

Monthly Indicators



SAN FRANCISCO
ASSOCIATION of REALTORS®

August 2014

Most local markets continue to recover from a soft patch earlier this year. The macro trend is still positive; the micro trend involves more moderate pinching up and down the month-to-month timeline. This is not uncommon in a balanced market, but it's been so long since we've seen one that we're watching it with perhaps too much trepidation. Metrics to watch include inventory and prices, but also days on market, months' supply and percent of list price received at sale. Declines in pending and closed sales activity may reflect strong decreases at lower price points and may not indicate softening demand.

New Listings were down 28.3 percent for single family homes and 36.7 percent for Condo/TIC/Coop properties. Pending Sales decreased 14.4 percent for single family homes and 14.2 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 4.4 percent to \$975,000 for single family homes and 14.8 percent to \$930,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 19.0 percent for single family units and 27.3 percent for Condo/TIC/Coop units.

Sustained job growth, lower mortgage rates and a slow rise in the number of homes for sale appear to have unleashed at least some pent-up demand. Since housing demand relies heavily on an economy churning out good jobs, it's encouraging to see second quarter GDP growth revised upwards to a 4.2 percent annualized rate and stronger-than-expected job growth in recent months. Further improvements are still needed by way of wage growth and consumer confidence but recovery continues.

Monthly Snapshot

+ 4.4% **+ 14.8%** **+ 13.1%**

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	8-2013	8-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		272	195	- 28.3%	2,134	1,881	- 11.9%
Pending Sales		229	196	- 14.4%	1,781	1,572	- 11.7%
Sold Listings		238	203	- 14.7%	1,759	1,523	- 13.4%
Median Sales Price		\$934,000	\$975,000	+ 4.4%	\$900,000	\$1,050,000	+ 16.7%
Avg. Sales Price		\$1,301,708	\$1,341,916	+ 3.1%	\$1,278,465	\$1,440,642	+ 12.7%
Days on Market		38	28	- 26.3%	37	31	- 16.2%
Active Listings		467	335	- 28.3%	--	--	--
% of Properties Sold Over List Price		75.2%	81.3%	+ 8.1%	76.1%	80.8%	+ 6.2%
% of List Price Received		110.1%	111.4%	+ 1.2%	110.2%	112.9%	+ 2.5%
Affordability Ratio		48	47	- 2.1%	50	43	- 14.0%
Months Supply		2.1	1.7	- 19.0%	--	--	--

Condo/TIC/Coop Activity Overview



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

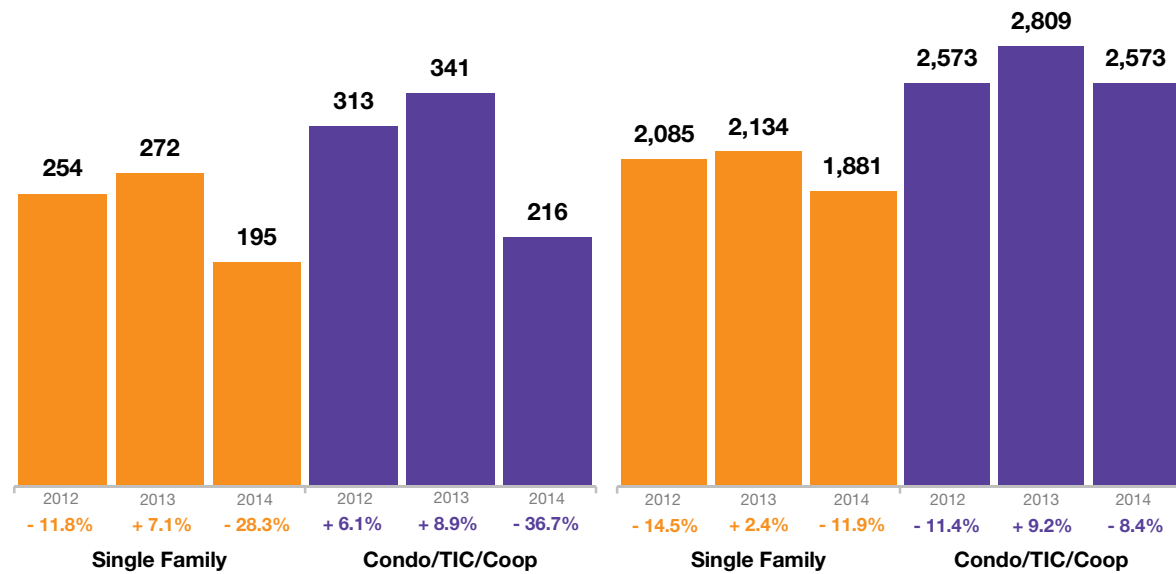
Key Metrics	Historical Sparkbars	8-2013	8-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		341	216	- 36.7%	2,809	2,573	- 8.4%
Pending Sales		302	259	- 14.2%	2,286	2,164	- 5.3%
Sold Listings		303	272	- 10.2%	2,238	2,115	- 5.5%
Median Sales Price		\$810,000	\$930,000	+ 14.8%	\$818,000	\$938,500	+ 14.7%
Avg. Sales Price		\$929,734	\$1,102,207	+ 18.6%	\$949,257	\$1,106,165	+ 16.5%
Days on Market		38	35	- 7.9%	42	35	- 16.7%
Active Listings		590	424	- 28.1%	--	--	--
% of Properties Sold Over List Price		66.0%	69.5%	+ 5.3%	65.1%	68.9%	+ 5.8%
% of List Price Received		105.5%	106.4%	+ 0.9%	105.4%	107.5%	+ 2.0%
Affordability Ratio		63	56	- 11.1%	63	56	- 11.1%
Months Supply		2.2	1.6	- 27.3%	--	--	--

New Listings

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

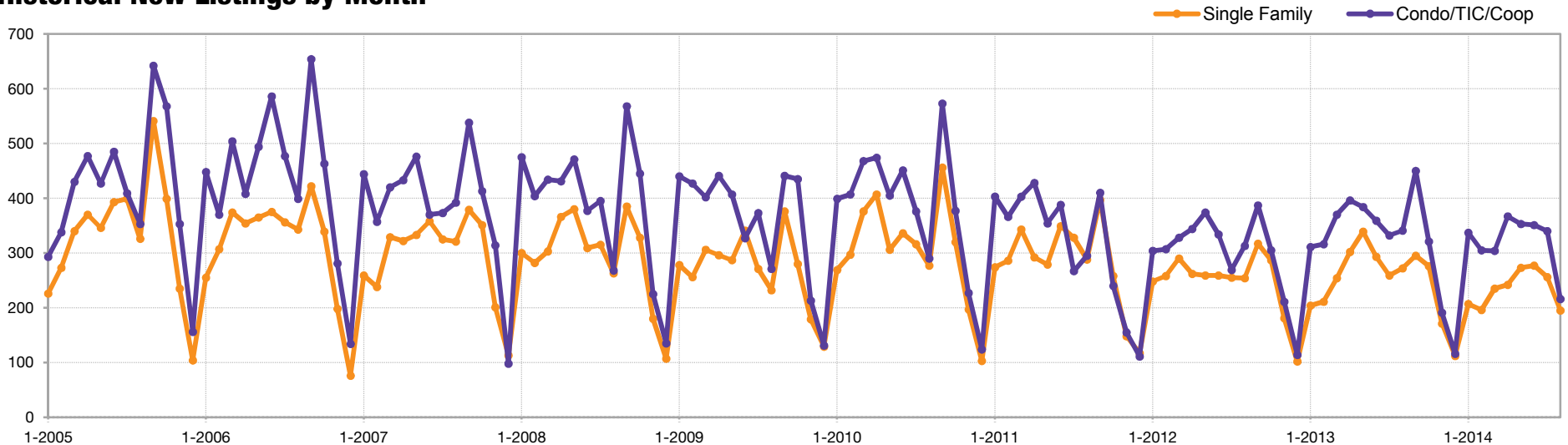


August



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	295	-6.9%	450	+16.3%
Oct-2013	276	-3.8%	321	+5.2%
Nov-2013	171	-5.5%	191	-9.5%
Dec-2013	112	+9.8%	116	+1.8%
Jan-2014	207	+1.5%	337	+8.4%
Feb-2014	196	-7.1%	305	-3.5%
Mar-2014	235	-7.5%	304	-17.8%
Apr-2014	242	-19.9%	367	-7.3%
May-2014	273	-19.5%	353	-8.1%
Jun-2014	277	-5.5%	351	-2.2%
Jul-2014	256	-1.2%	340	+2.4%
Aug-2014	195	-28.3%	216	-36.7%
12-Month Avg	228	-9.5%	304	-4.6%

