

Monthly Indicators



SAN FRANCISCO
ASSOCIATION of REALTORS®

December 2016

Most of 2016 offered the same monthly housing market highlights. The number of homes for sale was drastically down in year-over-year comparisons, along with days on market and months of supply. Meanwhile, sales and prices were up in most markets. Unemployment rates were low, wages improved and, as the year waned, we completed a contentious presidential election and saw mortgage rates increase, neither of which are expected to have a negative impact on real estate in 2017.

New Listings were down 26.9 percent for single family homes and 40.5 percent for Condo/TIC/Coop properties. Pending Sales decreased 11.5 percent for single family homes and 2.9 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 8.9 percent to \$1,309,011 for single family homes but decreased 8.3 percent to \$1,007,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 16.7 percent for single family units and 20.0 percent for Condo/TIC/Coop units.

The overwhelming feeling about prospects in residential real estate for the immediate future is optimism. Real estate professionals across the nation are expressing that they are as busy as ever. There are certainly challenges in this market, like continued low inventory and higher competition for those fewer properties, but opportunities abound for hardworking agents and diligent consumers.

Monthly Snapshot

+ 8.9%

- 8.3%

+ 4.1%

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

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	12-2015	12-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		67	49	- 26.9%	2,740	2,607	- 4.9%
Pending Sales		131	116	- 11.5%	2,319	2,216	- 4.4%
Sold Listings		208	190	- 8.7%	2,309	2,209	- 4.3%
Median Sales Price		\$1,201,500	\$1,309,011	+ 8.9%	\$1,250,000	\$1,325,000	+ 6.0%
Avg. Sales Price		\$1,497,221	\$1,666,001	+ 11.3%	\$1,631,910	\$1,708,460	+ 4.7%
Days on Market		33	42	+ 27.3%	27	32	+ 18.5%
Active Listings		229	183	- 20.1%	--	--	--
% of Properties Sold Over List Price		79.3%	70.0%	- 11.7%	82.3%	76.0%	- 7.7%
% of List Price Received		112.3%	108.4%	- 3.5%	115.4%	111.6%	- 3.3%
Affordability Ratio		40	38	- 5.0%	39	37	- 5.1%
Months Supply		1.2	1.0	- 16.7%	--	--	--

Condo/TIC/Coop Activity Overview



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

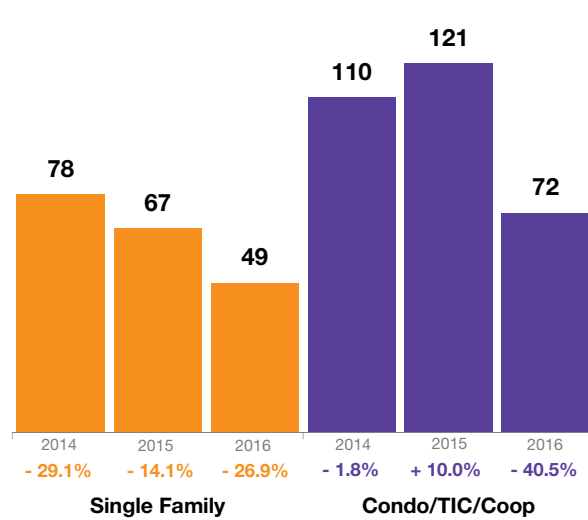
Key Metrics	Historical Sparkbars	12-2015	12-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		121	72	- 40.5%	3,553	3,639	+ 2.4%
Pending Sales		175	170	- 2.9%	2,917	2,789	- 4.4%
Sold Listings		283	231	- 18.4%	2,886	2,783	- 3.6%
Median Sales Price		\$1,098,000	\$1,007,000	- 8.3%	\$1,095,000	\$1,085,000	- 0.9%
Avg. Sales Price		\$1,249,856	\$1,254,499	+ 0.4%	\$1,241,955	\$1,233,947	- 0.6%
Days on Market		43	49	+ 14.0%	32	38	+ 18.8%
Active Listings		369	279	- 24.4%	--	--	--
% of Properties Sold Over List Price		59.4%	42.0%	- 29.3%	70.4%	58.1%	- 17.5%
% of List Price Received		104.3%	101.5%	- 2.7%	108.7%	104.6%	- 3.8%
Affordability Ratio		51	57	+ 11.8%	51	53	+ 3.9%
Months Supply		1.5	1.2	- 20.0%	--	--	--

New Listings

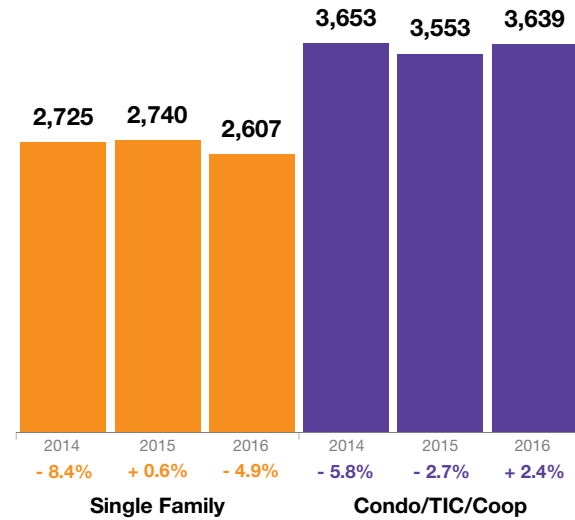
A count of the properties that have been newly listed on the market in a given month.



December

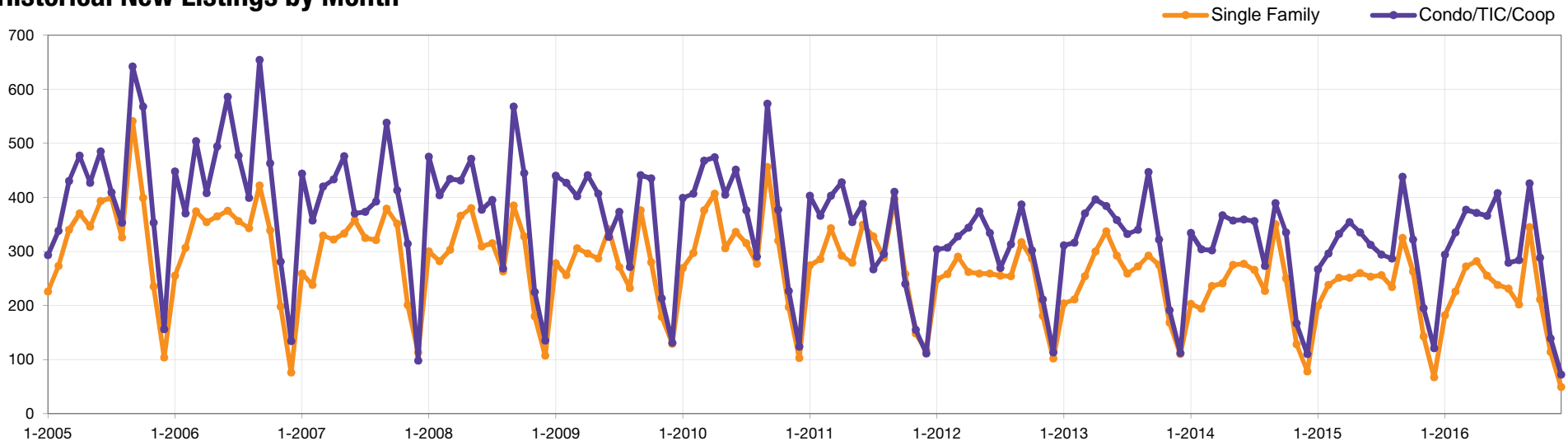


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	182	-8.5%	294	+10.1%
Feb-2016	226	-5.0%	335	+13.2%
Mar-2016	272	+8.4%	377	+13.6%
Apr-2016	282	+12.4%	371	+4.8%
May-2016	255	-1.9%	366	+9.3%
Jun-2016	238	-5.9%	408	+30.8%
Jul-2016	231	-9.8%	279	-5.1%
Aug-2016	202	-13.7%	284	-1.0%
Sep-2016	345	+6.2%	426	-2.7%
Oct-2016	211	-19.8%	288	-10.6%
Nov-2016	114	-20.3%	139	-28.7%
Dec-2016	49	-26.9%	72	-40.5%
12-Month Avg	217	-4.9%	303	+2.4%

