3%
Jan-2018	112.3%	+4.4%	101.7%	+0.3%
Feb-2018	115.8%	+1.8%	105.1%	+1.2%
Mar-2018	117.5%	+4.5%	107.1%	+2.1%
Apr-2018	119.2%	+3.3%	108.9%	+3.6%
May-2018	119.5%	+3.6%	108.4%	+2.8%
Jun-2018	120.1%	+2.8%	107.4%	+1.5%
Jul-2018	116.9%	-0.2%	107.4%	+1.3%
12-Month Avg*	116.9%	+3.7%	106.3%	+1.9%

* % of List Price Received for all properties from August 2017 through July 2018. This is not the average of the individual figures above.

Historical % of List Price Received by Month

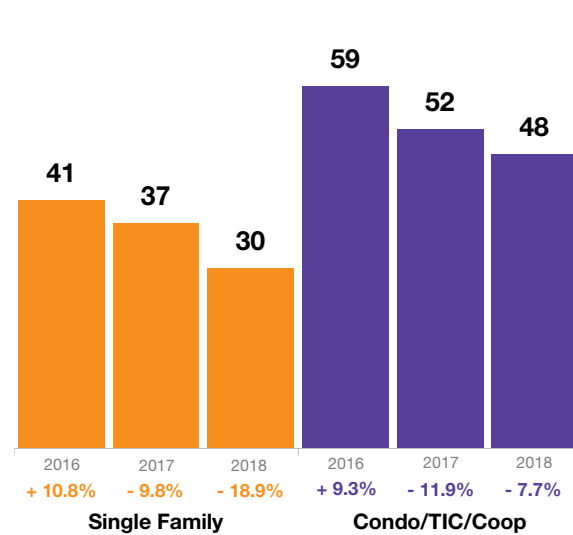


Housing Affordability Ratio

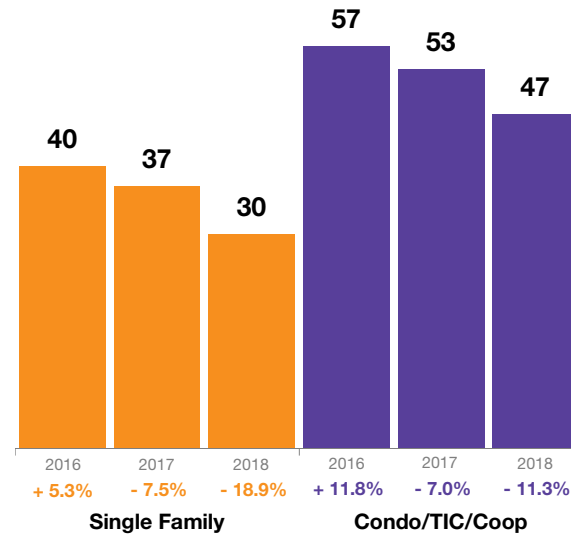


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

July



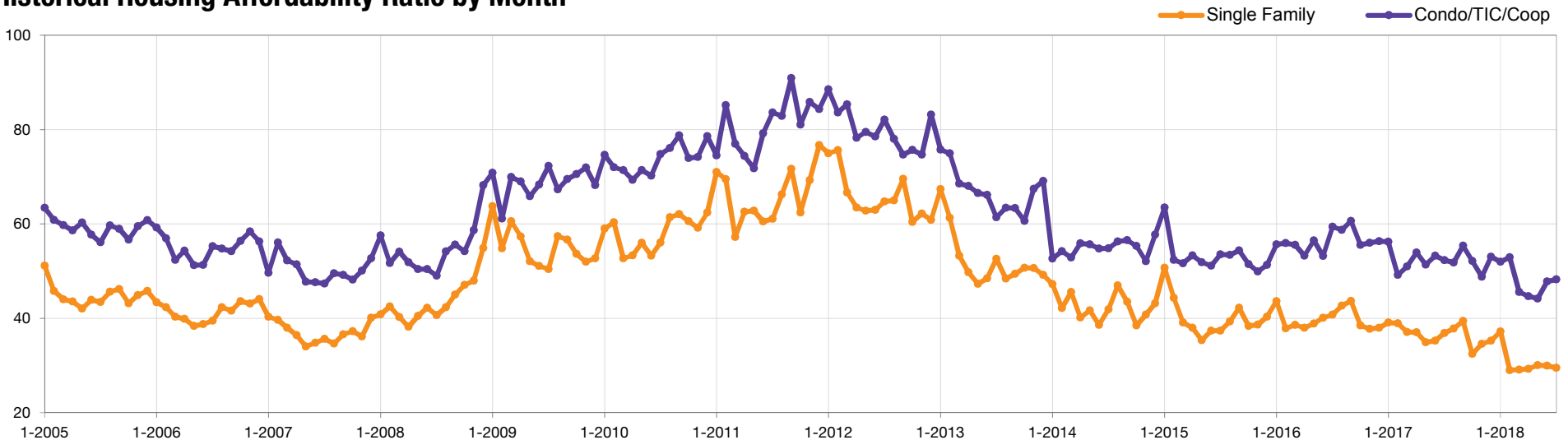
