

Monthly Indicators



February 2019

It is worthwhile to mention the weather when discussing residential real estate for large portions of the U.S. for February 2019, because this month has turned in some impressively cold, rainy and snowy days that have stalled some buying and selling actions. Nevertheless, housing markets have proven to be resilient despite predictions of a tougher year for the industry. It is still too early to say how the entire year will play out, but economic fundamentals remain positive.

New Listings were down 30.4 percent for single family homes and 40.2 percent for Condo/TIC/Coop properties. Pending Sales decreased 8.9 percent for single family homes and 1.8 percent for Condo/TIC/Coop properties.

The Median Sales Price was down 11.5 percent to \$1,505,000 for single family homes but increased 5.3 percent to \$1,142,500 for Condo/TIC/Coop properties. Months Supply of Inventory increased 5.6 percent for single family units but was down 14.8 percent for Condo/TIC/Coop units.

The National Association of REALTORS® recently reported that national existing-home sales were down slightly during January 2019 and that pending sales were up in year-over-year comparisons. It is worth noting that some softening of sales was anticipated, as was a positive sales bounce during January 2019 after a slow end to 2018. Weather-related events have hampered some of the necessary machinations of making home sales during February 2019, yet buyers have shown determination toward achieving their homeownership goals.

Monthly Snapshot

- 11.5% **+ 5.3%** **- 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	2-2018	2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		207	144	- 30.4%	395	326	- 17.5%
Pending Sales		158	144	- 8.9%	245	232	- 5.3%
Sold Listings		107	110	+ 2.8%	202	209	+ 3.5%
Median Sales Price		\$1,700,000	\$1,505,000	- 11.5%	\$1,500,000	\$1,460,000	- 2.7%
Avg. Sales Price		\$2,107,409	\$1,878,466	- 10.9%	\$1,956,868	\$1,789,007	- 8.6%
Days on Market		22	30	+ 36.4%	27	35	+ 29.6%
Active Listings		348	343	- 1.4%	--	--	--
% of Properties Sold Over List Price		80.4%	78.2%	- 2.7%	75.7%	69.9%	- 7.7%
% of List Price Received		115.8%	112.8%	- 2.6%	114.1%	109.6%	- 3.9%
Affordability Ratio		29	33	+ 13.8%	33	34	+ 3.0%
Months Supply		1.8	1.9	+ 5.6%	--	--	--

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	2-2018	2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		356	213	- 40.2%	723	536	- 25.9%
Pending Sales		224	220	- 1.8%	404	343	- 15.1%
Sold Listings		202	160	- 20.8%	351	274	- 21.9%
Median Sales Price		\$1,085,000	\$1,142,500	+ 5.3%	\$1,095,000	\$1,099,000	+ 0.4%
Avg. Sales Price		\$1,264,649	\$1,360,281	+ 7.6%	\$1,288,730	\$1,284,155	- 0.4%
Days on Market		37	40	+ 8.1%	45	46	+ 2.2%
Active Listings		654	552	- 15.6%	--	--	--
% of Properties Sold Over List Price		58.9%	54.4%	- 7.6%	48.1%	48.9%	+ 1.7%
% of List Price Received		105.1%	104.4%	- 0.7%	103.7%	103.0%	- 0.7%
Affordability Ratio		53	50	- 5.7%	52	52	0.0%
Months Supply		2.7	2.3	- 14.8%	--	--	--

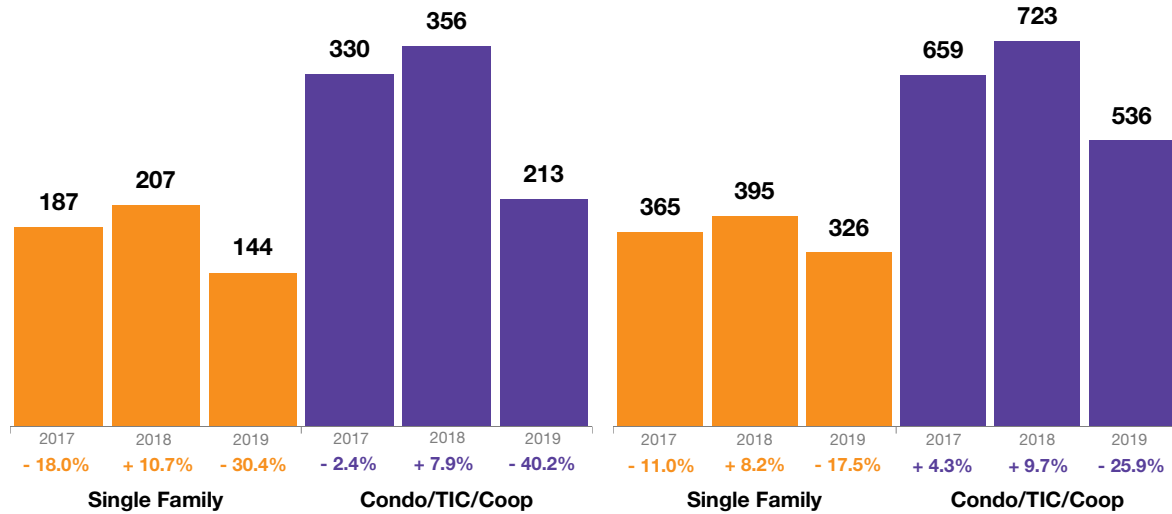
New Listings

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



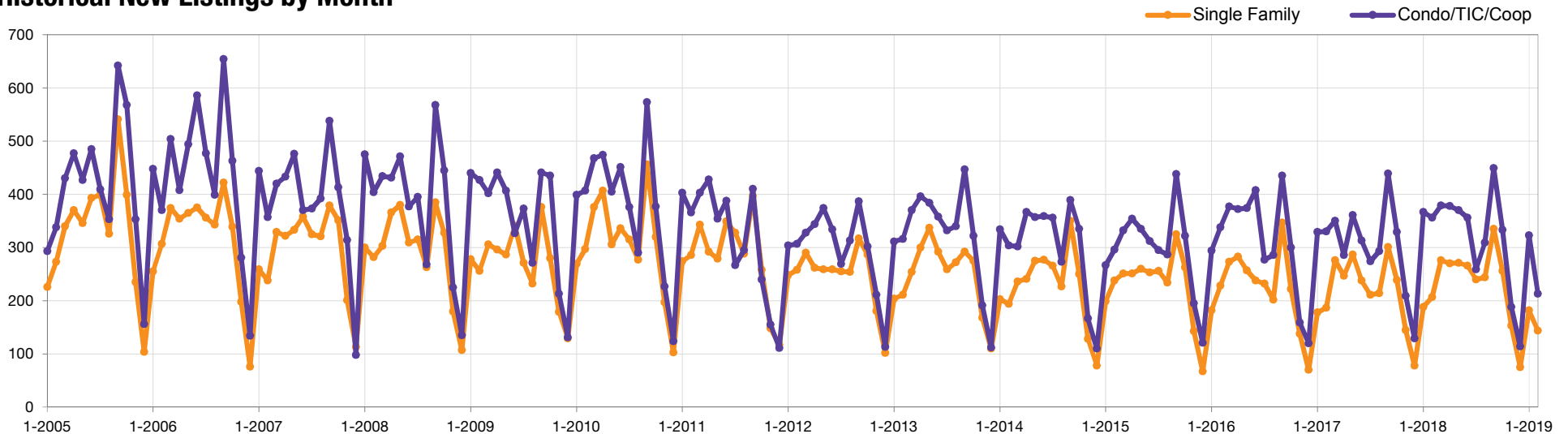
February

Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2018	276	0.0%	379	+8.3%
Apr-2018	270	+9.3%	378	+32.2%
May-2018	271	-5.6%	370	+2.5%
Jun-2018	266	+11.8%	356	+13.7%
Jul-2018	240	+13.7%	259	-5.5%
Aug-2018	244	+14.0%	309	+5.5%
Sep-2018	335	+11.3%	449	+2.3%
Oct-2018	256	+7.1%	333	+1.2%
Nov-2018	153	+5.5%	188	-10.0%
Dec-2018	75	-3.8%	114	-11.6%
Jan-2019	182	-3.2%	323	-12.0%
Feb-2019	144	-30.4%	213	-40.2%
12-Month Avg	226	+3.1%	306	-0.9%