Historical New Listings by Month



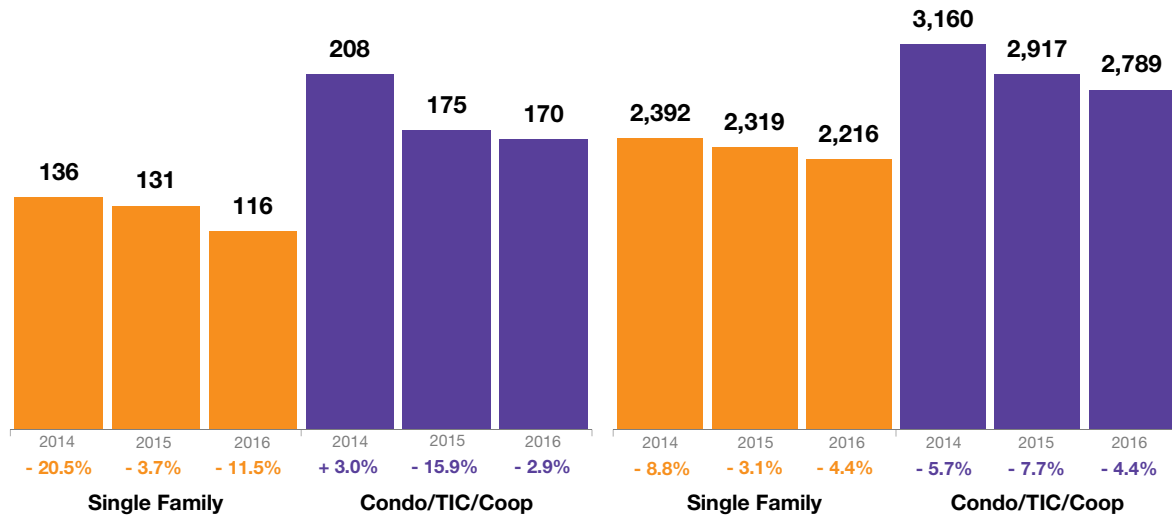
Pending Sales

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



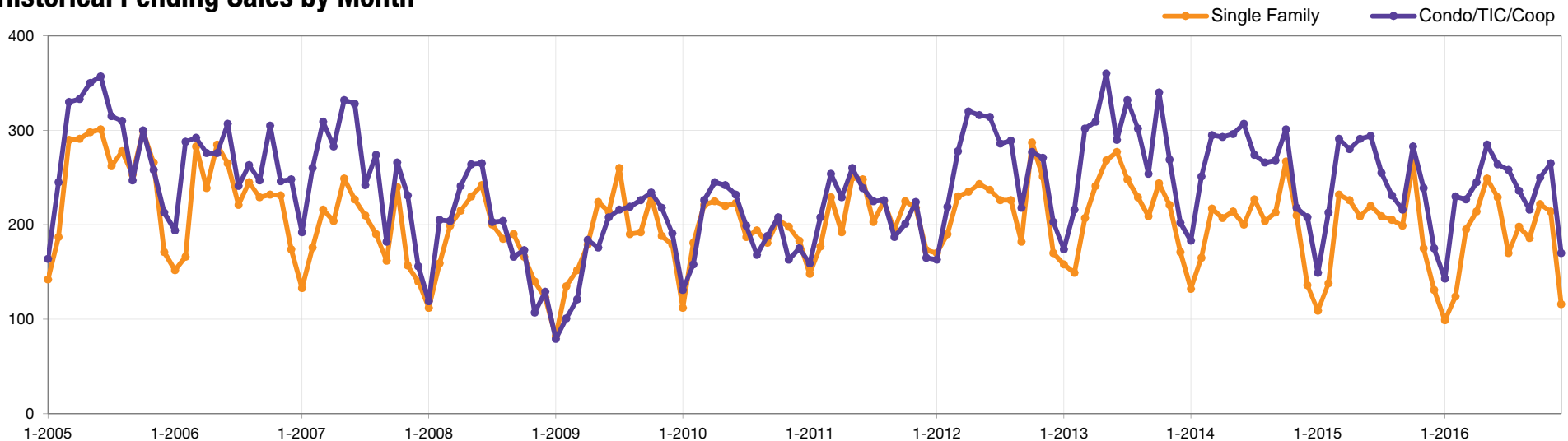
December

Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	99	-9.2%	143	-4.0%
Feb-2016	124	-10.1%	230	+8.0%
Mar-2016	195	-15.9%	227	-22.0%
Apr-2016	214	-5.3%	245	-12.5%
May-2016	249	+19.1%	285	-2.1%
Jun-2016	229	+4.1%	264	-10.2%
Jul-2016	170	-18.7%	258	+1.2%
Aug-2016	198	-3.4%	236	+2.2%
Sep-2016	186	-6.5%	216	0.0%
Oct-2016	222	-16.5%	250	-11.7%
Nov-2016	214	+22.3%	265	+10.9%
Dec-2016	116	-11.5%	170	-2.9%
12-Month Avg	185	-4.4%	232	-4.4%

Historical Pending Sales by Month

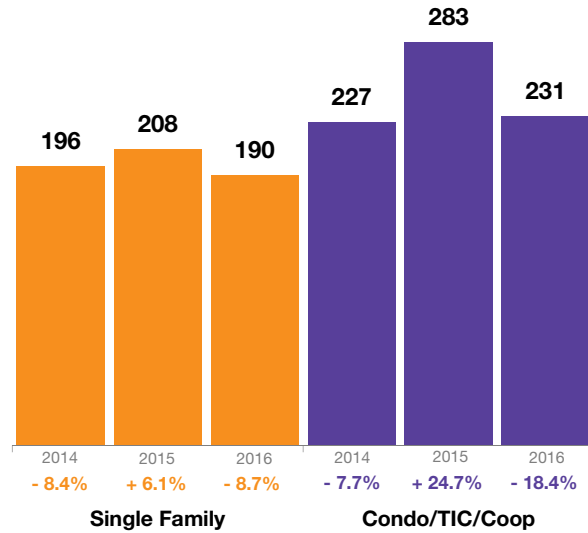


Sold Listings

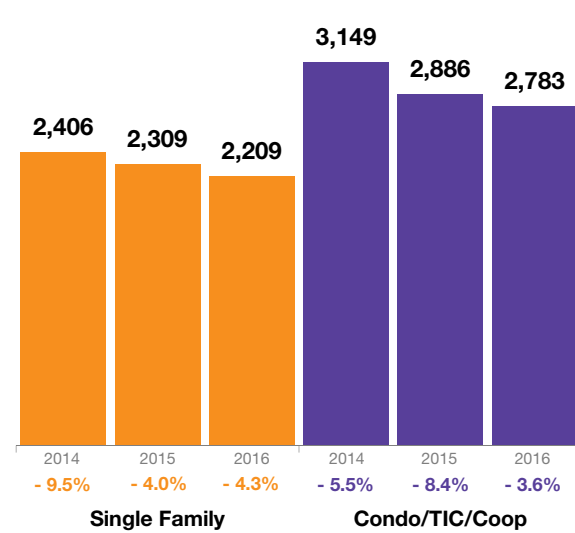
A count of the actual sales that closed in a given month.