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	38	-11.6%	52	-11.9%
Sep-2017	39	-11.4%	55	-9.8%
Oct-2017	32	-17.9%	52	-7.1%
Nov-2017	35	-7.9%	49	-12.5%
Dec-2017	35	-7.9%	53	-5.4%
Jan-2018	37	-5.1%	52	-7.1%
Feb-2018	29	-25.6%	53	+8.2%
Mar-2018	29	-21.6%	46	-9.8%
Apr-2018	29	-21.6%	45	-16.7%
May-2018	30	-14.3%	44	-13.7%
Jun-2018	30	-14.3%	48	-9.4%
Jul-2018	30	-18.9%	48	-7.7%
12-Month Avg*	33	-21.7%	38	-12.0%

* Affordability Ratio for all properties from August 2017 through July 2018. This is not the average of the individual figures above.

Historical Housing Affordability Ratio by Month

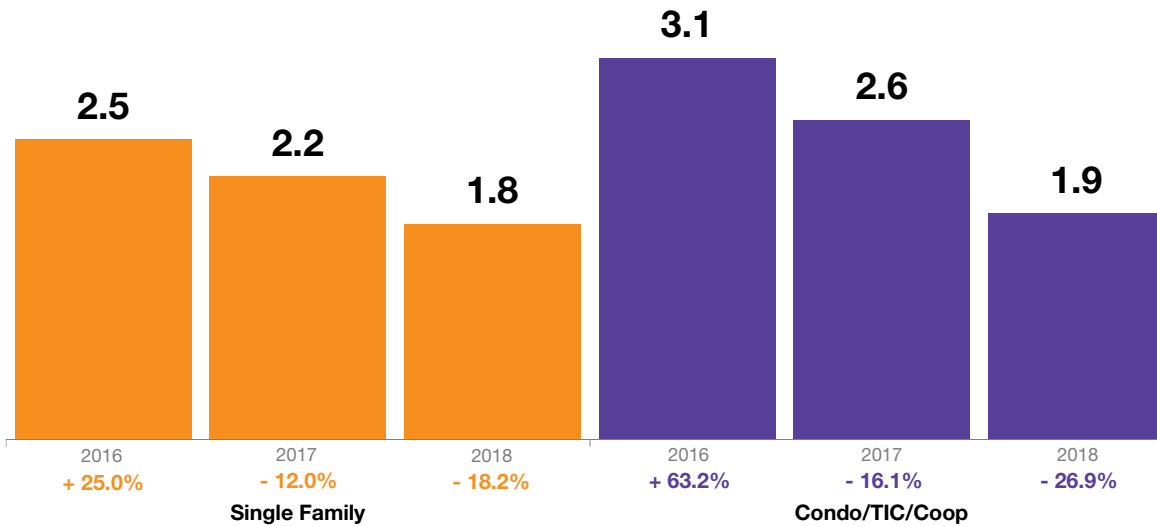


Months Supply of Inventory



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.