Historical New Listings by Month

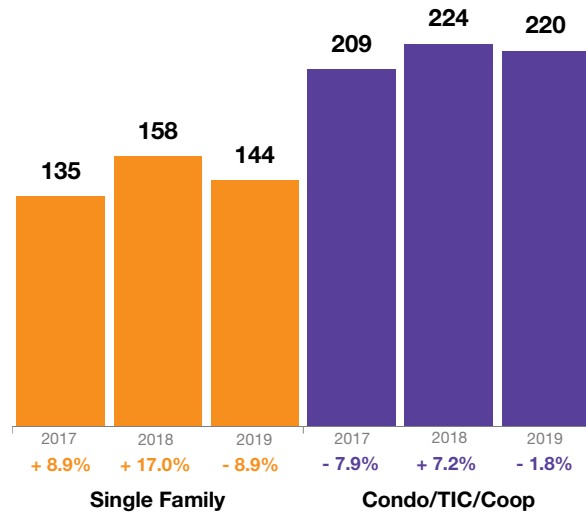


Pending Sales

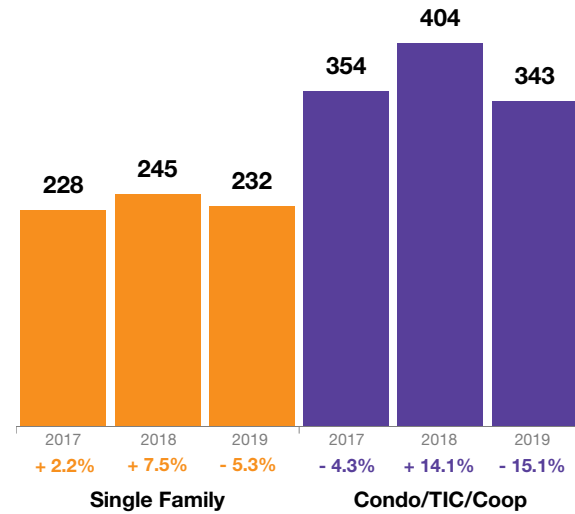
A count of the properties on which offers have been accepted in a given month.



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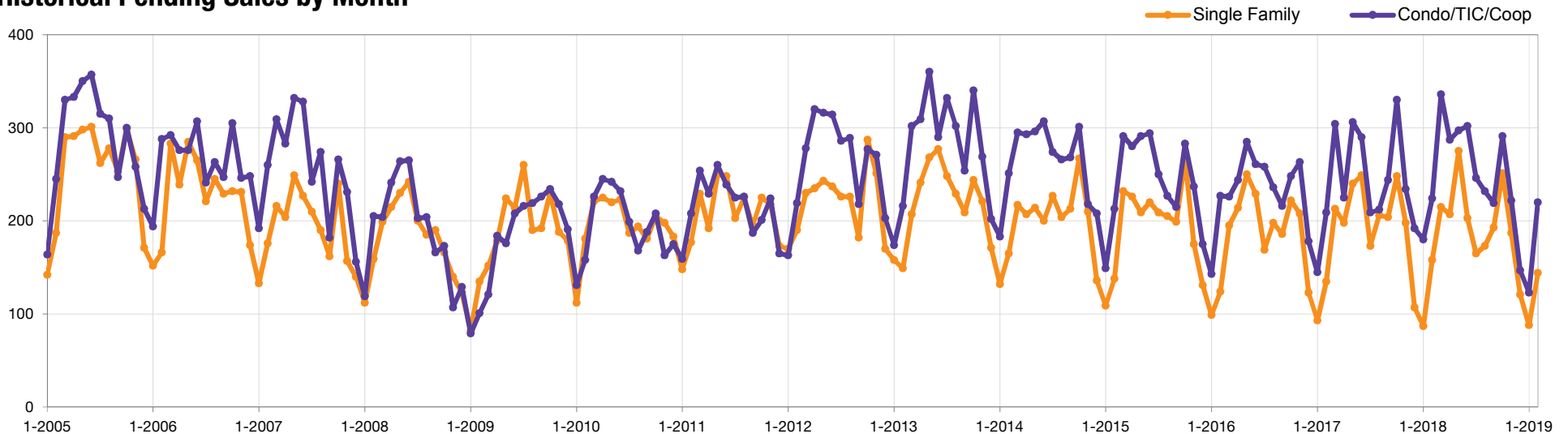


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2018	215	+0.9%	336	+10.5%
Apr-2018	207	+4.5%	287	+27.6%
May-2018	275	+14.6%	297	-2.9%
Jun-2018	203	-18.5%	302	+4.1%
Jul-2018	165	-4.6%	246	+17.7%
Aug-2018	173	-16.0%	232	+9.4%
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	88	+1.1%	123	-31.7%
Feb-2019	144	-8.9%	220	-1.8%
12-Month Avg	185	-2.6%	244	-0.9%

Historical Pending Sales by Month

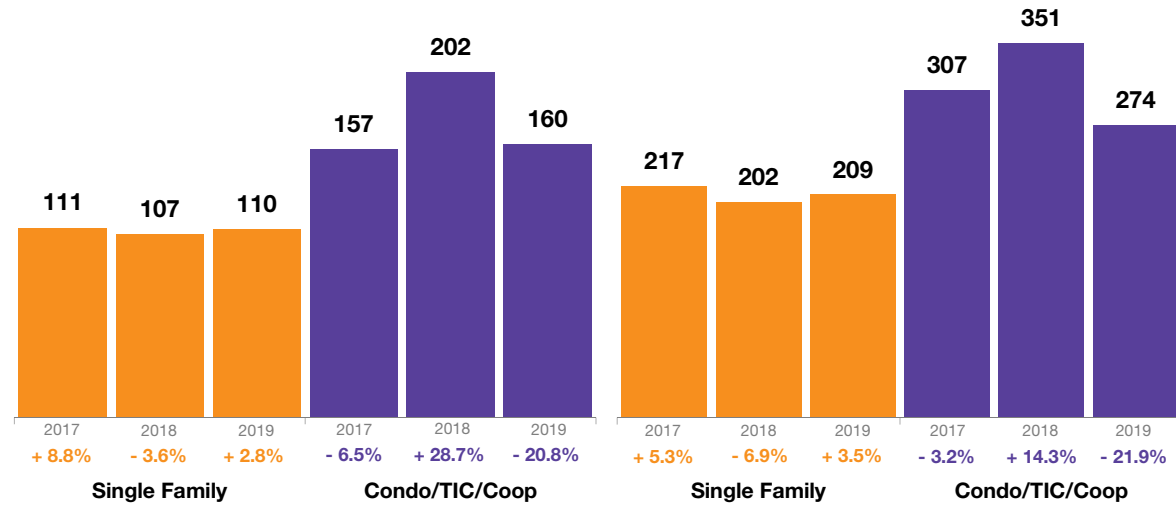


Sold Listings

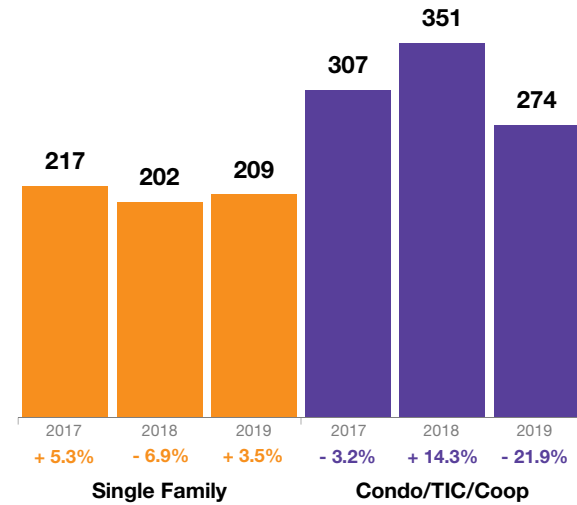
A count of the actual sales that closed in a given month.