Historical New Listings by Month



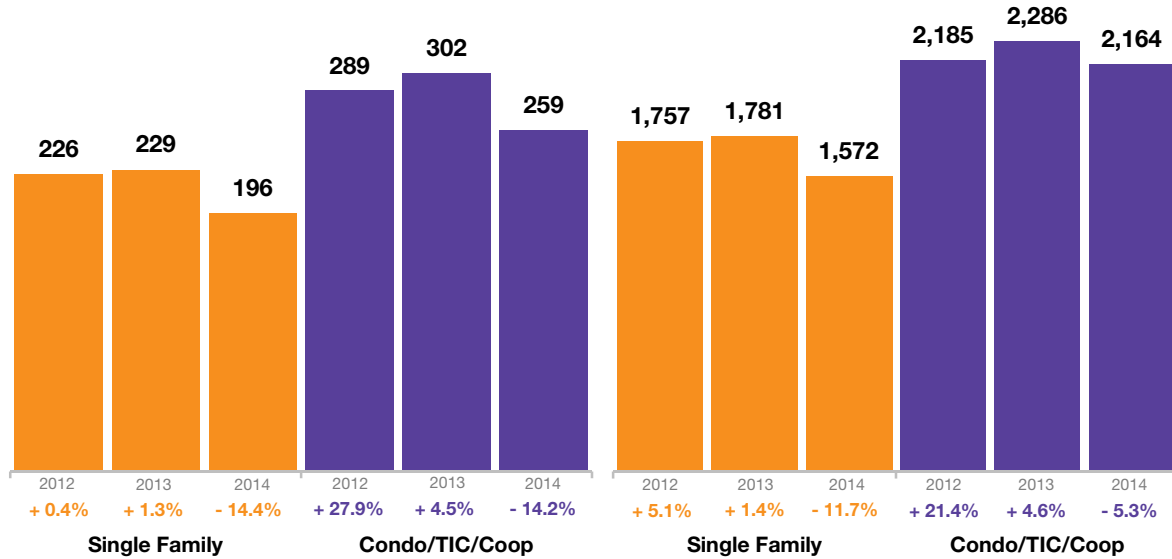
Pending Sales

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



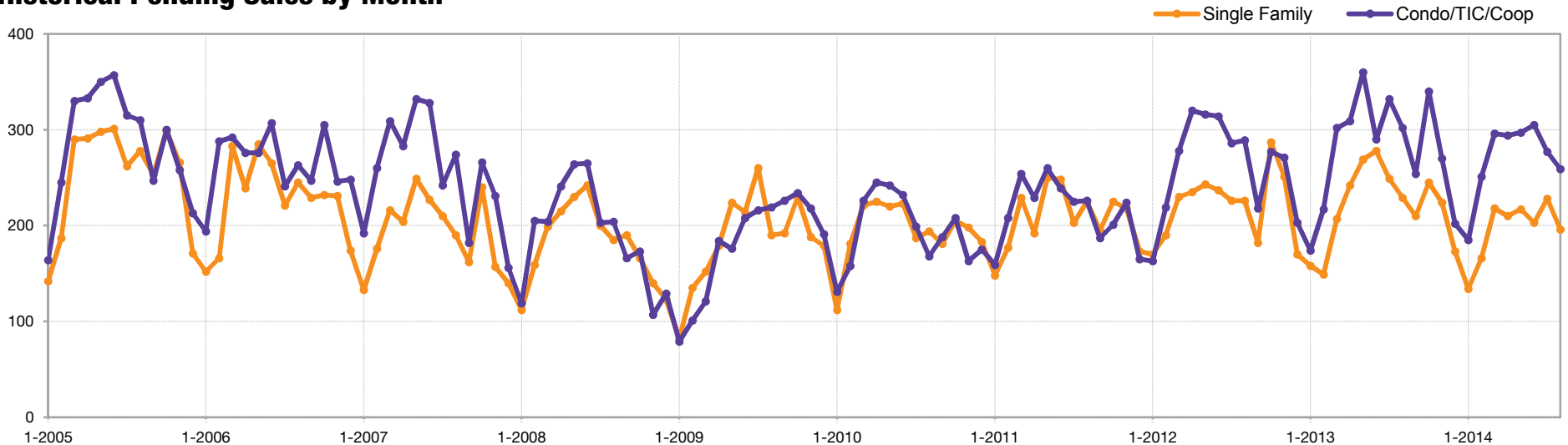
August

Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	210	+15.4%	254	+16.5%
Oct-2013	245	-14.6%	340	+22.7%
Nov-2013	224	-10.8%	270	-0.4%
Dec-2013	173	+1.8%	202	-0.5%
Jan-2014	134	-15.2%	185	+6.3%
Feb-2014	166	+11.4%	251	+15.7%
Mar-2014	218	+5.3%	296	-2.0%
Apr-2014	210	-13.2%	294	-4.9%
May-2014	217	-19.3%	297	-17.5%
Jun-2014	203	-27.0%	305	+5.2%
Jul-2014	228	-8.4%	277	-16.6%
Aug-2014	196	-14.4%	259	-14.2%
12-Month Avg	202	-9.2%	269	-0.8%