December

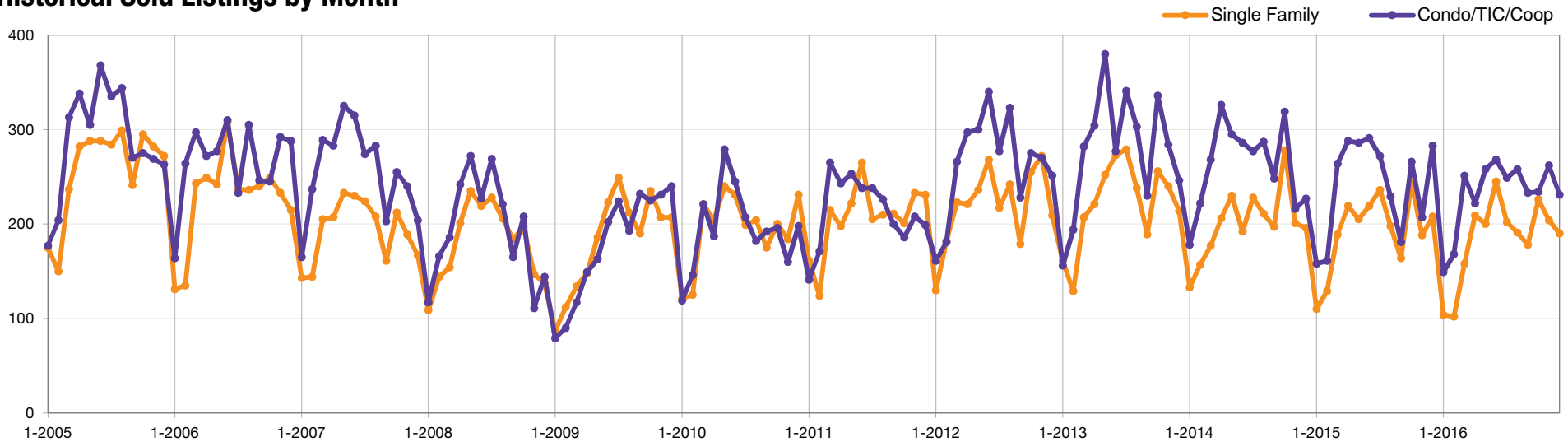


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	104	-5.5%	149	-5.7%
Feb-2016	102	-20.9%	168	+4.3%
Mar-2016	158	-16.4%	251	-4.9%
Apr-2016	209	-4.6%	222	-22.9%
May-2016	200	-2.4%	258	-9.8%
Jun-2016	245	+11.9%	268	-7.9%
Jul-2016	202	-14.4%	249	-8.5%
Aug-2016	191	-3.5%	258	+12.7%
Sep-2016	178	+8.5%	233	+28.7%
Oct-2016	226	-7.4%	234	-12.0%
Nov-2016	204	+8.5%	262	+26.6%
Dec-2016	190	-8.7%	231	-18.4%
12-Month Avg	184	-4.3%	232	-3.6%

Historical Sold Listings by Month

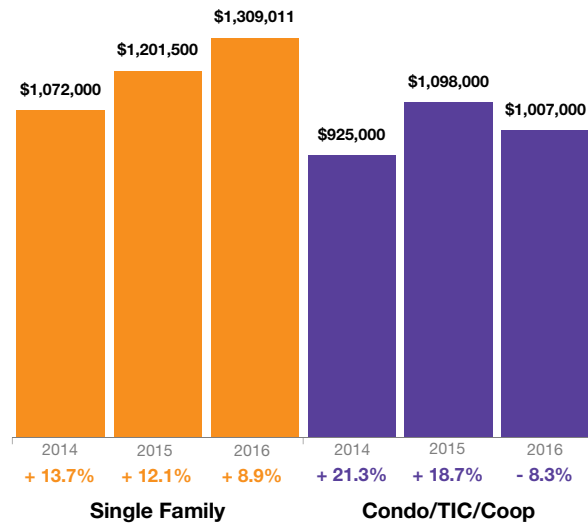


Median Sales Price

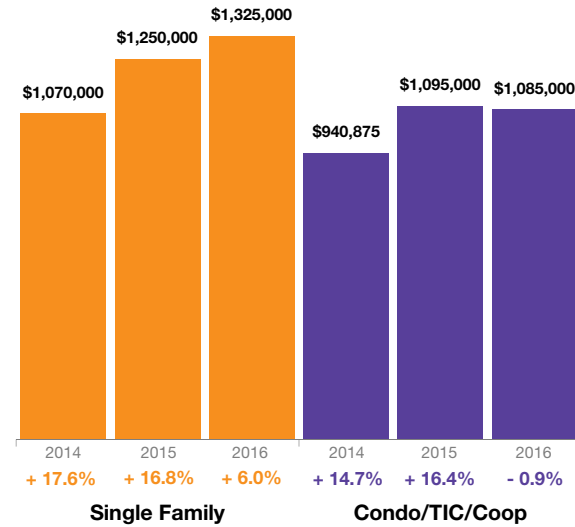


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

December



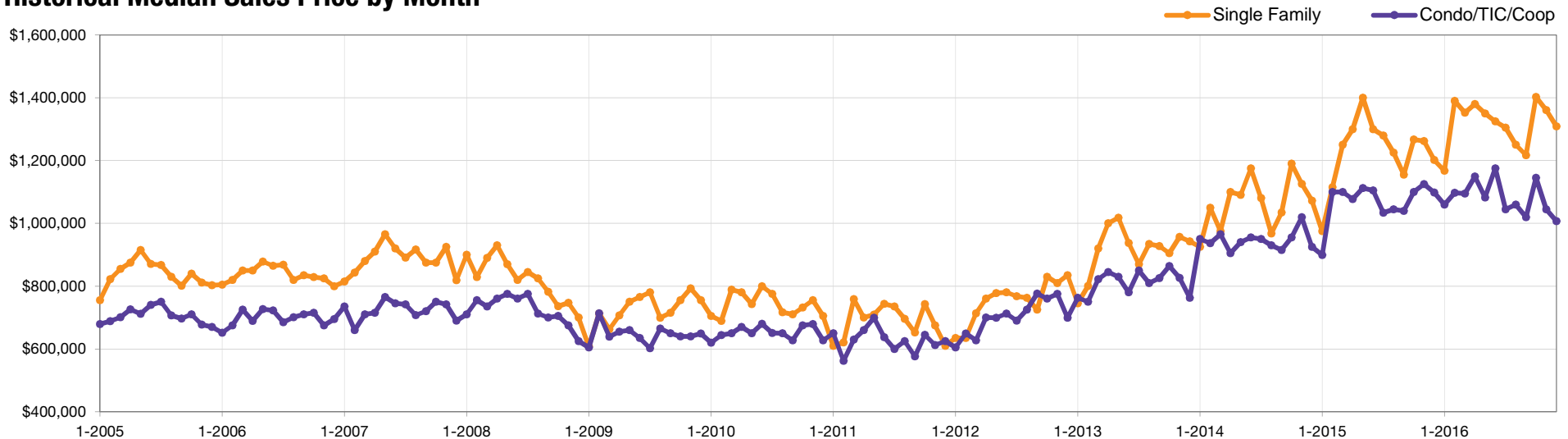
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	\$1,167,500	+19.7%	\$1,060,000	+17.8%
Feb-2016	\$1,390,000	+24.7%	\$1,097,500	-0.2%
Mar-2016	\$1,352,500	+8.2%	\$1,095,000	-0.5%
Apr-2016	\$1,380,000	+6.2%	\$1,149,500	+6.7%
May-2016	\$1,350,000	-3.6%	\$1,082,500	-2.7%
Jun-2016	\$1,325,000	+1.9%	\$1,175,000	+6.3%
Jul-2016	\$1,305,000	+2.0%	\$1,045,000	+1.1%
Aug-2016	\$1,250,000	+2.0%	\$1,060,000	+1.4%
Sep-2016	\$1,216,875	+5.4%	\$1,020,000	-1.9%
Oct-2016	\$1,402,500	+10.7%	\$1,145,000	+4.1%
Nov-2016	\$1,360,500	+7.8%	\$1,044,500	-7.2%
Dec-2016	\$1,309,011	+8.9%	\$1,007,000	-8.3%
12-Month Avg*	\$1,325,000	+6.0%	\$1,085,000	-0.9%

* Median Sales Price for all properties from January 2016 through December 2016. This is not the average of the individual figures above.