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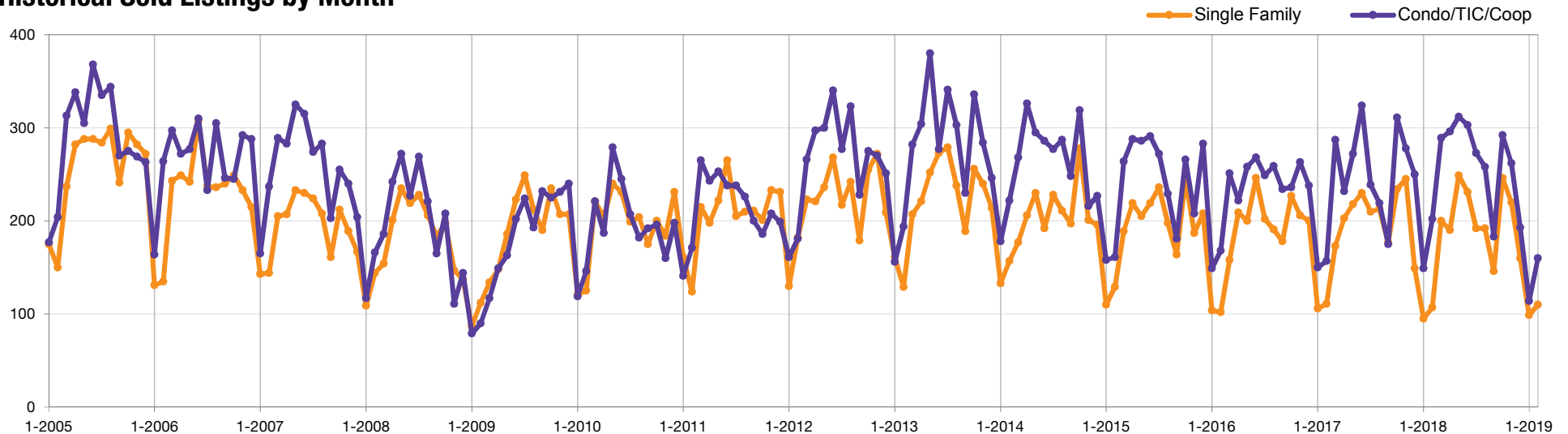


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2018	200	+15.6%	289	+0.7%
Apr-2018	190	-6.4%	296	+27.6%
May-2018	249	+14.2%	312	+14.7%
Jun-2018	231	+0.4%	303	-6.5%
Jul-2018	192	-8.6%	273	+14.2%
Aug-2018	192	-9.9%	258	+17.8%
Sep-2018	146	-17.5%	183	+4.6%
Oct-2018	246	+5.1%	292	-6.1%
Nov-2018	220	-10.2%	262	-5.8%
Dec-2018	160	+7.4%	193	-22.8%
Jan-2019	99	+4.2%	114	-23.5%
Feb-2019	110	+2.8%	160	-20.8%
12-Month Avg	186	-0.8%	245	-0.1%

Historical Sold Listings by Month

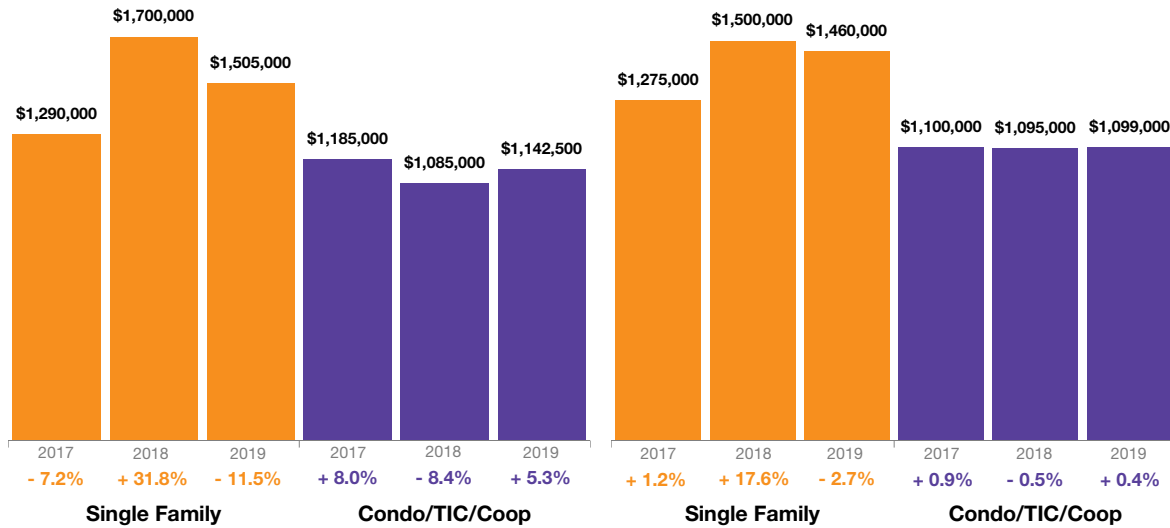


Median Sales Price

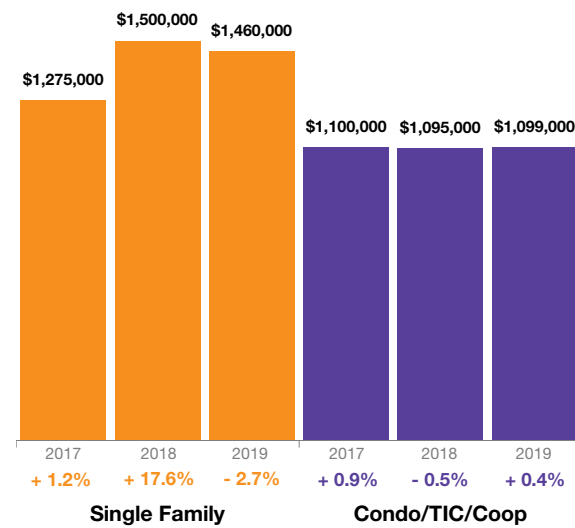
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



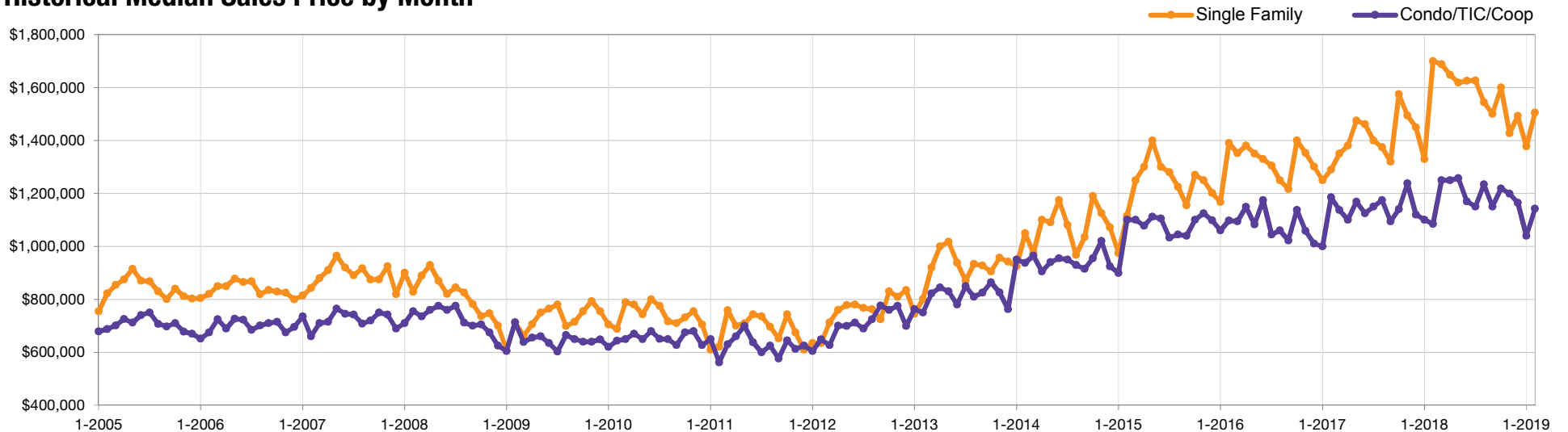
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2018	\$1,687,500	+25.0%	\$1,250,000	+9.9%
Apr-2018	\$1,648,000	+19.4%	\$1,250,000	+13.6%
May-2018	\$1,618,888	+9.8%	\$1,257,500	+7.6%
Jun-2018	\$1,625,000	+11.2%	\$1,170,000	+4.0%
Jul-2018	\$1,626,250	+16.2%	\$1,150,000	0.0%
Aug-2018	\$1,544,000	+12.3%	\$1,234,400	+5.1%
Sep-2018	\$1,500,000	+13.6%	\$1,150,000	+5.0%
Oct-2018	\$1,600,000	+1.6%	\$1,218,500	+6.9%
Nov-2018	\$1,427,500	-4.5%	\$1,198,625	-3.1%
Dec-2018	\$1,492,500	+2.9%	\$1,165,000	+4.0%
Jan-2019	\$1,378,000	+3.6%	\$1,040,000	-5.5%
Feb-2019	\$1,505,000	-11.5%	\$1,142,500	+5.3%
12-Month Avg*	\$1,575,000	+10.1%	\$1,200,000	+4.8%