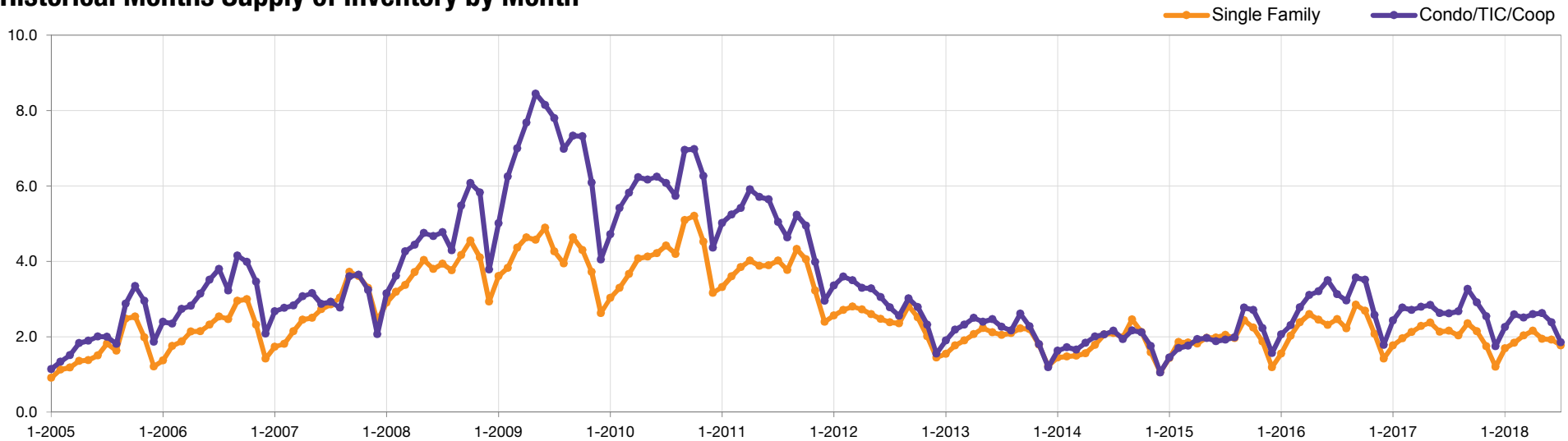
July



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Aug-2017	2.0	-9.1%	2.7	-10.0%
Sep-2017	2.4	-14.3%	3.3	-8.3%
Oct-2017	2.1	-22.2%	2.9	-17.1%
Nov-2017	1.7	-19.0%	2.5	-3.8%
Dec-2017	1.2	-14.3%	1.8	0.0%
Jan-2018	1.7	-5.6%	2.3	-4.2%
Feb-2018	1.8	-10.0%	2.6	-7.1%
Mar-2018	2.0	-4.8%	2.5	-7.4%
Apr-2018	2.2	-4.3%	2.6	-7.1%
May-2018	1.9	-20.8%	2.6	-7.1%
Jun-2018	1.9	-9.5%	2.4	-7.7%
Jul-2018	1.8	-18.2%	1.9	-26.9%
12-Month Avg*	1.9	-12.3%	2.5	-9.7%

* Months Supply for all properties from August 2017 through July 2018. 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	7-2017	7-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		485	365	- 24.7%	3,867	3,875	+ 0.2%
Pending Sales		383	400	+ 4.4%	2,989	3,168	+ 6.0%
Sold Listings		449	449	0.0%	2,912	3,062	+ 5.2%
Median Sales Price		\$1,240,000	\$1,345,000	+ 8.5%	\$1,245,000	\$1,353,500	+ 8.7%
Avg. Sales Price		\$1,474,858	\$1,561,301	+ 5.9%	\$1,507,273	\$1,607,230	+ 6.6%
Days on Market		29	26	- 10.3%	33	27	- 18.2%
Active Listings		1,021	810	- 20.7%	--	--	--
% of Properties Sold Over List Price		71.5%	73.1%	+ 2.2%	66.7%	70.1%	+ 5.1%
% of List Price Received		111.2%	111.4%	+ 0.2%	109.1%	111.5%	+ 2.2%
Affordability Ratio		41	36	- 12.2%	40	35	- 12.5%
Months Supply		2.4	1.8	- 25.0%	--	--	--