Historical Median Sales Price by Month

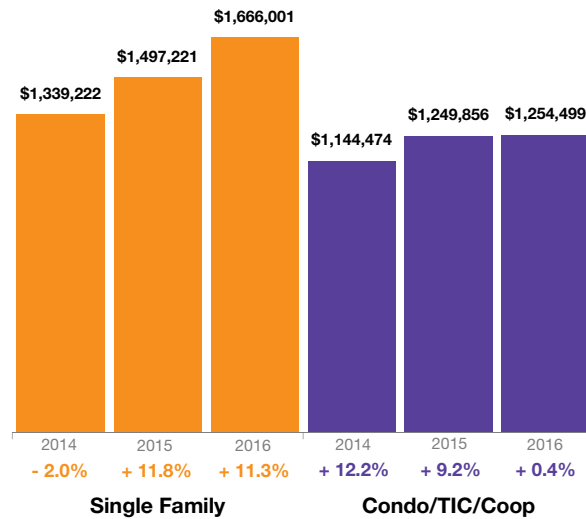


Average Sales Price

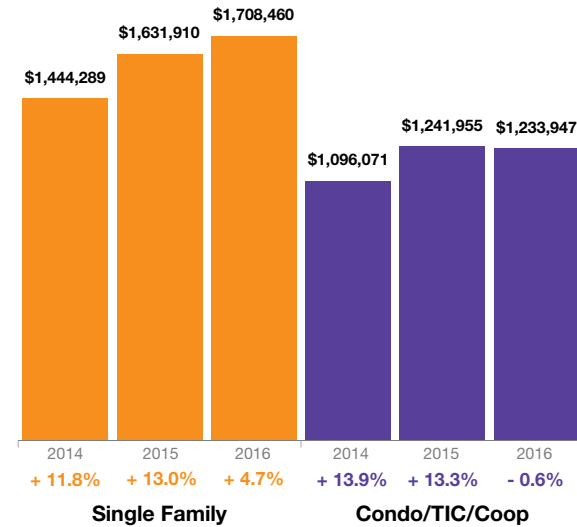
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



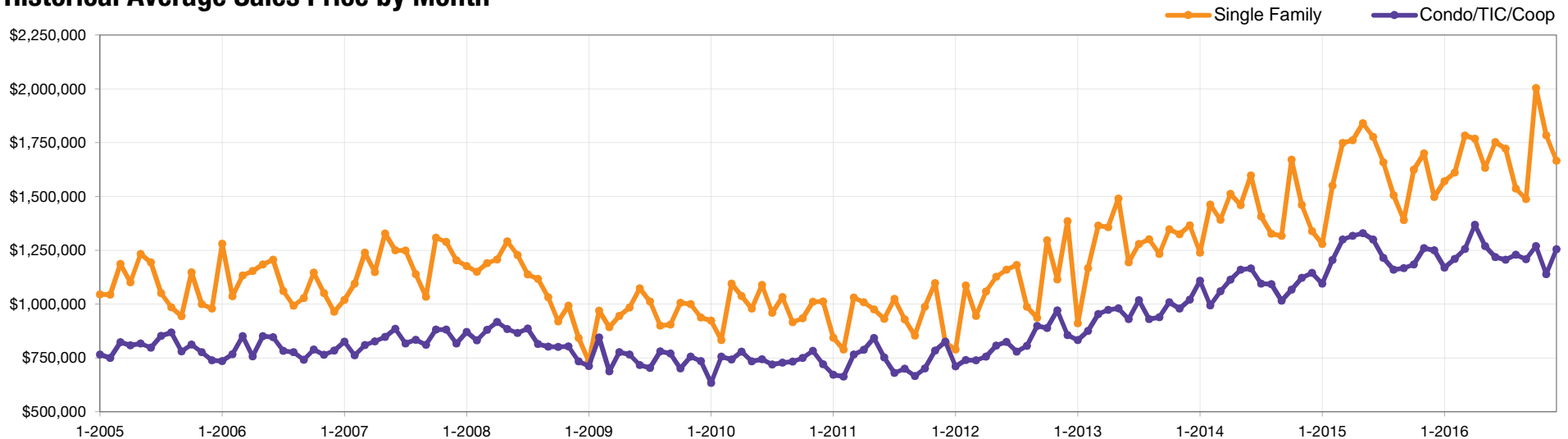
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	\$1,570,082	+22.7%	\$1,169,189	+6.8%
Feb-2016	\$1,611,354	+3.9%	\$1,209,523	+0.4%
Mar-2016	\$1,783,317	+2.0%	\$1,255,510	-3.4%
Apr-2016	\$1,767,919	+0.4%	\$1,368,109	+3.9%
May-2016	\$1,632,775	-11.3%	\$1,269,432	-4.5%
Jun-2016	\$1,752,261	-1.4%	\$1,218,386	-6.3%
Jul-2016	\$1,721,337	+3.8%	\$1,206,077	-0.7%
Aug-2016	\$1,537,059	+2.1%	\$1,228,829	+6.0%
Sep-2016	\$1,487,123	+6.9%	\$1,208,067	+3.6%
Oct-2016	\$2,003,405	+23.3%	\$1,268,855	+7.1%
Nov-2016	\$1,783,912	+4.9%	\$1,138,313	-9.6%
Dec-2016	\$1,666,001	+11.3%	\$1,254,499	+0.4%
12-Month Avg*	\$1,708,460	+4.7%	\$1,233,947	-0.6%

* Avg. Sales Price for all properties from January 2016 through December 2016. This is not the average of the individual figures above.

Historical Average Sales Price by Month



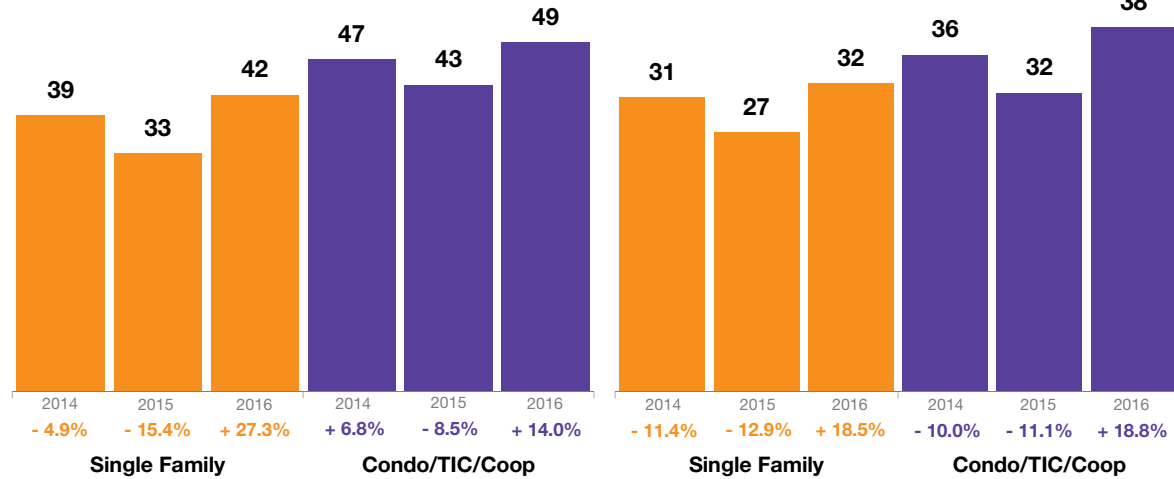
Days on Market Until Sale



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

December

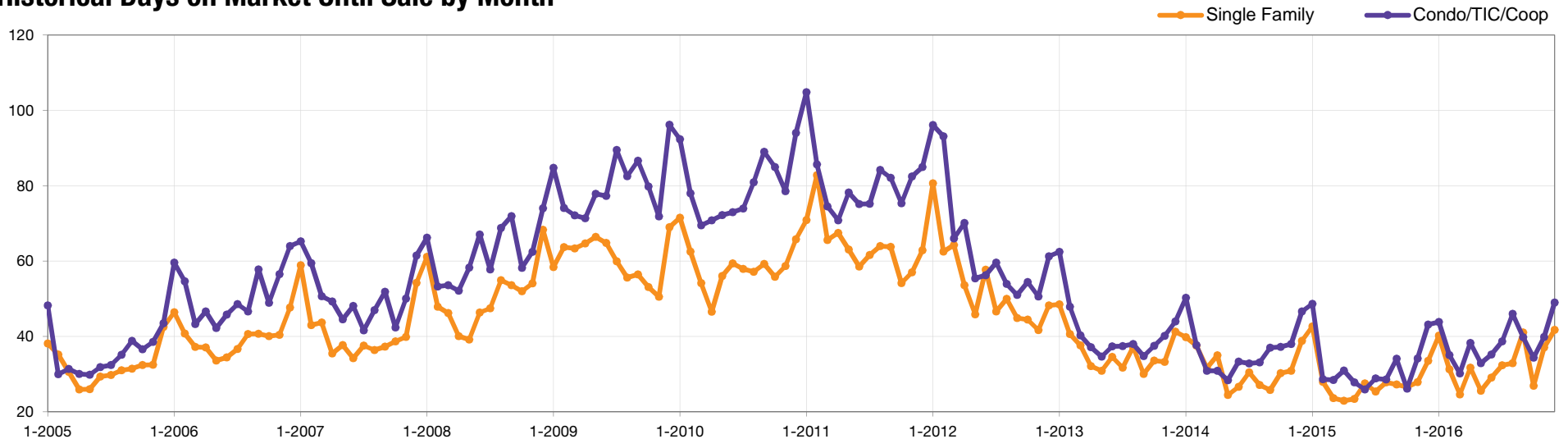
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	40	-7.0%	44	-10.2%
Feb-2016	31	+10.7%	35	+20.7%
Mar-2016	25	+4.2%	30	+7.1%
Apr-2016	32	+39.1%	38	+22.6%
May-2016	26	+13.0%	33	+17.9%
Jun-2016	29	+3.6%	35	+34.6%
Jul-2016	32	+28.0%	39	+34.5%
Aug-2016	33	+17.9%	46	+58.6%
Sep-2016	41	+51.9%	40	+17.6%
Oct-2016	27	0.0%	34	+30.8%
Nov-2016	37	+32.1%	40	+17.6%
Dec-2016	42	+27.3%	49	+14.0%
12-Month Avg*	32	+18.7%	38	+21.9%