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

Historical Median Sales Price by Month

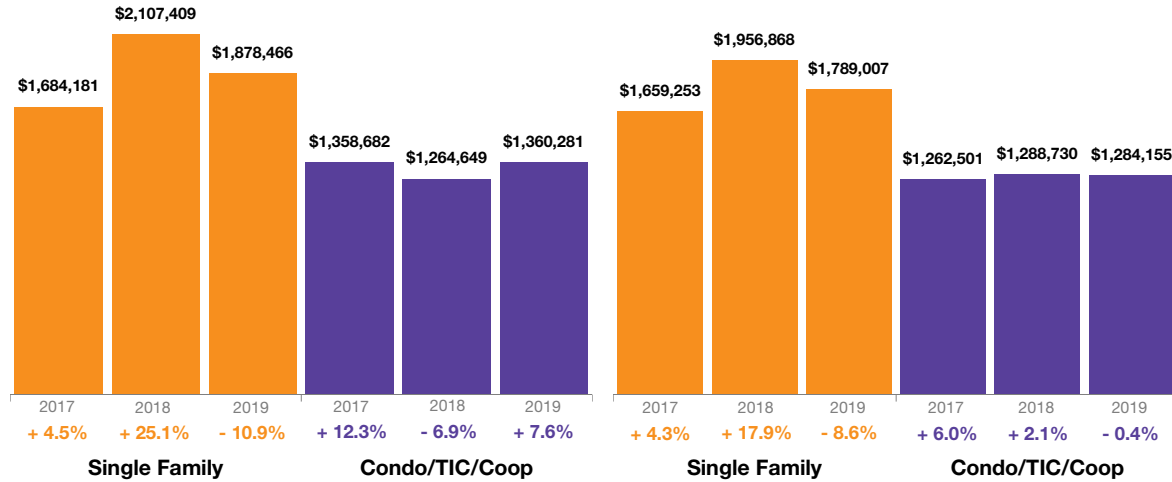


Average Sales Price

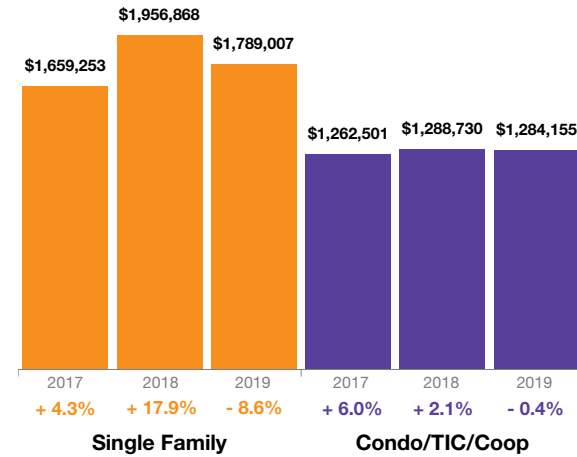
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



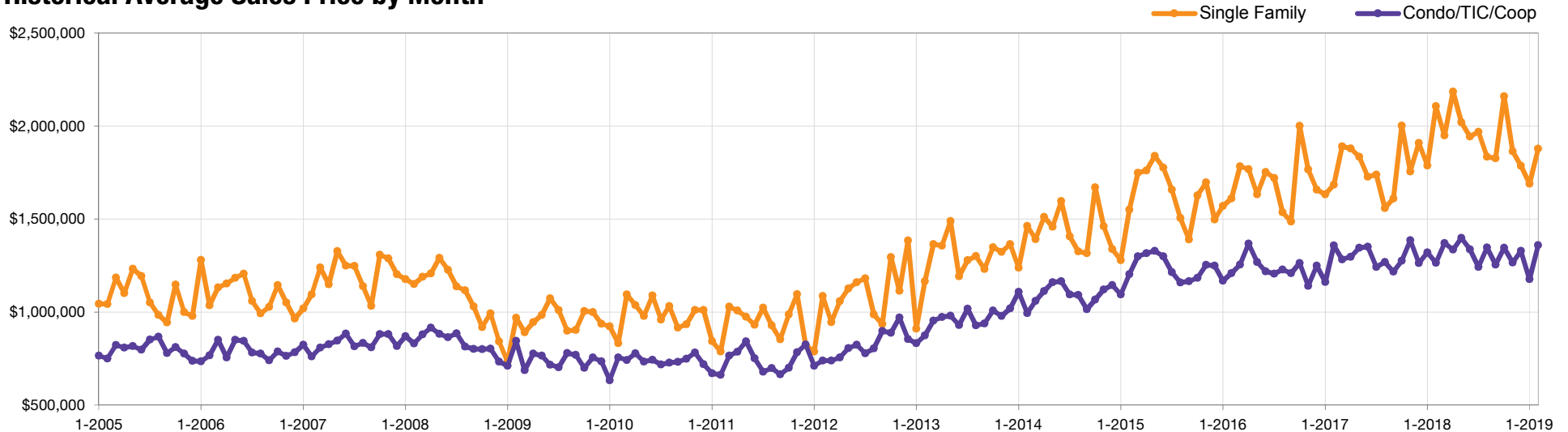
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2018	\$1,949,493	+3.1%	\$1,371,131	+6.9%
Apr-2018	\$2,185,545	+16.2%	\$1,335,639	+3.0%
May-2018	\$2,020,490	+10.1%	\$1,399,046	+3.9%
Jun-2018	\$1,943,346	+12.5%	\$1,337,494	-1.0%
Jul-2018	\$1,969,483	+13.3%	\$1,242,275	-0.1%
Aug-2018	\$1,834,962	+17.6%	\$1,347,023	+6.1%
Sep-2018	\$1,826,997	+13.4%	\$1,255,936	+3.2%
Oct-2018	\$2,160,394	+7.9%	\$1,345,345	+5.5%
Nov-2018	\$1,864,335	+6.2%	\$1,266,048	-8.7%
Dec-2018	\$1,786,072	-6.4%	\$1,329,356	+5.2%
Jan-2019	\$1,689,609	-5.5%	\$1,177,310	-10.9%
Feb-2019	\$1,878,466	-10.9%	\$1,360,281	+7.6%
12-Month Avg*	\$1,948,835	+8.0%	\$1,322,946	+2.0%