Historical Pending Sales by Month

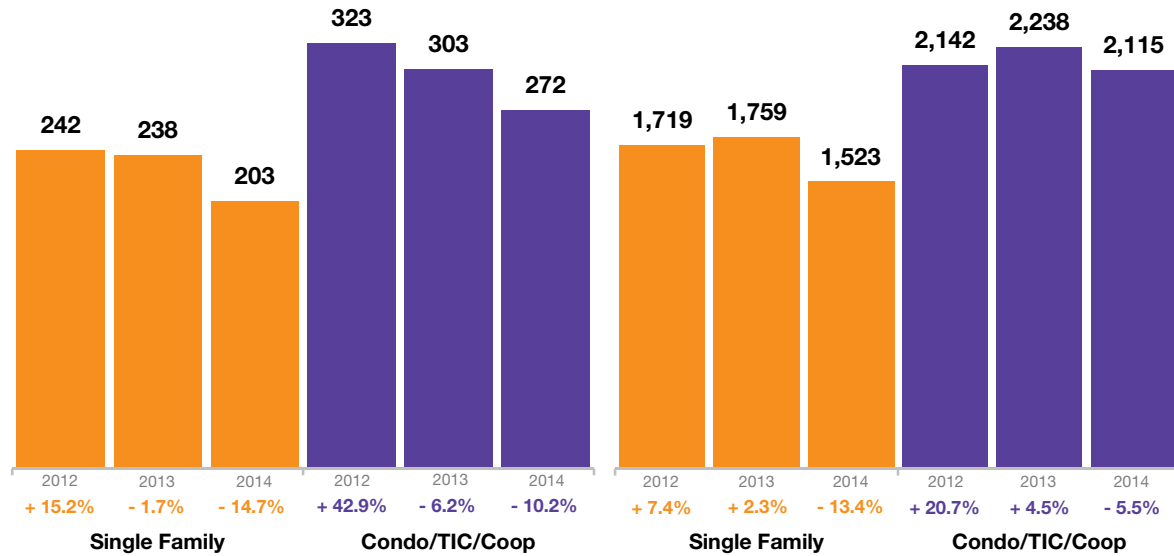


Sold Listings

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

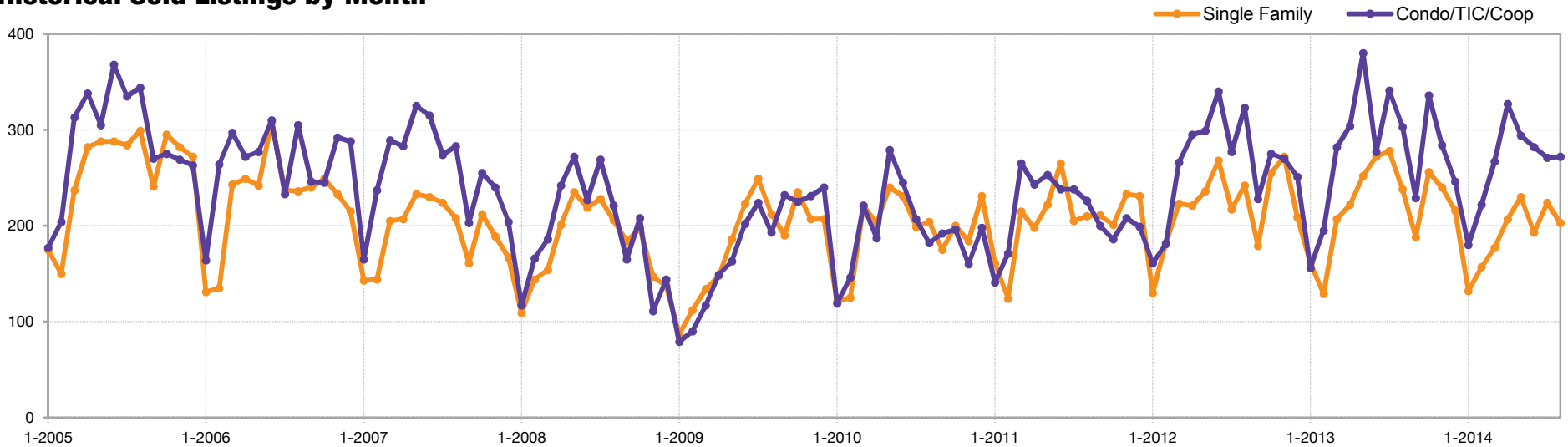


August



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	188	+5.0%	229	+0.4%
Oct-2013	256	+0.4%	336	+22.2%
Nov-2013	240	-11.8%	284	+5.2%
Dec-2013	216	+3.3%	246	-2.0%
Jan-2014	132	-18.0%	180	+15.4%
Feb-2014	157	+21.7%	222	+13.8%
Mar-2014	177	-14.5%	267	-5.3%
Apr-2014	207	-6.8%	327	+7.6%
May-2014	230	-8.7%	294	-22.6%
Jun-2014	193	-29.0%	282	+1.8%
Jul-2014	224	-19.4%	271	-20.5%
Aug-2014	203	-14.7%	272	-10.2%
12-Month Avg	202	-9.4%	268	-1.6%

Historical Sold Listings by Month



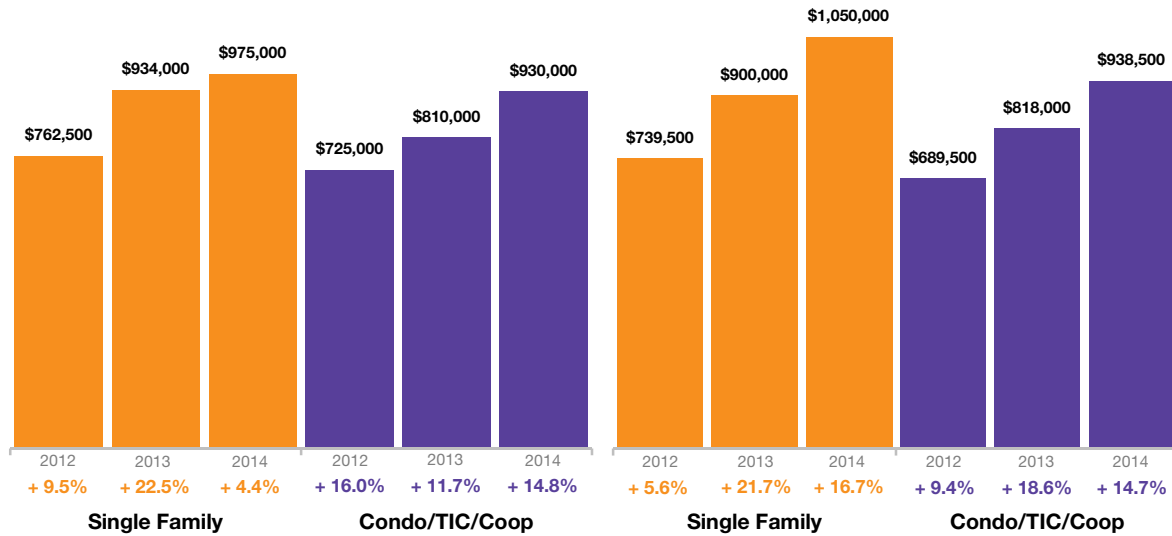
Median Sales Price



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

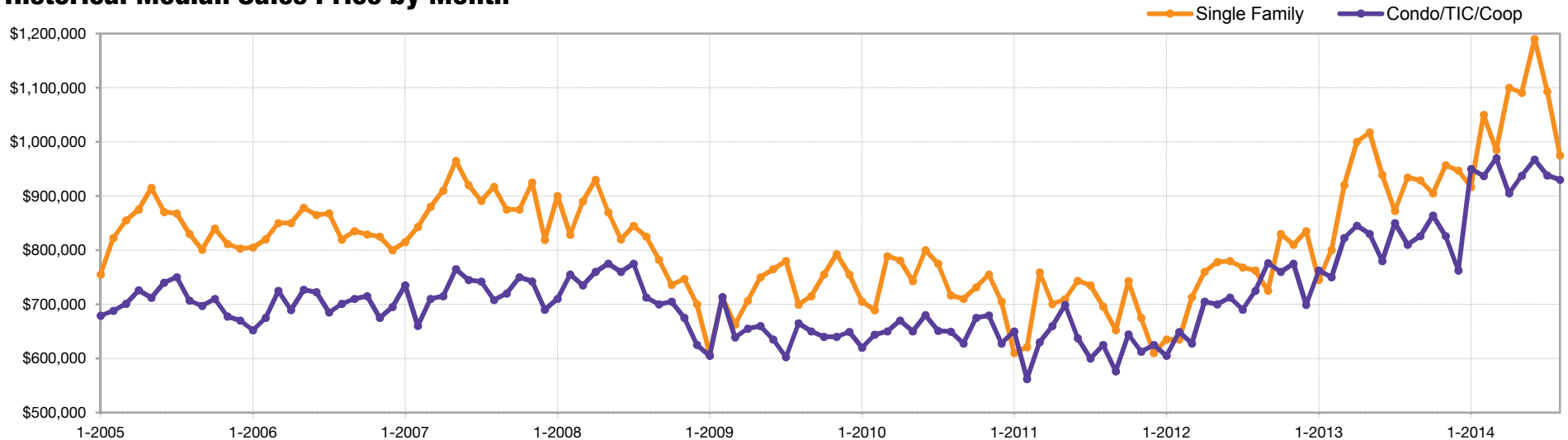
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	\$929,000	+28.1%	\$826,000	+6.4%
Oct-2013	\$905,000	+9.0%	\$864,000	+13.7%
Nov-2013	\$957,000	+18.1%	\$826,000	+6.6%
Dec-2013	\$947,000	+13.4%	\$762,500	+9.1%
Jan-2014	\$916,500	+23.0%	\$950,000	+24.6%
Feb-2014	\$1,050,000	+31.2%	\$937,000	+24.9%
Mar-2014	\$985,000	+7.1%	\$970,000	+17.9%
Apr-2014	\$1,100,000	+10.0%	\$905,000	+7.1%
May-2014	\$1,090,500	+7.2%	\$937,500	+13.0%
Jun-2014	\$1,190,000	+26.7%	\$967,500	+24.0%
Jul-2014	\$1,093,250	+25.3%	\$938,000	+10.4%
Aug-2014	\$975,000	+4.4%	\$930,000	+14.8%
12-Month Avg*	\$1,000,000	+14.9%	\$900,000	+12.5%

* Median Sales Price for all properties from September 2013 through August 2014. This is not the average of the individual figures above.