* Days on Market for all properties from January 2016 through December 2016. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

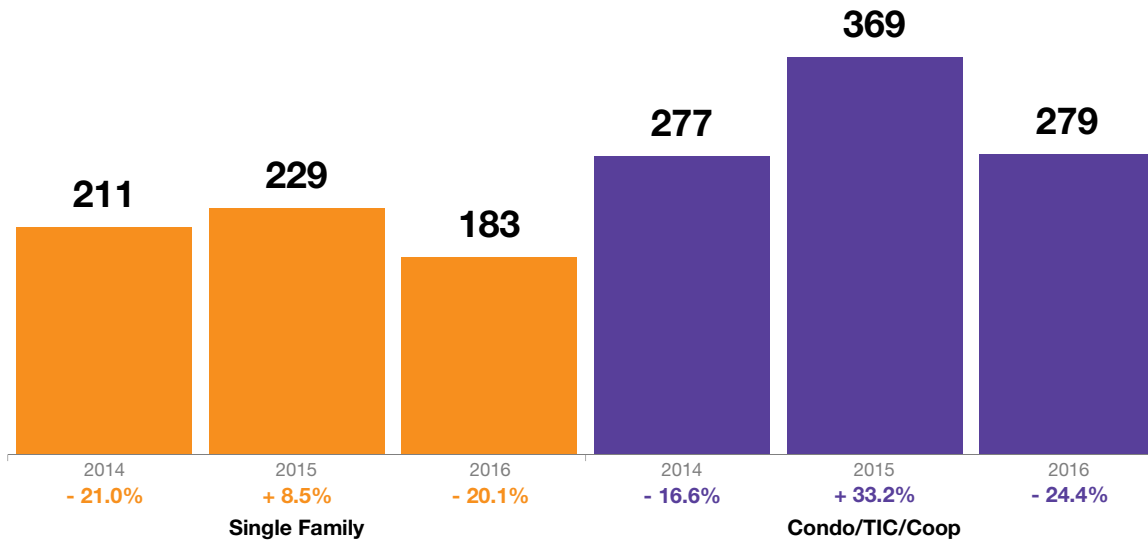


Inventory of Active Listings

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



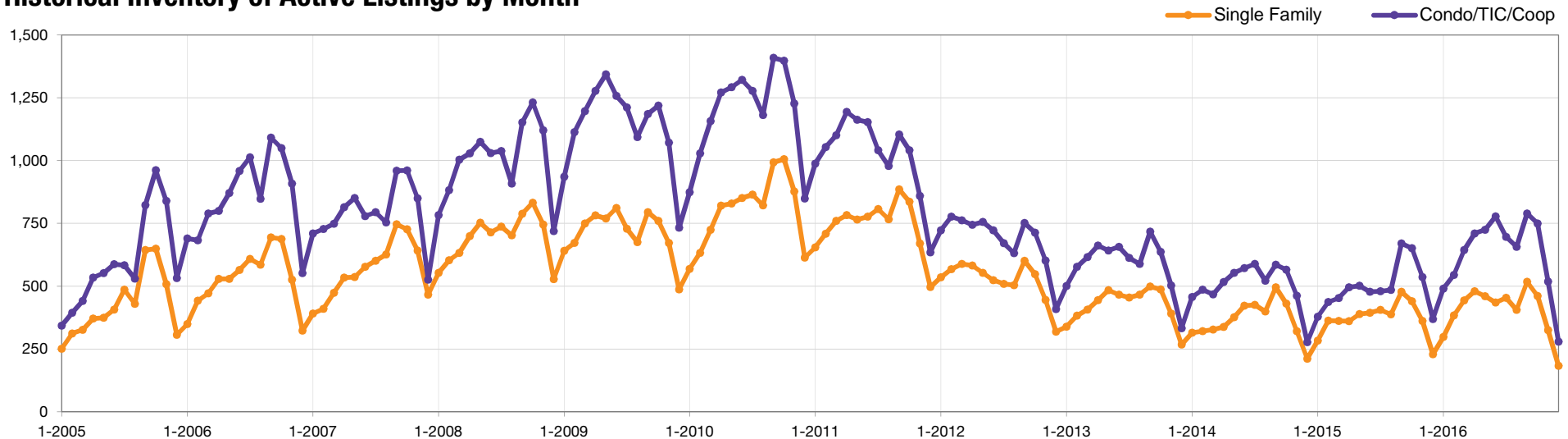
December



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	298	+5.3%	490	+29.6%
Feb-2016	383	+5.5%	545	+24.7%
Mar-2016	443	+22.4%	644	+42.5%
Apr-2016	480	+33.3%	710	+43.4%
May-2016	460	+18.3%	724	+44.2%
Jun-2016	435	+10.4%	778	+62.8%
Jul-2016	454	+12.1%	696	+45.0%
Aug-2016	405	+4.4%	656	+35.3%
Sep-2016	517	+8.2%	789	+17.8%
Oct-2016	461	+4.8%	749	+15.1%
Nov-2016	325	-10.2%	518	-3.4%
Dec-2016	183	-20.1%	279	-24.4%
12-Month Avg*	404	+8.8%	632	+27.7%

* Active Listings for all properties from January 2016 through December 2016. This is not the average of the individual figures above.