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

Historical Average Sales Price by Month



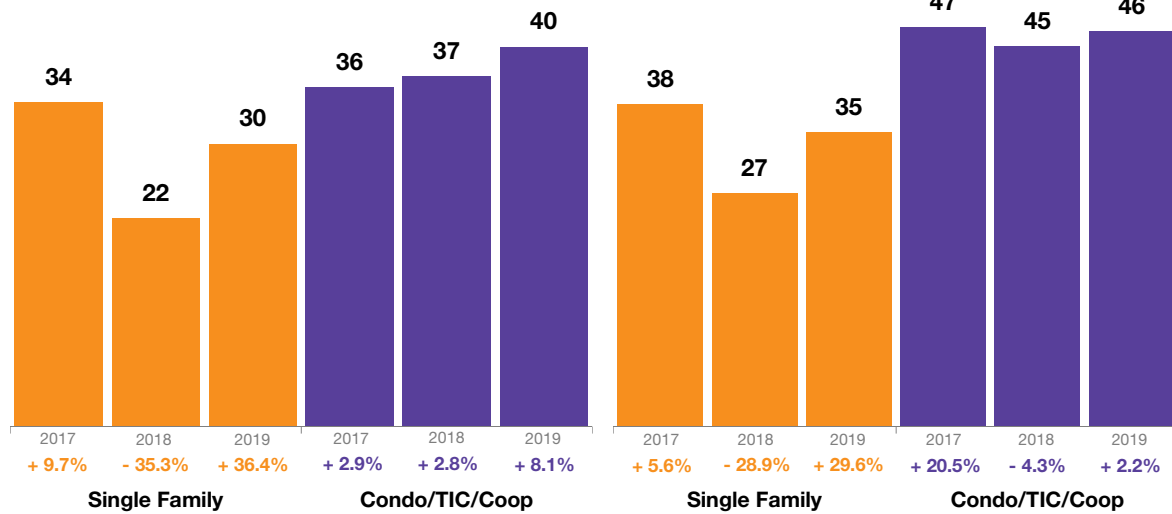
Days on Market Until Sale

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



February

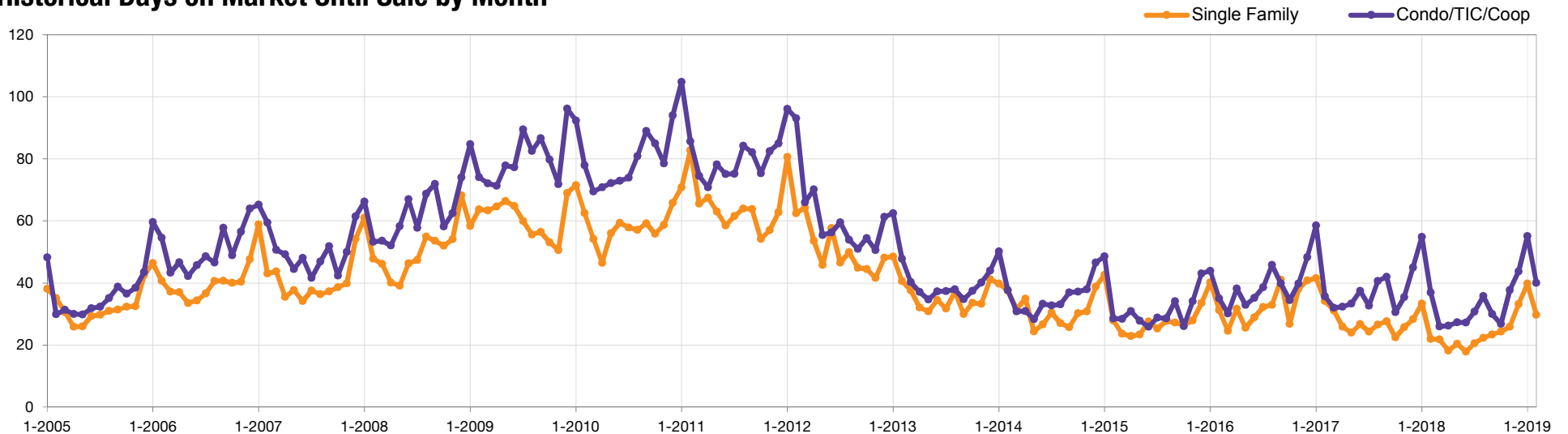
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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%	31	-6.1%
Aug-2018	22	-18.5%	36	-12.2%
Sep-2018	23	-17.9%	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	40	+21.2%	55	0.0%
Feb-2019	30	+36.4%	40	+8.1%
12-Month Avg*	24	-9.6%	32	-13.0%

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

Historical Days on Market Until Sale by Month

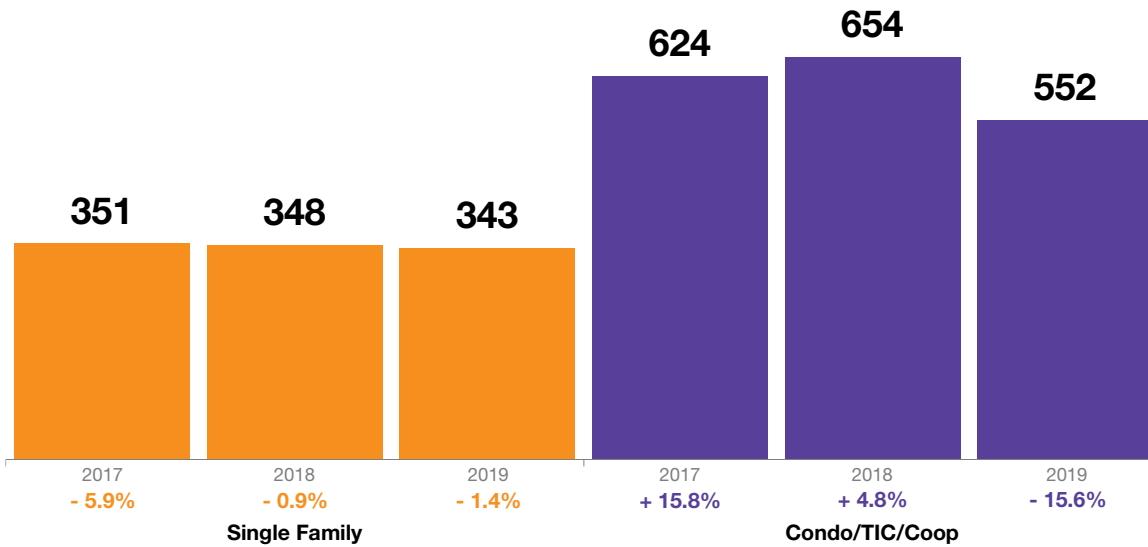


Inventory of Active Listings

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



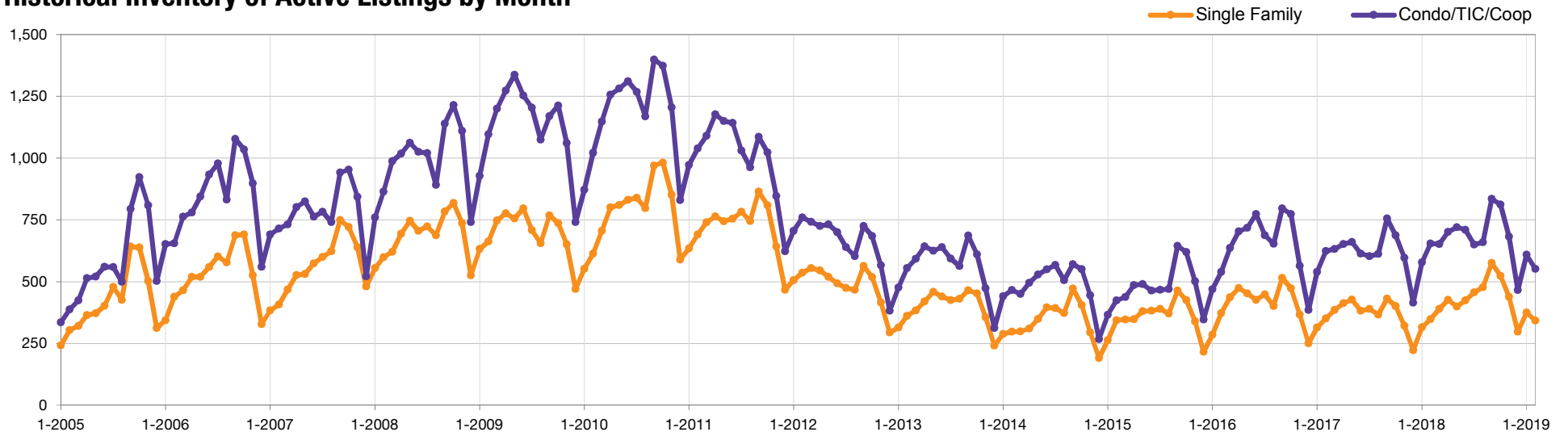
February



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2018	390	+1.0%	652	+3.2%
Apr-2018	426	+3.1%	701	+7.5%
May-2018	399	-6.6%	720	+8.9%
Jun-2018	424	+11.0%	710	+15.6%
Jul-2018	457	+17.2%	650	+7.8%
Aug-2018	478	+30.2%	660	+7.8%
Sep-2018	576	+33.3%	835	+10.4%
Oct-2018	524	+30.7%	812	+18.0%
Nov-2018	439	+36.3%	683	+14.4%
Dec-2018	298	+34.2%	466	+12.3%
Jan-2019	375	+18.7%	609	+5.4%
Feb-2019	343	-1.4%	552	-15.6%
12-Month Avg*	427	+16.4%	671	+7.9%