Historical Median Sales Price by Month



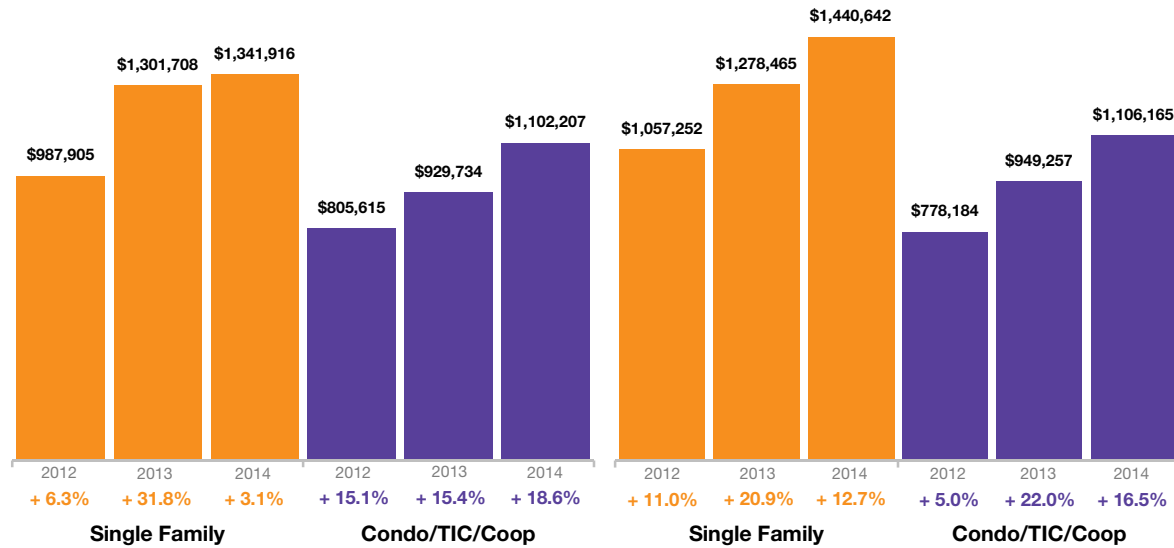
Average Sales Price

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



August

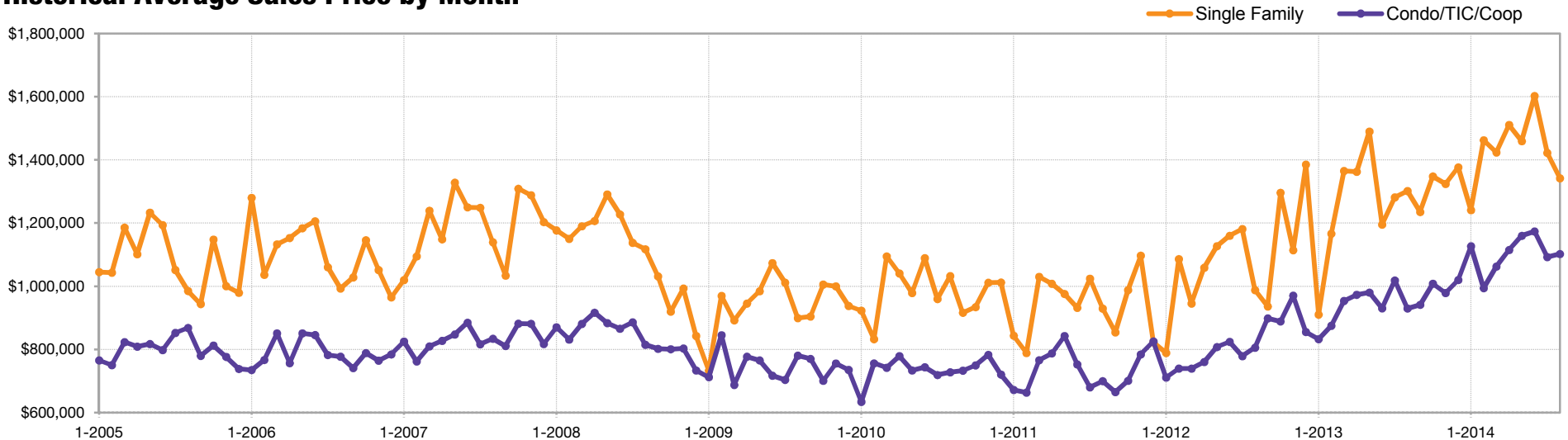
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	\$1,235,064	+31.9%	\$941,430	+4.8%
Oct-2013	\$1,347,949	+4.0%	\$1,008,265	+13.4%
Nov-2013	\$1,323,997	+18.8%	\$978,584	+0.8%
Dec-2013	\$1,376,546	-0.6%	\$1,020,083	+19.3%
Jan-2014	\$1,241,019	+36.3%	\$1,126,706	+35.3%
Feb-2014	\$1,462,472	+25.4%	\$994,160	+13.6%
Mar-2014	\$1,423,755	+4.3%	\$1,062,576	+11.4%
Apr-2014	\$1,510,889	+10.9%	\$1,114,835	+14.6%
May-2014	\$1,459,316	-2.1%	\$1,159,809	+18.3%
Jun-2014	\$1,602,456	+34.1%	\$1,173,530	+26.1%
Jul-2014	\$1,422,279	+11.0%	\$1,092,510	+7.3%
Aug-2014	\$1,341,916	+3.1%	\$1,102,207	+18.6%
12-Month Avg*	\$1,397,651	+11.9%	\$1,066,268	+14.0%

* Avg. Sales Price for all properties from September 2013 through August 2014. This is not the average of the individual figures above.

Historical Average Sales Price by Month

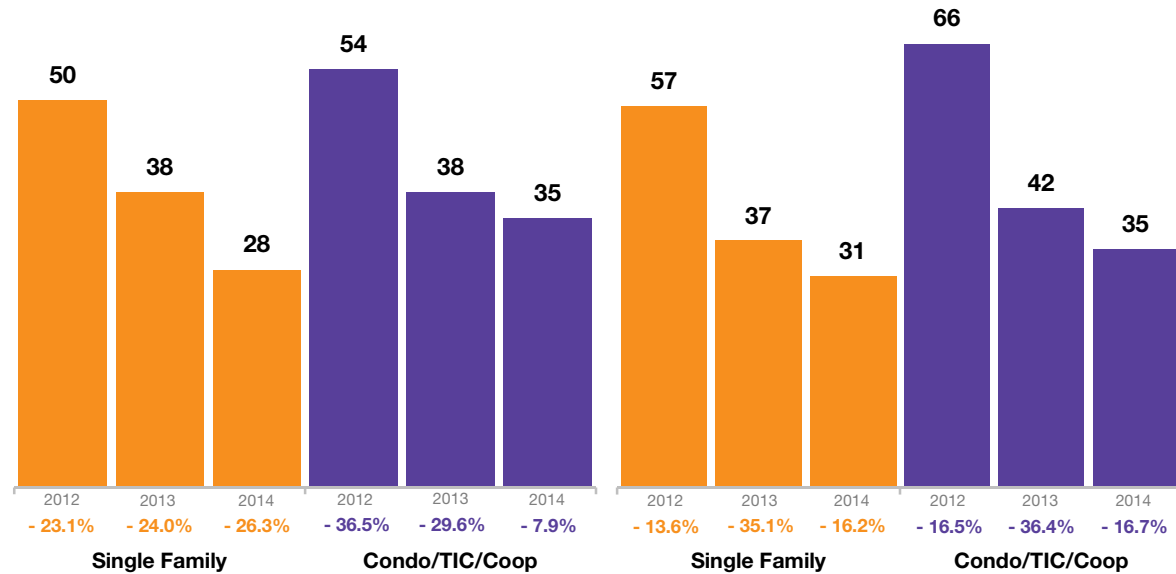


Days on Market Until Sale

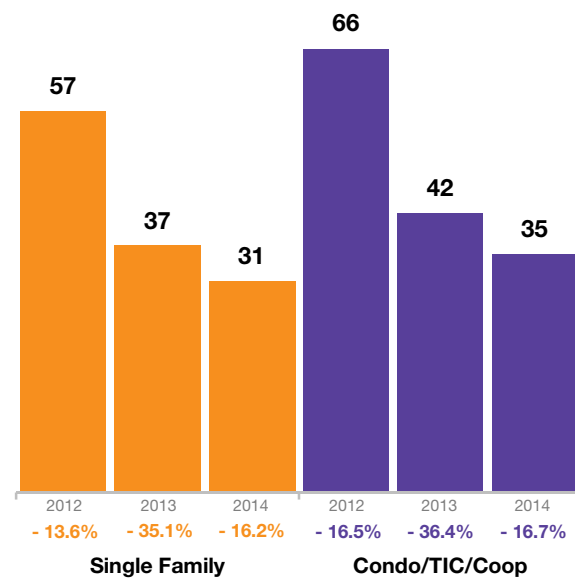


Average number of days between when a property is listed and when an offer is accepted in a given month.