Historical Inventory of Active Listings by Month

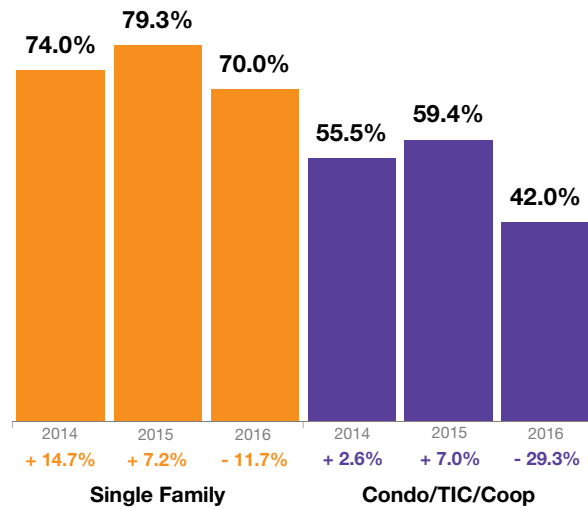


% of Properties Sold Over List Price

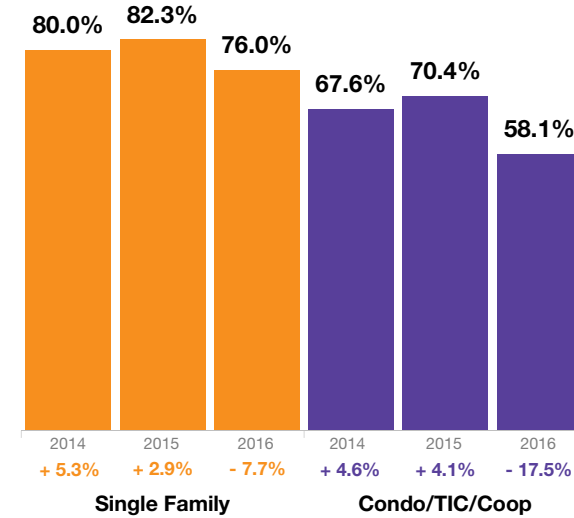


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

December



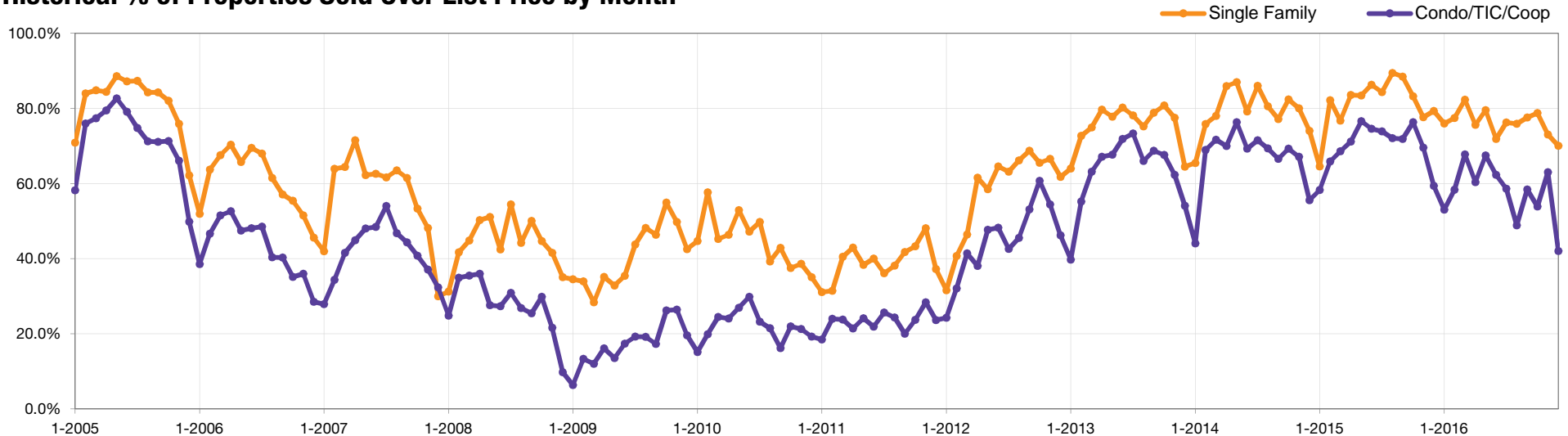
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	76.0%	+17.8%	53.0%	-8.9%
Feb-2016	77.5%	-5.7%	58.3%	-11.4%
Mar-2016	82.3%	+7.3%	67.7%	-1.3%
Apr-2016	75.6%	-9.6%	60.4%	-15.2%
May-2016	79.5%	-4.7%	67.4%	-12.0%
Jun-2016	71.8%	-16.8%	62.3%	-16.5%
Jul-2016	76.2%	-9.6%	58.6%	-20.7%
Aug-2016	75.9%	-15.1%	48.8%	-32.3%
Sep-2016	77.5%	-12.3%	58.4%	-18.7%
Oct-2016	78.8%	-5.3%	53.8%	-29.5%
Nov-2016	73.0%	-6.0%	63.0%	-9.5%
Dec-2016	70.0%	-11.7%	42.0%	-29.3%
12-Month Avg	76.0%	-7.7%	58.1%	-17.4%

* % of Properties Sold Over List Price for all properties from January 2016 through December 2016. This is not the average of the individual figures above.

Historical % of Properties Sold Over List Price by Month

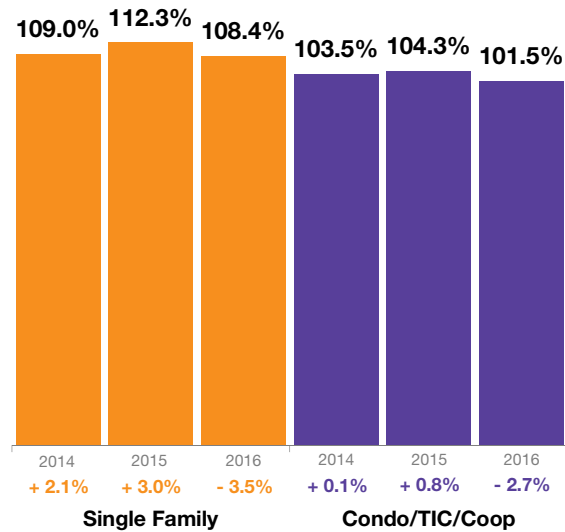


% of List Price Received

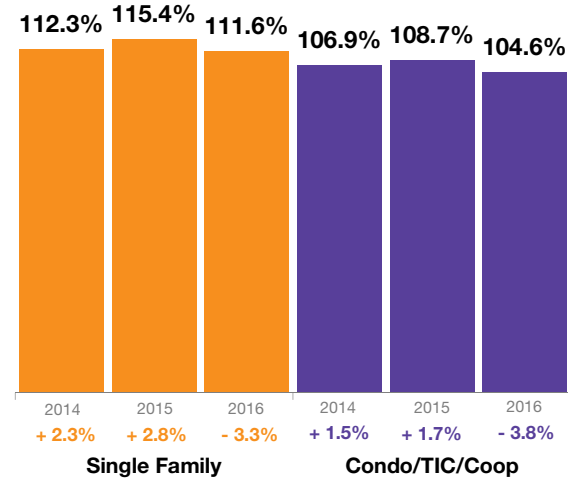


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December



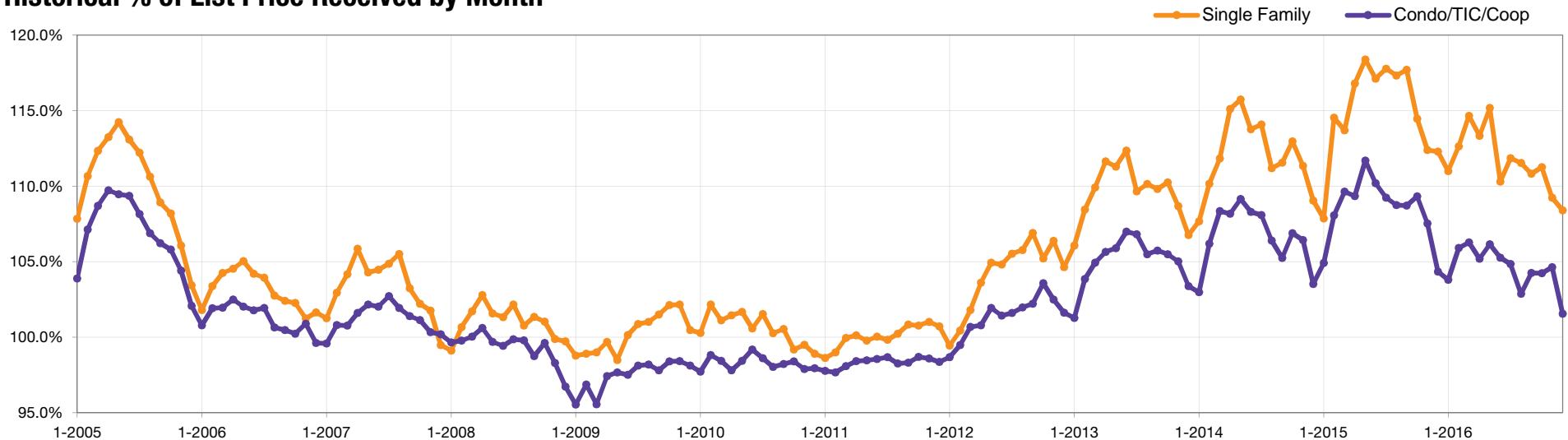
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	111.0%	+2.9%	103.8%	-1.0%
Feb-2016	112.6%	-1.7%	105.9%	-2.0%
Mar-2016	114.7%	+0.9%	106.3%	-3.0%
Apr-2016	113.3%	-3.0%	105.2%	-3.8%
May-2016	115.2%	-2.7%	106.1%	-5.0%
Jun-2016	110.3%	-5.8%	105.3%	-4.4%
Jul-2016	111.8%	-5.1%	104.8%	-4.0%
Aug-2016	111.5%	-4.9%	102.9%	-5.3%
Sep-2016	110.8%	-5.9%	104.3%	-4.0%
Oct-2016	111.2%	-2.9%	104.2%	-4.7%
Nov-2016	109.2%	-2.8%	104.6%	-2.7%
Dec-2016	108.4%	-3.5%	101.5%	-2.7%
12-Month Avg*	111.6%	-3.3%	104.6%	-3.7%

* % of List Price Received for all properties from January 2016 through December 2016. This is not the average of the individual figures above.