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

Historical Inventory of Active Listings by Month

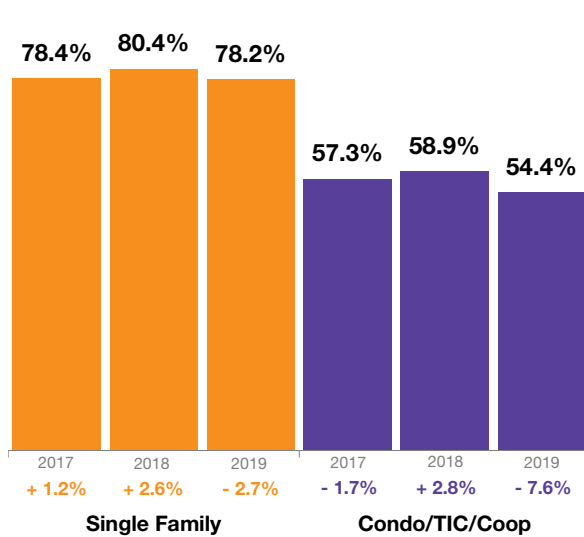


% of Properties Sold Over List Price

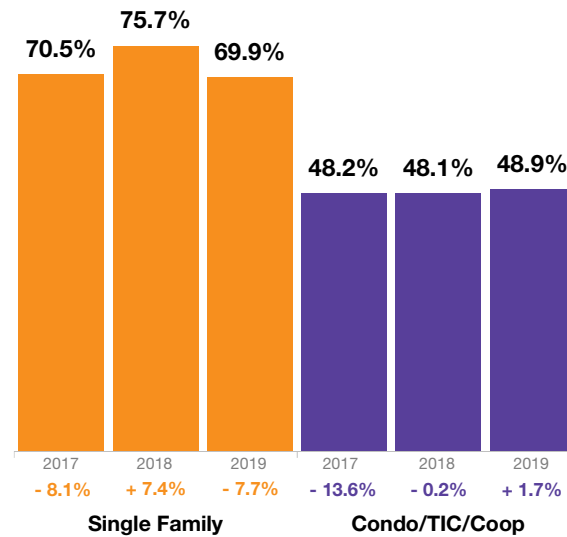


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

February



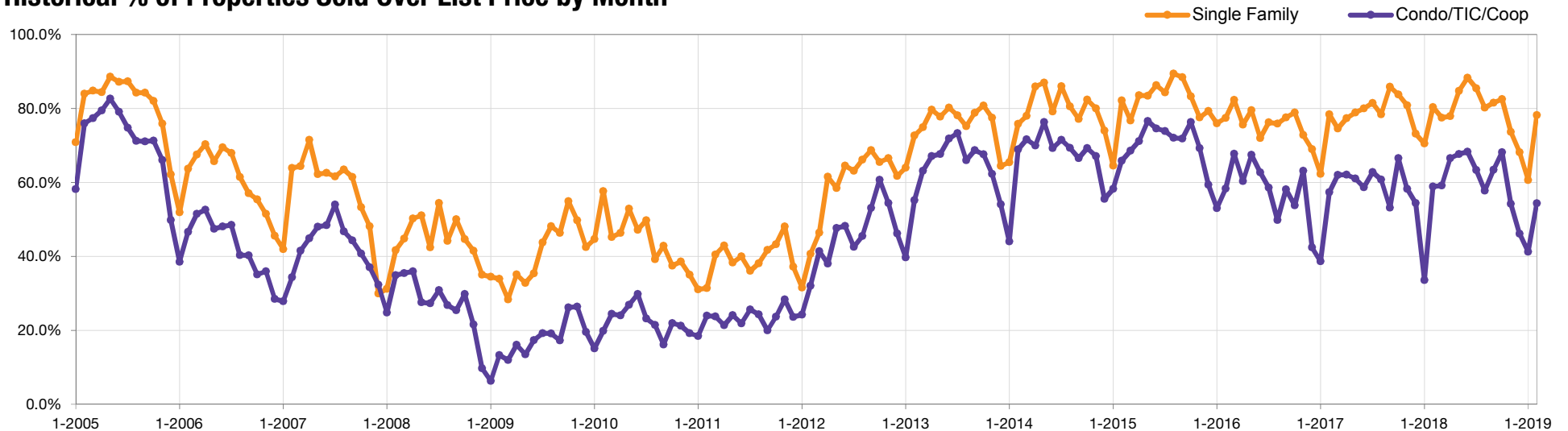
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2018	77.5%	+3.9%	59.2%	-4.5%
Apr-2018	77.9%	+0.8%	66.6%	+7.2%
May-2018	84.7%	+7.4%	67.6%	+10.8%
Jun-2018	88.3%	+10.4%	68.3%	+16.6%
Jul-2018	85.4%	+4.9%	63.4%	+1.0%
Aug-2018	80.2%	+2.3%	57.8%	-4.8%
Sep-2018	81.5%	-5.1%	63.4%	+19.4%
Oct-2018	82.5%	-1.6%	68.2%	+2.4%
Nov-2018	73.6%	-8.9%	54.2%	-7.0%
Dec-2018	68.1%	-7.0%	46.1%	-15.3%
Jan-2019	60.6%	-14.0%	41.2%	+22.6%
Feb-2019	78.2%	-2.7%	54.4%	-7.6%
12-Month Avg	79.4%	+0.1%	60.9%	+3.6%