August



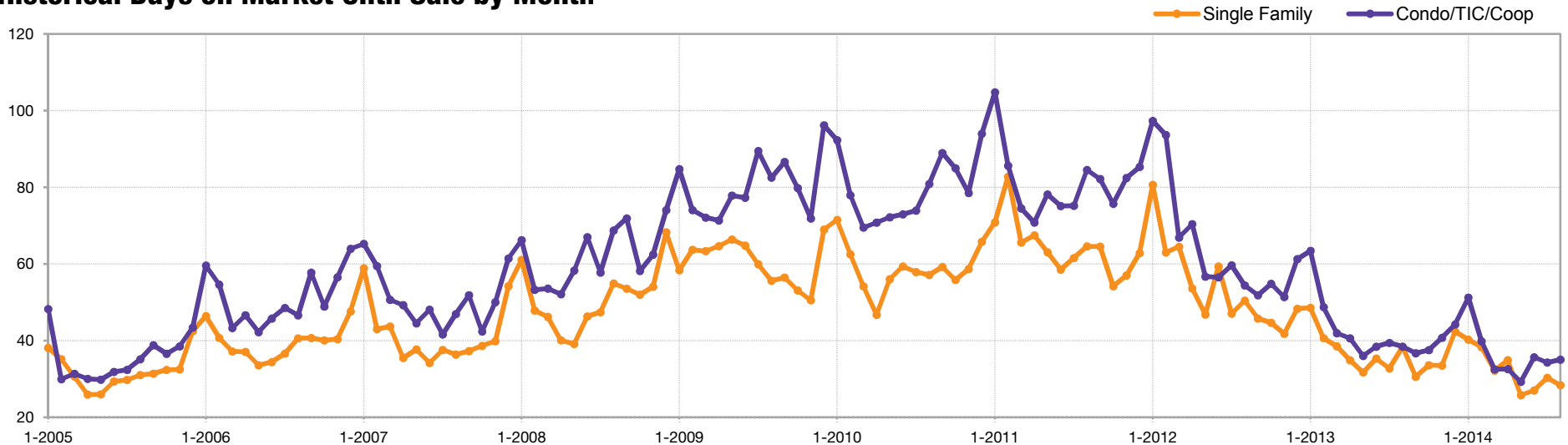
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	31	-32.6%	37	-28.8%
Oct-2013	34	-24.4%	38	-30.9%
Nov-2013	34	-19.0%	41	-19.6%
Dec-2013	42	-12.5%	44	-27.9%
Jan-2014	40	-18.4%	51	-19.0%
Feb-2014	38	-7.3%	40	-18.4%
Mar-2014	32	-17.9%	33	-21.4%
Apr-2014	35	0.0%	33	-19.5%
May-2014	26	-18.8%	29	-19.4%
Jun-2014	27	-22.9%	36	-5.3%
Jul-2014	30	-9.1%	34	-12.8%
Aug-2014	28	-26.3%	35	-7.9%
12-Month Avg*	33	-17.0%	37	-19.4%

* Days on Market for all properties from September 2013 through August 2014. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

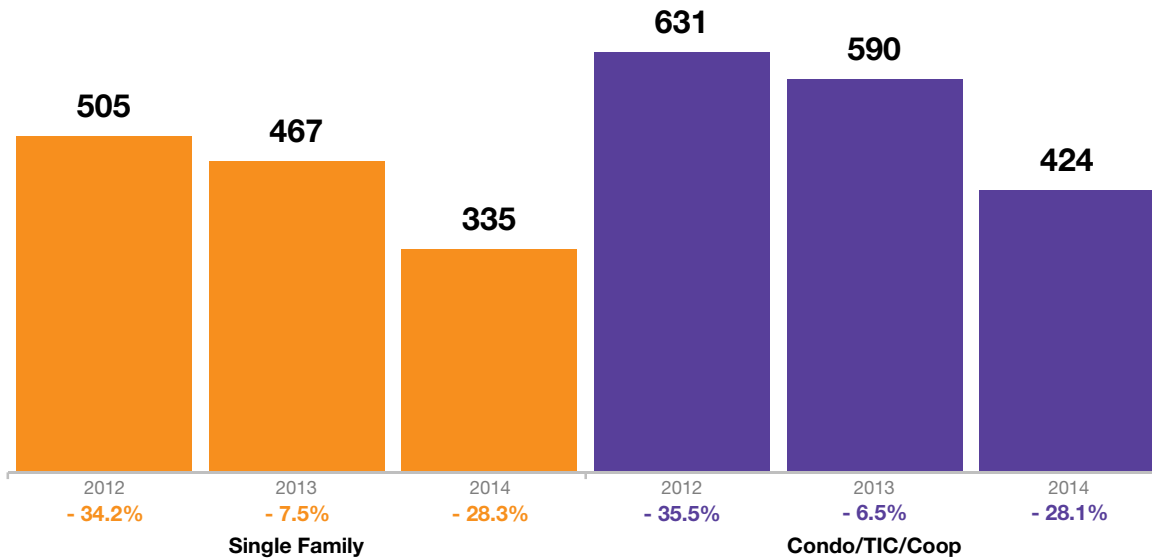


Inventory of Active Listings

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



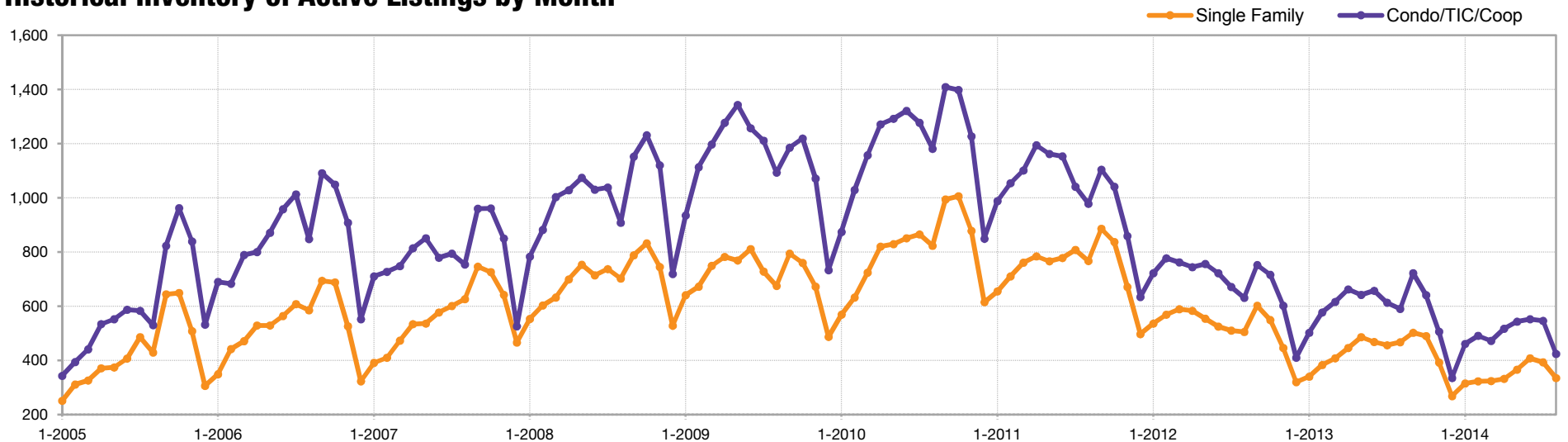
August



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	502	-16.6%	722	-4.0%
Oct-2013	490	-10.7%	641	-10.5%
Nov-2013	392	-12.1%	506	-15.9%
Dec-2013	268	-16.3%	335	-18.3%
Jan-2014	315	-7.4%	461	-8.2%
Feb-2014	323	-15.7%	491	-14.9%
Mar-2014	324	-20.6%	472	-23.4%
Apr-2014	332	-25.6%	517	-21.9%
May-2014	366	-24.7%	543	-15.4%
Jun-2014	408	-12.8%	552	-16.0%
Jul-2014	393	-13.8%	546	-10.9%
Aug-2014	335	-28.3%	424	-28.1%
12-Month Avg*	371	-17.2%	518	-15.4%

* Active Listings for all properties from September 2013 through August 2014. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