Historical % of List Price Received by Month

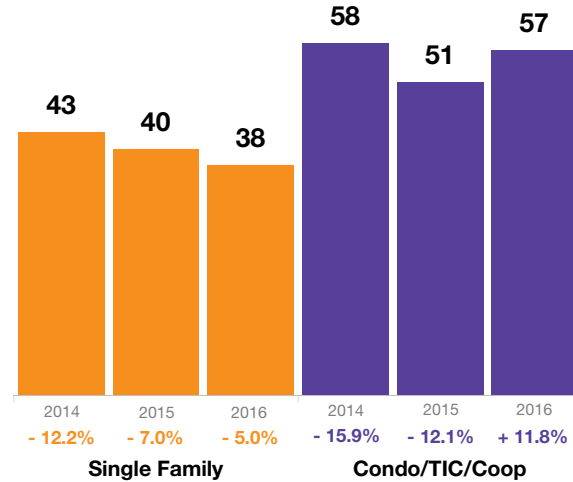


Housing Affordability Ratio

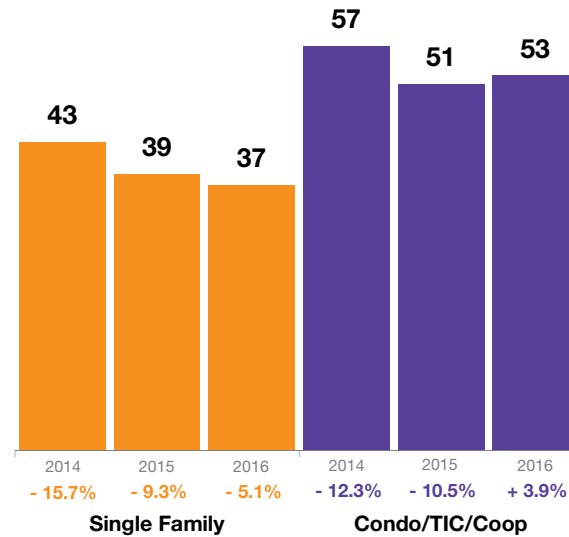


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

December



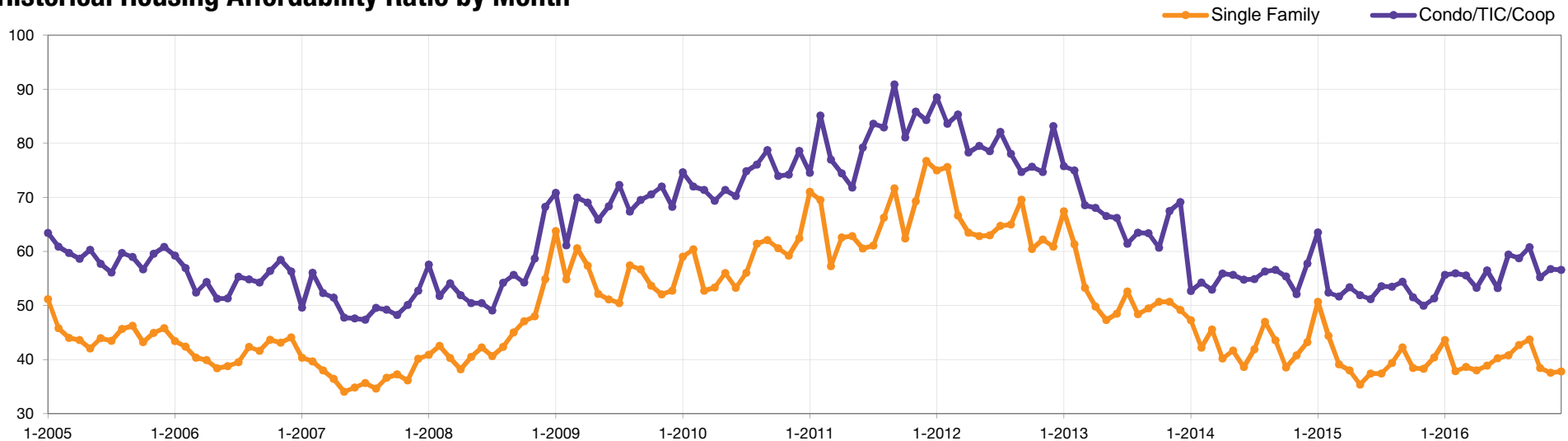
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	44	-13.7%	56	-11.1%
Feb-2016	38	-13.6%	56	+7.7%
Mar-2016	39	0.0%	56	+7.7%
Apr-2016	38	0.0%	53	0.0%
May-2016	39	+11.4%	56	+7.7%
Jun-2016	40	+8.1%	53	+3.9%
Jul-2016	41	+10.8%	59	+9.3%
Aug-2016	43	+10.3%	59	+11.3%
Sep-2016	44	+4.8%	61	+13.0%
Oct-2016	38	0.0%	55	+7.8%
Nov-2016	38	0.0%	57	+14.0%
Dec-2016	38	-5.0%	57	+11.8%
12-Month Avg*	40	-5.2%	40	+7.2%

* Affordability Ratio for all properties from January 2016 through December 2016. This is not the average of the individual figures above.

Historical Housing Affordability Ratio by Month

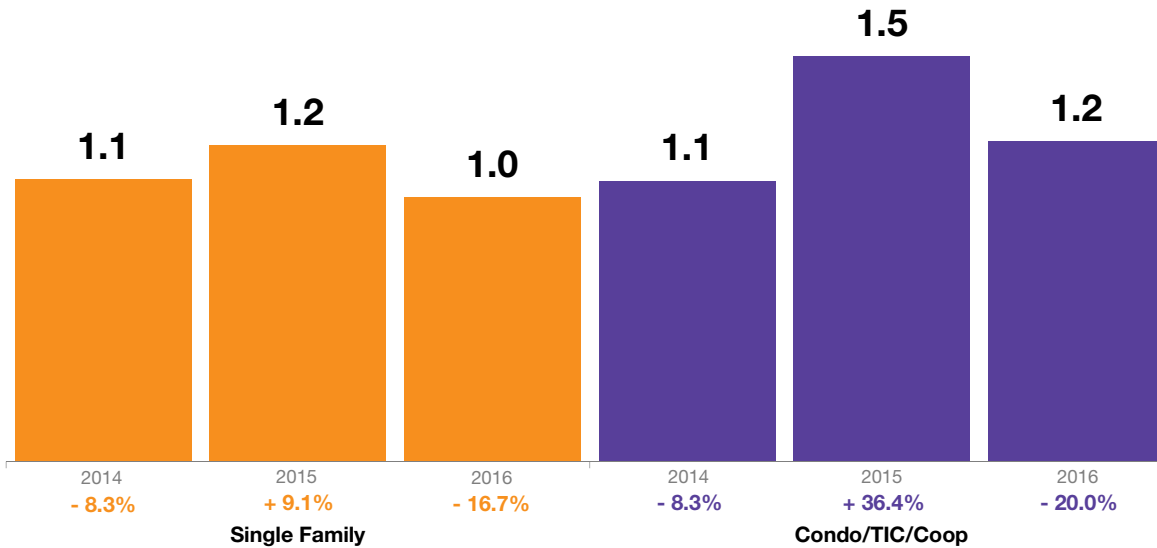


Months Supply of Inventory



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.