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

Historical % of Properties Sold Over List Price by Month

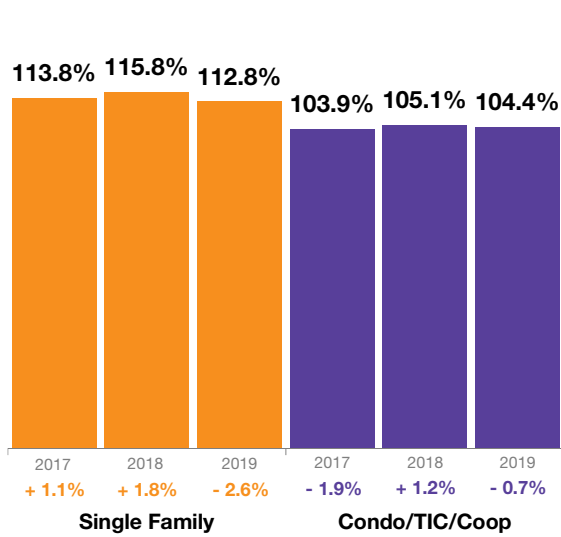


% of List Price Received

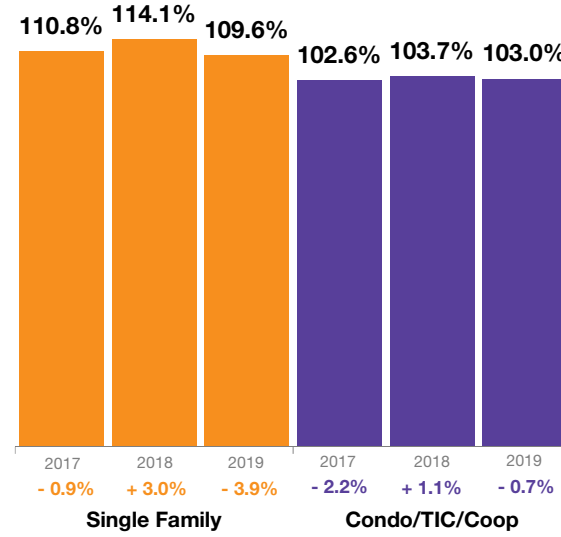


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February



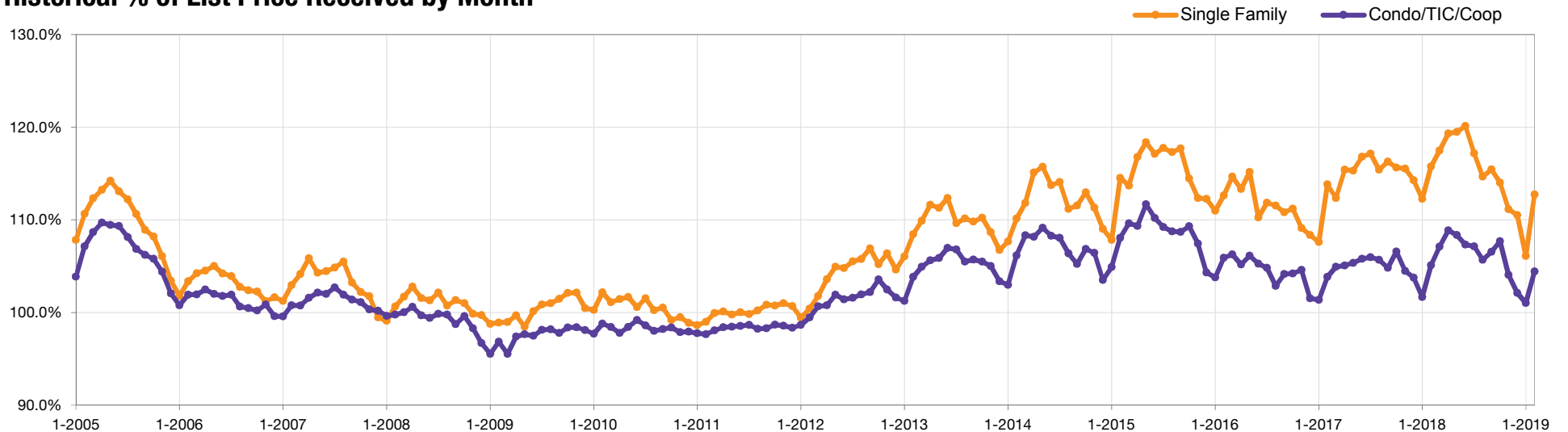
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2018	117.5%	+4.5%	107.1%	+2.1%
Apr-2018	119.3%	+3.4%	108.9%	+3.6%
May-2018	119.5%	+3.6%	108.4%	+2.8%
Jun-2018	120.1%	+2.8%	107.3%	+1.4%
Jul-2018	117.2%	+0.1%	107.1%	+1.0%
Aug-2018	114.7%	-0.6%	105.7%	0.0%
Sep-2018	115.4%	-0.8%	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	106.1%	-5.5%	101.0%	-0.7%
Feb-2019	112.8%	-2.6%	104.4%	-0.7%
12-Month Avg*	115.5%	+0.1%	106.4%	+1.2%

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

Historical % of List Price Received by Month

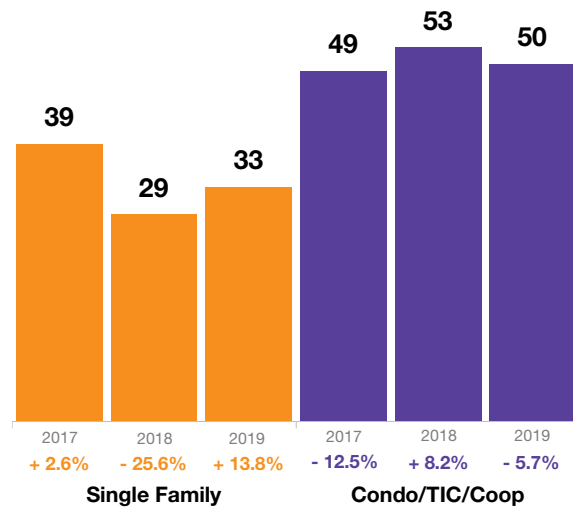


Housing Affordability Ratio

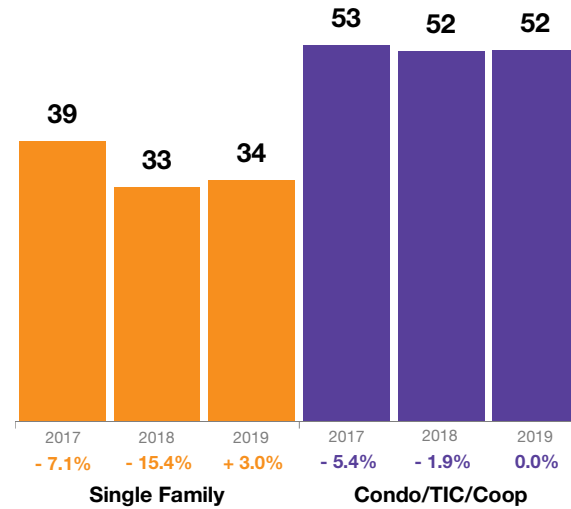


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February



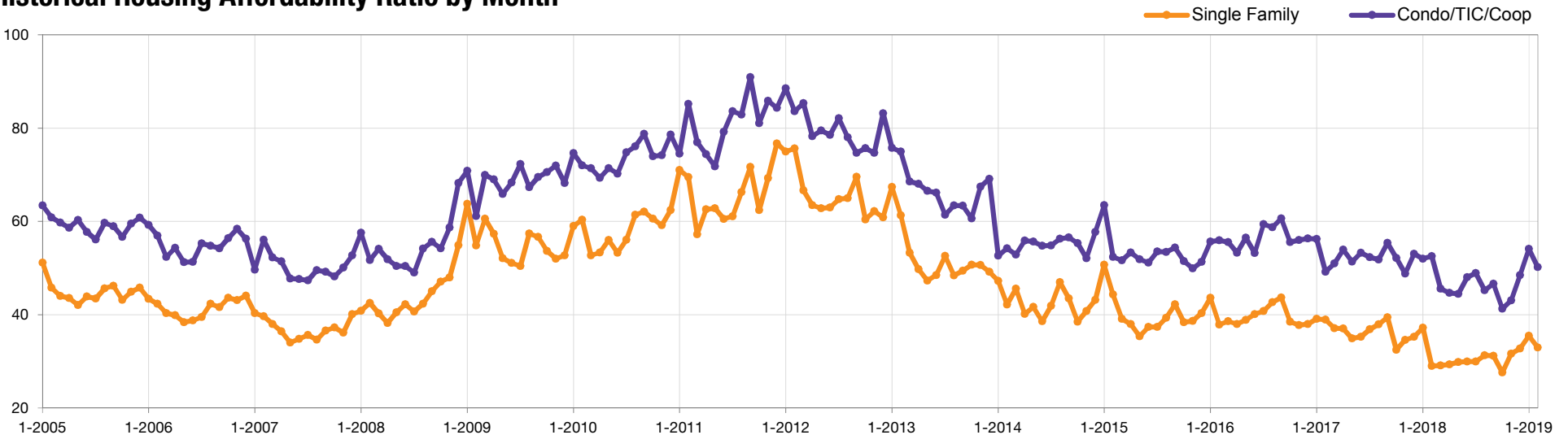
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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%	49	-5.8%
Aug-2018	31	-18.4%	45	-13.5%
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	36	-2.7%	54	+3.8%
Feb-2019	33	+13.8%	50	-5.7%
12-Month Avg*	31	-7.3%	36	-4.4%

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

Historical Housing Affordability Ratio by Month

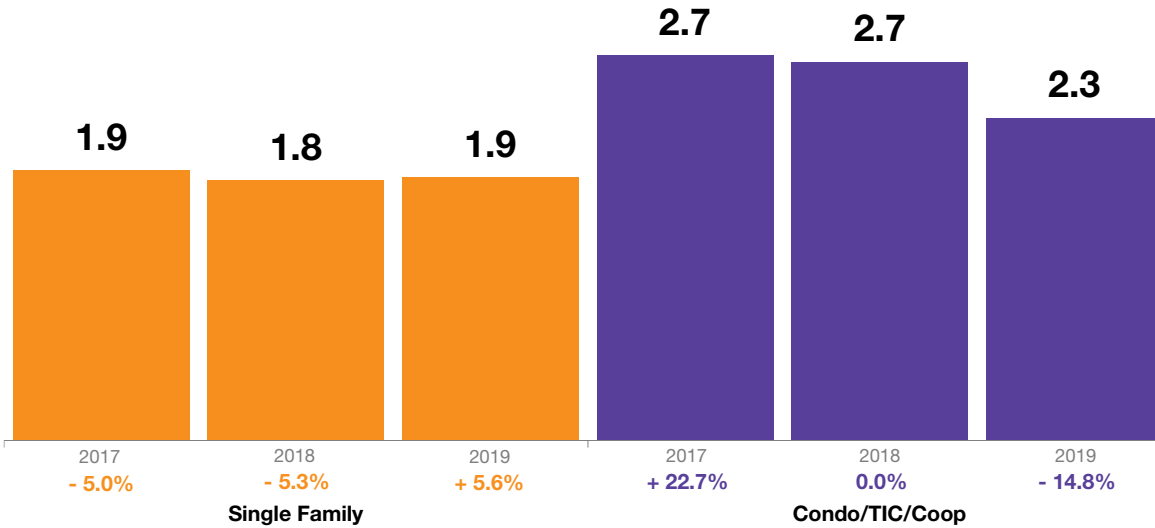


Months Supply of Inventory



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.