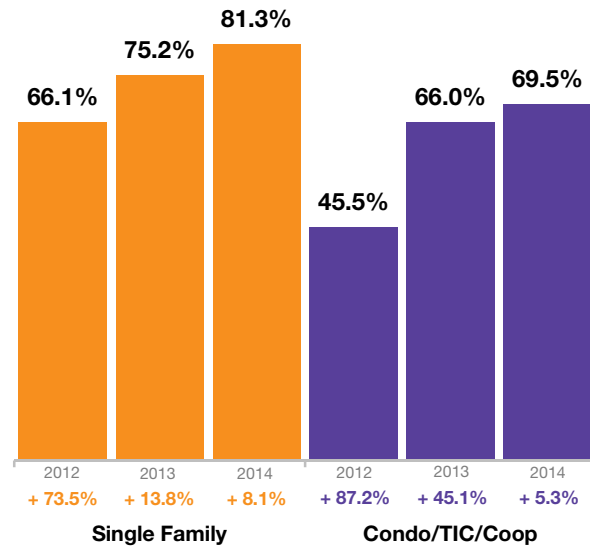


% of Properties Sold Over List Price

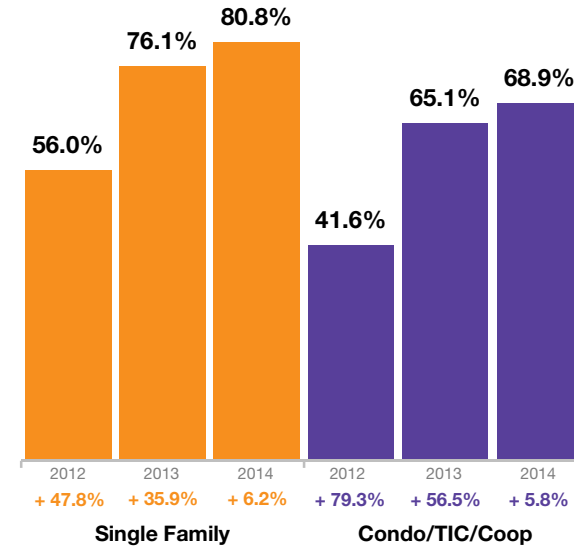


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

August



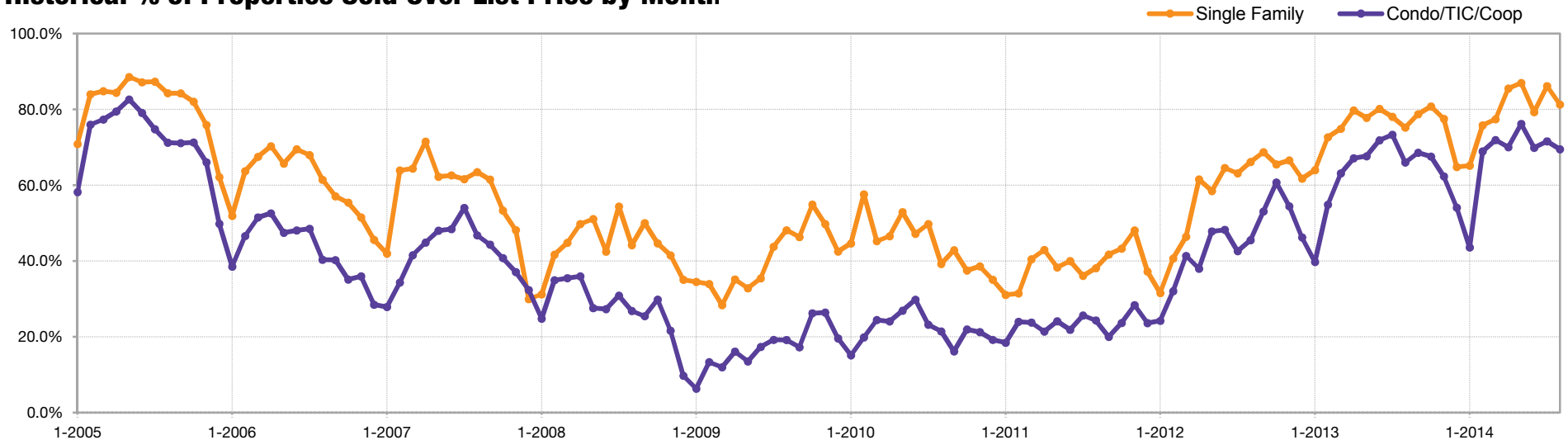
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	78.7%	+14.6%	68.6%	+29.2%
Oct-2013	80.8%	+23.4%	67.6%	+11.4%
Nov-2013	77.5%	+16.5%	62.3%	+14.5%
Dec-2013	64.8%	+5.0%	54.1%	+17.1%
Jan-2014	65.2%	+1.9%	43.6%	+9.8%
Feb-2014	75.8%	+4.3%	68.9%	+25.5%
Mar-2014	77.4%	+3.3%	71.9%	+13.9%
Apr-2014	85.5%	+7.3%	70.0%	+4.3%
May-2014	87.0%	+11.8%	76.2%	+12.7%
Jun-2014	79.3%	-1.0%	69.9%	-2.6%
Jul-2014	86.2%	+10.4%	71.6%	-2.3%
Aug-2014	81.3%	+8.1%	69.5%	+5.3%
12-Month Avg	78.9%	+8.8%	67.0%	+8.8%

* % of Properties Sold Over List Price for all properties from September 2013 through August 2014. This is not the average of the individual figures above.

Historical % of Properties Sold Over List Price by Month

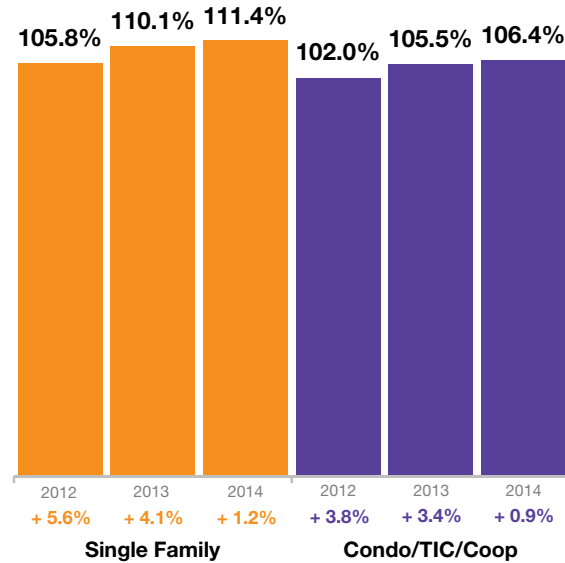


% of List Price Received

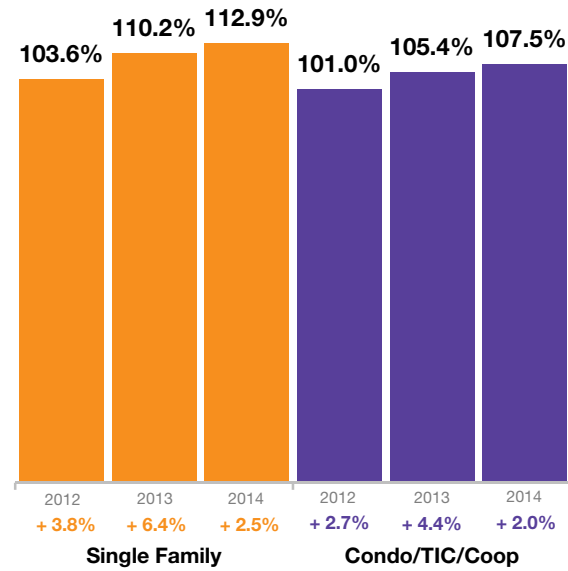


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August



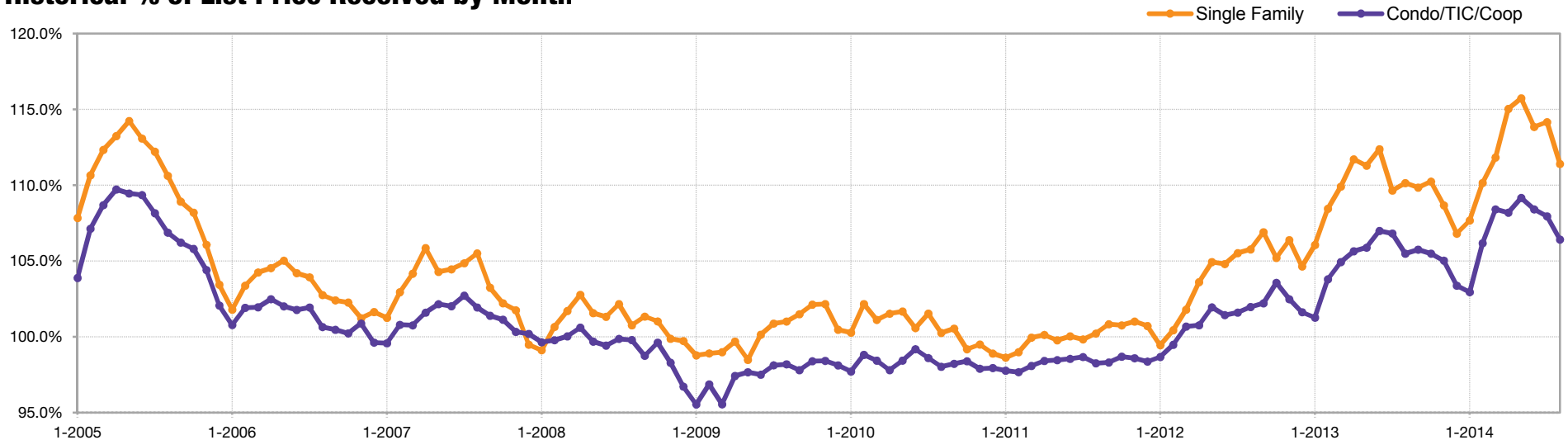
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	109.8%	+2.7%	105.8%	+3.5%
Oct-2013	110.2%	+4.8%	105.5%	+1.8%
Nov-2013	108.7%	+2.2%	105.0%	+2.4%
Dec-2013	106.8%	+2.1%	103.4%	+1.8%
Jan-2014	107.7%	+1.5%	102.9%	+1.6%
Feb-2014	110.2%	+1.7%	106.2%	+2.3%
Mar-2014	111.8%	+1.7%	108.4%	+3.3%
Apr-2014	115.0%	+3.0%	108.2%	+2.5%
May-2014	115.7%	+4.0%	109.2%	+3.1%
Jun-2014	113.8%	+1.2%	108.4%	+1.3%
Jul-2014	114.2%	+4.2%	107.9%	+1.0%
Aug-2014	111.4%	+1.2%	106.4%	+0.9%
12-Month Avg*	111.4%	+2.5%	106.6%	+2.0%