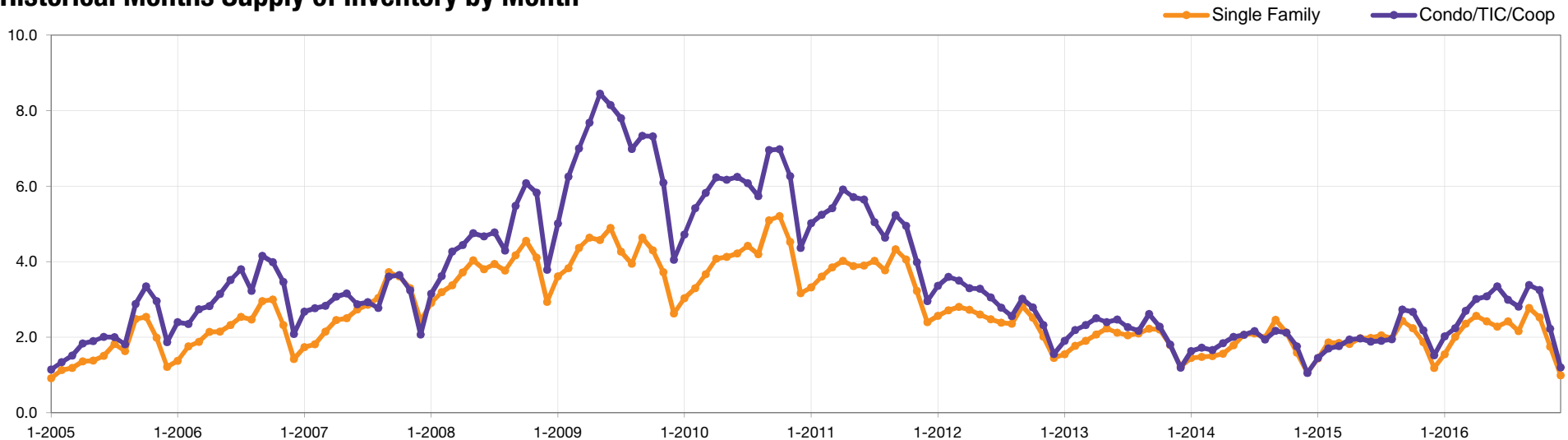
December



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jan-2016	1.5	+7.1%	2.0	+33.3%
Feb-2016	2.0	+5.3%	2.2	+29.4%
Mar-2016	2.4	+33.3%	2.7	+50.0%
Apr-2016	2.6	+44.4%	3.0	+57.9%
May-2016	2.4	+20.0%	3.1	+55.0%
Jun-2016	2.3	+15.0%	3.3	+73.7%
Jul-2016	2.4	+20.0%	3.0	+57.9%
Aug-2016	2.2	+10.0%	2.8	+47.4%
Sep-2016	2.8	+16.7%	3.4	+25.9%
Oct-2016	2.5	+13.6%	3.2	+18.5%
Nov-2016	1.7	-10.5%	2.2	0.0%
Dec-2016	1.0	-16.7%	1.2	-20.0%
12-Month Avg*	2.1	+13.9%	2.7	+36.5%

* Months Supply for all properties from January 2016 through December 2016. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

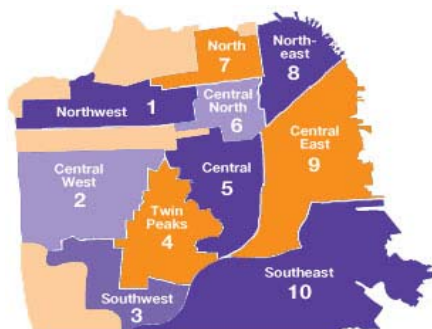


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	12-2015	12-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		188	121	- 35.6%	6,293	6,246	- 0.7%
Pending Sales		306	286	- 6.5%	5,236	5,005	- 4.4%
Sold Listings		491	421	- 14.3%	5,195	4,992	- 3.9%
Median Sales Price		\$1,133,000	\$1,180,000	+ 4.1%	\$1,150,000	\$1,195,000	+ 3.9%
Avg. Sales Price		\$1,354,646	\$1,440,213	+ 6.3%	\$1,415,277	\$1,443,923	+ 2.0%
Days on Market		39	46	+ 17.9%	30	36	+ 20.0%
Active Listings		598	462	- 22.7%	--	--	--
% of Properties Sold Over List Price		67.8%	54.6%	- 19.5%	75.7%	66.0%	- 12.8%
% of List Price Received		107.7%	104.6%	- 2.9%	111.6%	107.7%	- 3.5%
Affordability Ratio		42	40	- 4.8%	40	40	0.0%
Months Supply		1.4	1.1	- 21.4%	--	--	--

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		
	12-2015	12-2016	+ / -	12-2015	12-2016	+ / -	12-2015	12-2016	+ / -	12-2015	12-2016	+ / -	12-2015	12-2016	+ / -
Single Family															
1 SF District 1	11	17	+54.5%	10	20	+100.0%	\$1,355,000	\$1,744,500	+28.7%	34	48	+41.2%	0.7	1.1	+57.1%
2 SF District 2	36	20	-44.4%	44	39	-11.4%	\$1,175,000	\$1,250,788	+6.5%	30	31	+3.3%	1.1	0.6	-45.5%
3 SF District 3	17	14	-17.6%	20	19	-5.0%	\$1,055,000	\$1,200,000	+13.7%	37	31	-16.2%	1.3	0.9	-30.8%
4 SF District 4	25	10	-60.0%	31	25	-19.4%	\$1,360,000	\$1,330,250	-2.2%	30	36	+20.0%	0.9	0.4	-55.6%
5 SF District 5	21	22	+4.8%	24	26	+8.3%	\$1,900,000	\$2,187,500	+15.1%	36	42	+16.7%	0.8	0.8	0.0%
6 SF District 6	4	2	-50.0%	0	2	--	\$0	\$2,187,500	--	0	55	--	1.3	0.6	-53.8%
7 SF District 7	20	19	-5.0%	7	6	-14.3%	\$3,800,000	\$3,162,500	-16.8%	50	71	+42.0%	2.6	2.3	-11.5%
8 SF District 8	6	7	+16.7%	2	1	-50.0%	\$6,268,000	\$7,200,000	+14.9%	36	26	-27.8%	2.6	3.7	+42.3%
9 SF District 9	21	23	+9.5%	26	18	-30.8%	\$1,321,250	\$1,400,000	+6.0%	27	49	+81.5%	1.0	1.1	+10.0%
10 SF District 10	68	49	-27.9%	44	34	-22.7%	\$840,000	\$839,000	-0.1%	38	52	+36.8%	1.6	1.4	-12.5%
Condo/TIC/Coop															
1 SF District 1	18	7	-61.1%	21	9	-57.1%	\$925,000	\$965,000	+4.3%	51	29	-43.1%	1.4	0.6	-57.1%
2 SF District 2	10	0	-100.0%	6	3	-50.0%	\$1,025,000	\$635,000	-38.0%	66	71	+7.6%	2.4	0.0	-100.0%
3 SF District 3	8	6	-25.0%	4	4	0.0%	\$1,155,087	\$864,000	-25.2%	87	76	-12.6%	1.6	1.5	-6.3%
4 SF District 4	4	8	+100.0%	4	3	-25.0%	\$680,269	\$487,000	-28.4%	39	77	+97.4%	1.0	3.4	+240.0%
5 SF District 5	35	26	-25.7%	47	21	-55.3%	\$1,265,555	\$1,230,000	-2.8%	37	35	-5.4%	0.9	0.8	-11.1%
6 SF District 6	36	23	-36.1%	28	31	+10.7%	\$1,095,000	\$975,000	-11.0%	48	45	-6.3%	1.4	0.8	-42.9%
7 SF District 7	28	24	-14.3%	20	38	+90.0%	\$1,225,000	\$1,567,500	+28.0%	30	48	+60.0%	1.3	1.0	-23.1%
8 SF District 8	54	57	+5.6%	48	37	-22.9%	\$1,029,000	\$925,000	-10.1%	42	42	0.0%	1.4	1.5	+7.1%
9 SF District 9	152	119	-21.7%	100	76	-24.0%	\$1,099,000	\$932,500	-15.2%	41	56	+36.6%	1.8	1.5	-16.7%
10 SF District 10	24	9	-62.5%	5	9	+80.0%	\$541,000	\$655,000	+21.1%	78	62	-20.5%	4.2	1.4	-66.7%