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		
	7-2017	7-2018	+ / -	7-2017	7-2018	+ / -	7-2017	7-2018	+ / -	7-2017	7-2018	+ / -	7-2017	7-2018	+ / -
Single Family															
1 SF District 1	20	23	+15.0%	16	14	-12.5%	\$1,950,000	\$1,857,500	-4.7%	27	27	0.0%	1.3	1.6	+23.1%
2 SF District 2	55	39	-29.1%	44	40	-9.1%	\$1,330,000	\$1,562,500	+17.5%	19	17	-10.5%	1.7	1.2	-29.4%
3 SF District 3	22	24	+9.1%	18	11	-38.9%	\$1,190,000	\$1,275,888	+7.2%	27	19	-29.6%	1.6	1.8	+12.5%
4 SF District 4	43	40	-7.0%	23	31	+34.8%	\$1,505,000	\$1,560,000	+3.7%	22	20	-9.1%	1.7	1.5	-11.8%
5 SF District 5	58	42	-27.6%	23	31	+34.8%	\$2,275,000	\$2,105,000	-7.5%	21	19	-9.5%	2.1	1.6	-23.8%
6 SF District 6	6	11	+83.3%	3	5	+66.7%	\$2,400,000	\$2,980,000	+24.2%	23	28	+21.7%	1.8	3.3	+83.3%
7 SF District 7	27	29	+7.4%	15	7	-53.3%	\$3,650,000	\$4,900,000	+34.2%	32	45	+40.6%	3.3	3.4	+3.0%
8 SF District 8	14	12	-14.3%	1	2	+100.0%	\$1,955,000	\$2,417,504	+23.7%	41	25	-39.0%	5.6	4.6	-17.9%
9 SF District 9	58	46	-20.7%	27	21	-22.2%	\$1,500,000	\$1,750,000	+16.7%	23	17	-26.1%	2.7	2.2	-18.5%
10 SF District 10	100	69	-31.0%	40	26	-35.0%	\$946,500	\$1,150,000	+21.5%	30	22	-26.7%	2.6	1.7	-34.6%
Condo/TIC/Coop															
1 SF District 1	13	18	+38.5%	12	10	-16.7%	\$1,065,000	\$1,300,000	+22.1%	19	31	+63.2%	1.3	1.4	+7.7%
2 SF District 2	7	5	-28.6%	3	3	0.0%	\$850,000	\$1,400,000	+64.7%	49	15	-69.4%	1.9	1.3	-31.6%
3 SF District 3	4	4	0.0%	4	4	0.0%	\$615,000	\$810,000	+31.7%	37	16	-56.8%	1.1	1.5	+36.4%
4 SF District 4	10	9	-10.0%	1	6	+500.0%	\$465,000	\$972,500	+109.1%	48	28	-41.7%	3.5	2.0	-42.9%
5 SF District 5	60	40	-33.3%	30	44	+46.7%	\$1,382,500	\$1,310,000	-5.2%	21	23	+9.5%	1.7	1.1	-35.3%
6 SF District 6	66	39	-40.9%	23	26	+13.0%	\$1,205,000	\$1,287,500	+6.8%	30	23	-23.3%	2.4	1.5	-37.5%
7 SF District 7	50	35	-30.0%	20	21	+5.0%	\$1,597,500	\$1,550,000	-3.0%	24	20	-16.7%	1.8	1.4	-22.2%
8 SF District 8	125	110	-12.0%	44	45	+2.3%	\$1,139,575	\$930,000	-18.4%	37	41	+10.8%	3.2	2.7	-15.6%
9 SF District 9	257	193	-24.9%	94	92	-2.1%	\$1,054,500	\$1,100,000	+4.3%	39	32	-17.9%	3.2	2.0	-37.5%
10 SF District 10	26	22	-15.4%	8	10	+25.0%	\$635,000	\$717,500	+13.0%	26	39	+50.0%	3.7	2.7	-27.0%