* % of List Price Received for all properties from September 2013 through August 2014. This is not the average of the individual figures above.

Historical % of List Price Received by Month

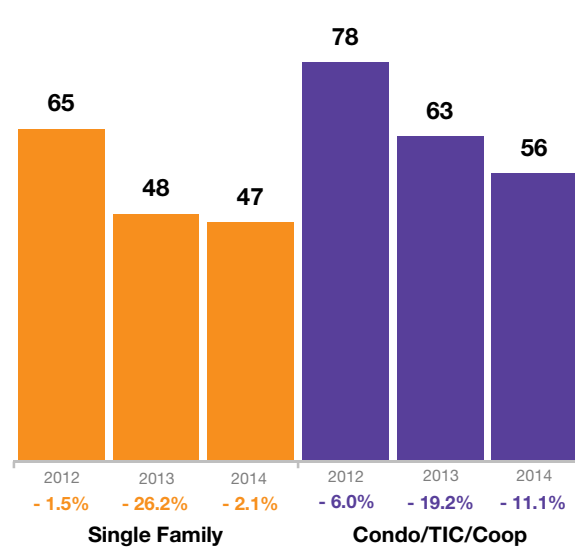


Housing Affordability Ratio

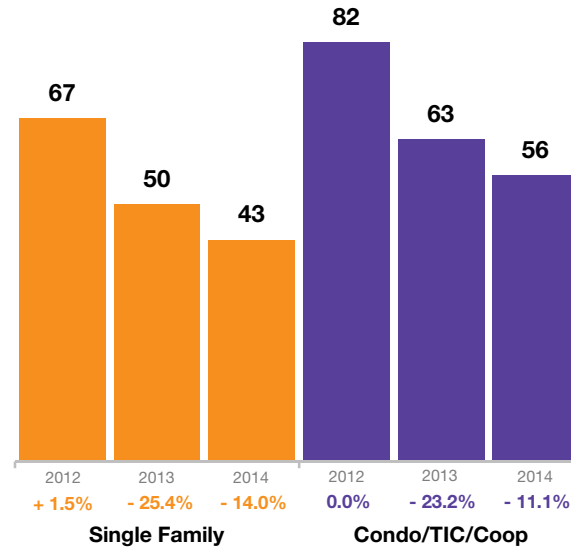


This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August



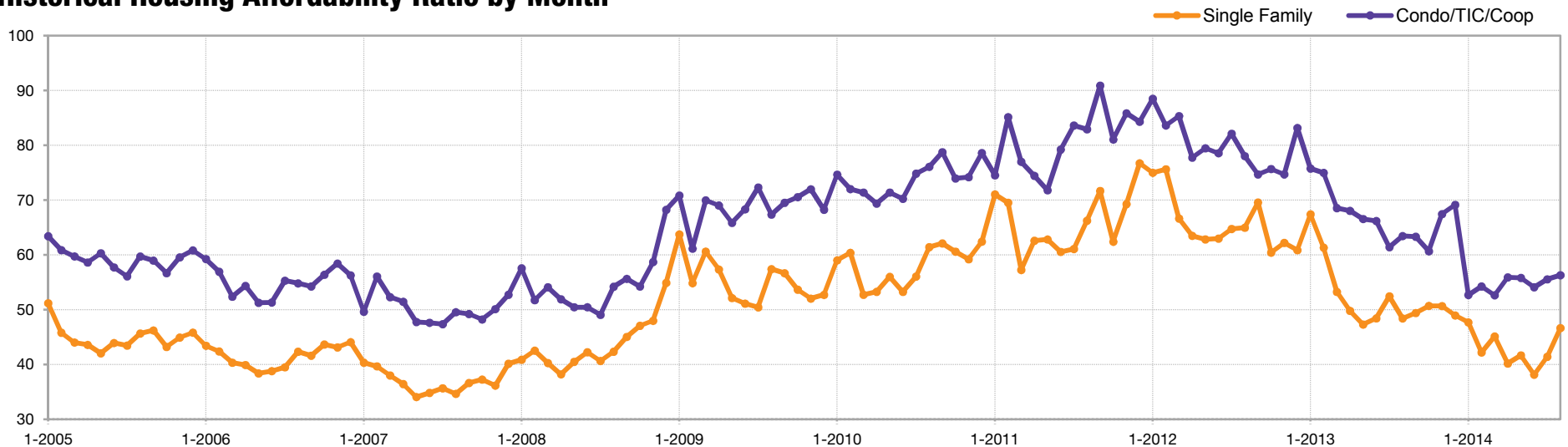
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	49	-30.0%	63	-16.0%
Oct-2013	51	-15.0%	61	-19.7%
Nov-2013	51	-17.7%	67	-10.7%
Dec-2013	49	-19.7%	69	-16.9%
Jan-2014	48	-28.4%	53	-30.3%
Feb-2014	42	-31.1%	54	-28.0%
Mar-2014	45	-15.1%	53	-23.2%
Apr-2014	40	-20.0%	56	-17.6%
May-2014	42	-10.6%	56	-16.4%
Jun-2014	38	-20.8%	54	-18.2%
Jul-2014	41	-21.2%	56	-8.2%
Aug-2014	47	-2.1%	56	-11.1%
12-Month Avg*	45	-17.2%	57	-21.2%

* Affordability Ratio for all properties from September 2013 through August 2014. This is not the average of the individual figures above.

Historical Housing Affordability Ratio by Month

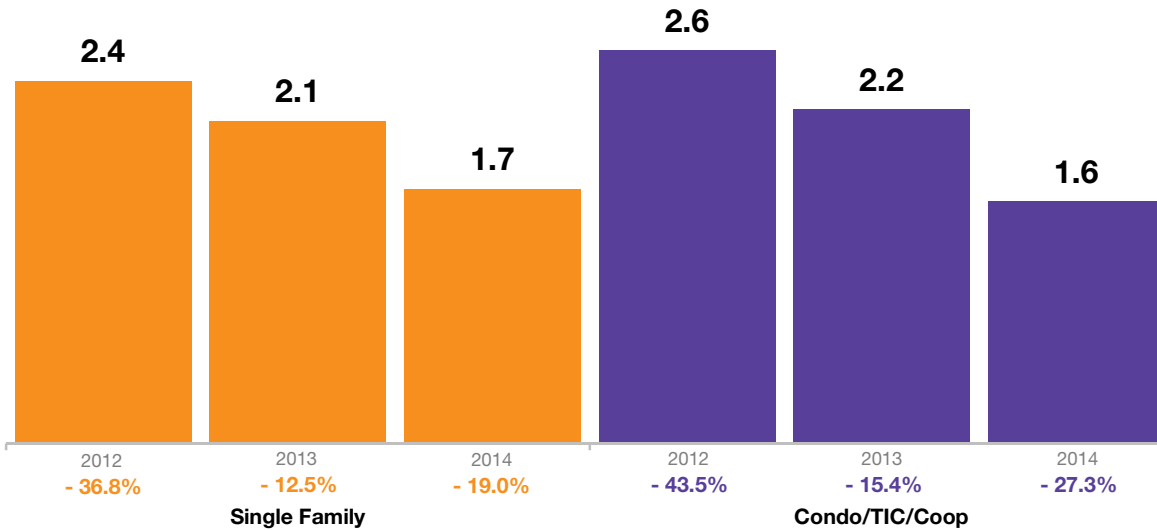


Months Supply of Inventory



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.

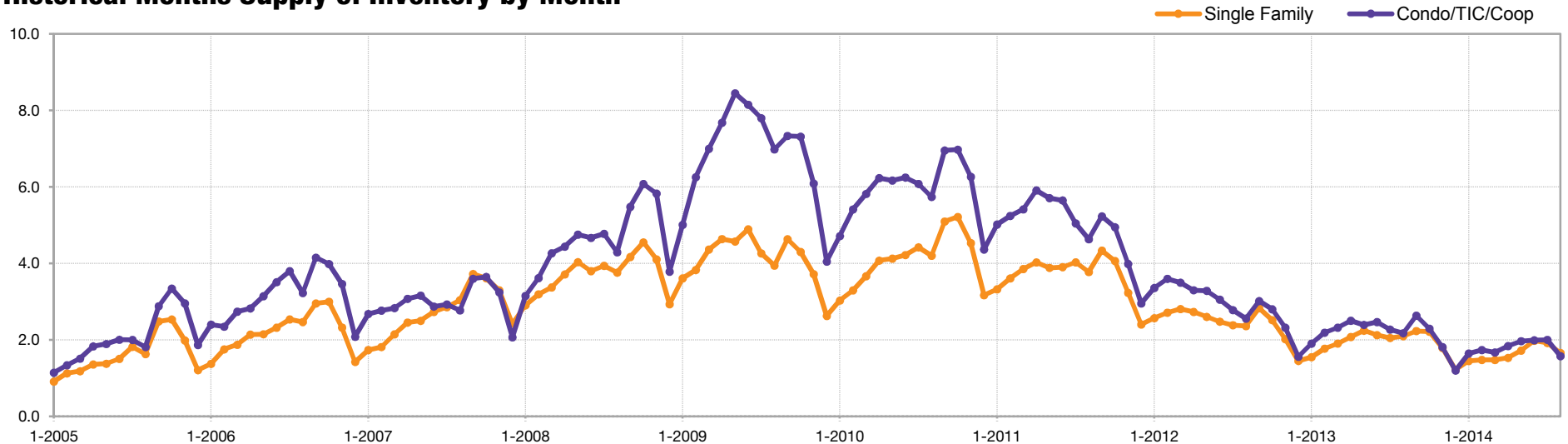
August



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Sep-2013	2.2	-21.4%	2.6	-13.3%
Oct-2013	2.2	-12.0%	2.3	-17.9%
Nov-2013	1.8	-10.0%	1.8	-21.7%
Dec-2013	1.2	-20.0%	1.2	-25.0%
Jan-2014	1.4	-6.7%	1.6	-15.8%
Feb-2014	1.5	-16.7%	1.7	-22.7%
Mar-2014	1.5	-21.1%	1.7	-26.1%
Apr-2014	1.5	-28.6%	1.8	-28.0%
May-2014	1.7	-22.7%	2.0	-16.7%
Jun-2014	2.0	-4.8%	2.0	-20.0%
Jul-2014	1.9	-9.5%	2.0	-13.0%
Aug-2014	1.7	-19.0%	1.6	-27.3%
12-Month Avg*	1.7	-16.1%	1.9	-19.9%

* Months Supply for all properties from September 2013 through August 2014. 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.

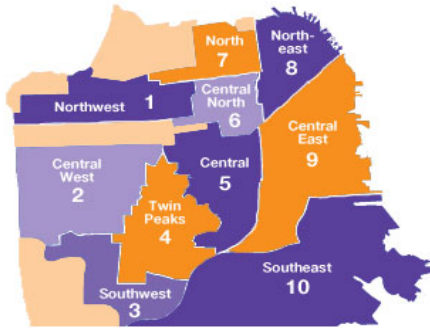
Key Metrics	Historical Sparkbars	8-2013	8-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		613	411	- 33.0%	4,943	4,454	- 9.9%
Pending Sales		531	455	- 14.3%	4,067	3,736	- 8.1%
Sold Listings		541	475	- 12.2%	3,997	3,638	- 9.0%
Median Sales Price		\$840,000	\$950,000	+ 13.1%	\$849,000	\$980,000	+ 15.4%
Avg. Sales Price		\$1,093,375	\$1,204,651	+ 10.2%	\$1,094,089	\$1,246,228	+ 13.9%
Days on Market		38	32	- 15.8%	39	34	- 12.8%
Active Listings		1,057	759	- 28.2%	--	--	--
% of Properties Sold Over List Price		70.1%	74.5%	+ 6.3%	69.9%	73.9%	+ 5.7%
% of List Price Received		107.5%	108.5%	+ 0.9%	107.6%	109.7%	+ 2.0%
Affordability Ratio		48	44	- 7.7%	48	42	- 10.7%
Months Supply		2.1	1.6	- 23.8%	--	--	--

Activity by District

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



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- 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		
	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -	8-2013	8-2014	+ / -
Single Family															
1 SF District 1	25	31	+24.0%	21	17	-19.0%	\$1,250,000	\$1,380,000	+10.4%	26	30	+15.1%	1.3	1.8	+35.9%
2 SF District 2	83	60	-27.7%	43	42	-2.3%	\$850,000	\$921,500	+8.4%	34	26	-23.5%	2.1	1.6	-24.0%
3 SF District 3	46	27	-41.3%	20	19	-5.0%	\$645,000	\$750,000	+16.3%	43	33	-24.9%	3.2	1.7	-46.8%
4 SF District 4	50	28	-44.0%	24	23	-4.2%	\$1,097,500	\$1,260,000	+14.8%	46	27	-41.6%	1.8	1.1	-39.8%
5 SF District 5	45	25	-44.4%	38	23	-39.5%	\$1,590,000	\$1,875,000	+17.9%	26	26	-0.4%	1.4	0.9	-33.3%
6 SF District 6	9	3	-66.7%	3	2	-33.3%	\$1,625,000	\$2,662,500	+63.8%	44	15	-66.2%	2.2	0.8	-65.2%
7 SF District 7	29	20	-31.0%	11	10	-9.1%	\$4,250,000	\$3,575,000	-15.9%	49	32	-35.2%	2.5	2.0	-17.7%
8 SF District 8	8	2	-75.0%	4	4	0.0%	\$2,500,000	\$2,462,500	-1.5%	98	27	-72.7%	3.1	0.9	-71.3%
9 SF District 9	42	31	-26.2%	26	20	-23.1%	\$932,500	\$1,073,500	+15.1%	41	29	-28.7%	1.9	1.6	-19.1%
10 SF District 10	130	108	-16.9%	48	43	-10.4%	\$586,500	\$710,000	+21.1%	42	30	-29.5%	2.6	2.5	-2.9%
Condo/TIC/Coop															
1 SF District 1	19	29	+52.6%	20	14	-30.0%	\$925,000	\$850,000	-8.1%	41	33	-19.5%	1.4	2.4	+70.2%
2 SF District 2	15	9	-40.0%	5	3	-40.0%	\$827,000	\$800,000	-3.3%	20	26	+30.4%	3.2	1.7	-46.9%
3 SF District 3	5	8	+60.0%	1	1	0.0%	\$500,000	\$420,000	-16.0%	48	10	-79.2%	1.8	3.3	+86.6%
4 SF District 4	9	5	-44.4%	6	5	-16.7%	\$504,000	\$363,000	-28.0%	34	57	+66.8%	1.8	1.0	-42.5%
5 SF District 5	74	48	-35.1%	38	35	-7.9%	\$842,500	\$1,150,350	+36.5%	37	40	+8.3%	1.8	1.2	-32.7%
6 SF District 6	58	44	-24.1%	33	21	-36.4%	\$750,000	\$1,000,000	+33.3%	36	22	-37.9%	2.0	1.6	-20.4%
7 SF District 7	57	28	-50.9%	29	37	+27.6%	\$1,160,000	\$1,450,000	+25.0%	25	33	+31.1%	1.8	1.1	-41.1%
8 SF District 8	119	77	-35.3%	52	35	-32.7%	\$837,500	\$830,000	-0.9%	52	35	-31.7%	2.7	1.7	-38.1%
9 SF District 9	208	156	-25.0%	115	114	-0.9%	\$755,250	\$880,000	+16.5%	34	36	+3.7%	2.2	1.6	-30.2%
10 SF District 10	26	20	-23.1%	4	7	+75.0%	\$355,000	\$508,000	+43.1%	127	42	-66.7%	4.2	4.1	-1.9%