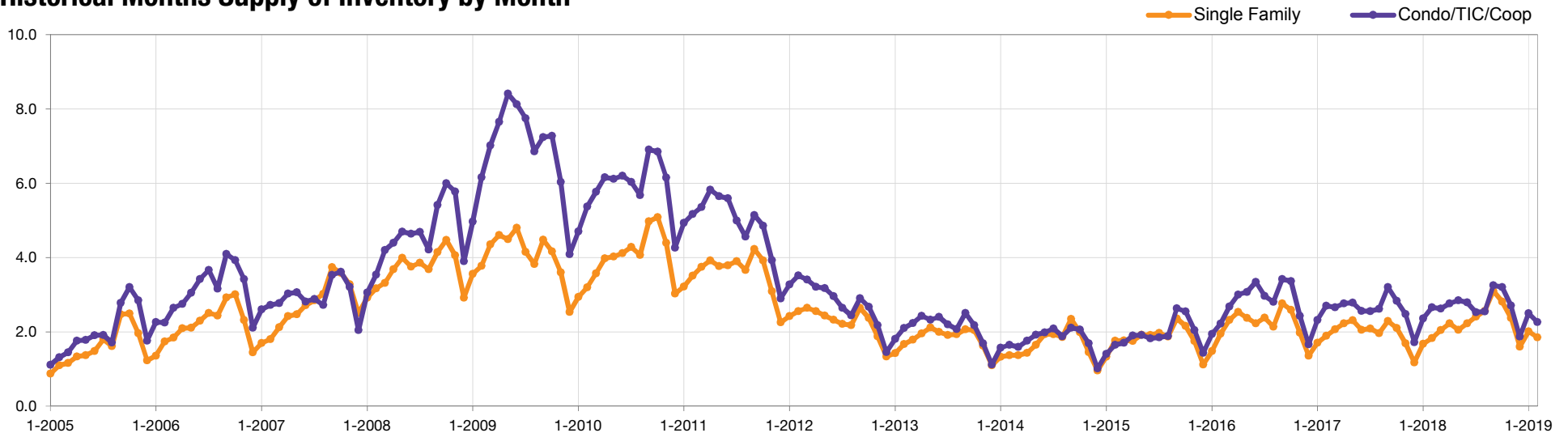
February



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Mar-2018	2.0	-4.8%	2.6	-3.7%
Apr-2018	2.2	0.0%	2.8	0.0%
May-2018	2.1	-8.7%	2.8	0.0%
Jun-2018	2.2	+4.8%	2.8	+7.7%
Jul-2018	2.4	+14.3%	2.5	-3.8%
Aug-2018	2.6	+30.0%	2.6	0.0%
Sep-2018	3.1	+34.8%	3.3	+3.1%
Oct-2018	2.8	+33.3%	3.2	+14.3%
Nov-2018	2.4	+41.2%	2.7	+8.0%
Dec-2018	1.6	+33.3%	1.9	+11.8%
Jan-2019	2.0	+17.6%	2.5	+4.2%
Feb-2019	1.9	+5.6%	2.3	-14.8%
12-Month Avg*	2.3	+16.2%	2.7	+2.3%

* Months Supply for all properties from March 2018 through February 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	2-2018	2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		563	357	- 36.6%	1,118	862	- 22.9%
Pending Sales		382	364	- 4.7%	649	575	- 11.4%
Sold Listings		309	270	- 12.6%	553	483	- 12.7%
Median Sales Price		\$1,301,000	\$1,272,000	- 2.2%	\$1,260,000	\$1,250,000	- 0.8%
Avg. Sales Price		\$1,556,478	\$1,571,394	+ 1.0%	\$1,532,787	\$1,502,610	- 2.0%
Days on Market		32	36	+ 12.5%	38	41	+ 7.9%
Active Listings		1,002	895	- 10.7%	--	--	--
% of Properties Sold Over List Price		66.3%	64.1%	- 3.3%	58.2%	58.0%	- 0.3%
% of List Price Received		108.8%	107.8%	- 0.9%	107.5%	105.9%	- 1.5%
Affordability Ratio		37	37	0.0%	38	39	+ 2.6%
Months Supply		2.3	2.1	- 8.7%	--	--	--

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		
	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -	2-2018	2-2019	+ / -
Single Family															
1 SF District 1	32	26	-18.8%	9	11	+22.2%	\$1,925,000	\$1,630,000	-15.3%	31	40	+29.0%	2.5	1.5	-40.0%
2 SF District 2	33	39	+18.2%	11	15	+36.4%	\$1,450,000	\$1,605,000	+10.7%	6	20	+233.3%	1.0	1.2	+20.0%
3 SF District 3	20	23	+15.0%	6	7	+16.7%	\$1,025,500	\$1,010,000	-1.5%	46	22	-52.2%	1.5	1.9	+26.7%
4 SF District 4	35	34	-2.9%	15	17	+13.3%	\$1,850,000	\$1,520,000	-17.8%	14	29	+107.1%	1.4	1.2	-14.3%
5 SF District 5	63	51	-19.0%	20	13	-35.0%	\$2,925,500	\$2,275,000	-22.2%	24	22	-8.3%	2.4	1.9	-20.8%
6 SF District 6	7	11	+57.1%	3	2	-33.3%	\$2,215,000	\$2,450,000	+10.6%	33	5	-84.8%	2.1	3.1	+47.6%
7 SF District 7	31	29	-6.5%	5	6	+20.0%	\$4,900,000	\$4,065,000	-17.0%	11	59	+436.4%	3.5	3.6	+2.9%
8 SF District 8	11	16	+45.5%	1	2	+100.0%	\$4,995,000	\$3,087,500	-38.2%	72	50	-30.6%	4.1	7.0	+70.7%
9 SF District 9	48	49	+2.1%	14	12	-14.3%	\$1,626,250	\$1,520,000	-6.5%	10	29	+190.0%	2.2	2.5	+13.6%
10 SF District 10	68	65	-4.4%	23	25	+8.7%	\$1,060,000	\$965,000	-9.0%	29	32	+10.3%	1.6	1.8	+12.5%
Condo/TIC/Coop															
1 SF District 1	17	28	+64.7%	9	9	0.0%	\$1,185,000	\$1,350,000	+13.9%	15	11	-26.7%	1.6	2.0	+25.0%
2 SF District 2	10	6	-40.0%	7	3	-57.1%	\$1,370,000	\$1,175,000	-14.2%	16	30	+87.5%	2.9	1.4	-51.7%
3 SF District 3	10	11	+10.0%	2	2	0.0%	\$760,500	\$1,022,500	+34.5%	94	75	-20.2%	3.8	3.9	+2.6%
4 SF District 4	10	10	0.0%	4	0	-100.0%	\$510,846	\$0	-100.0%	89	0	-100.0%	2.8	2.0	-28.6%
5 SF District 5	76	50	-34.2%	26	19	-26.9%	\$1,462,500	\$1,575,000	+7.7%	30	23	-23.3%	2.1	1.4	-33.3%
6 SF District 6	68	49	-27.9%	23	14	-39.1%	\$1,215,000	\$1,200,000	-1.2%	42	28	-33.3%	2.6	2.3	-11.5%
7 SF District 7	64	61	-4.7%	15	19	+26.7%	\$1,650,000	\$1,550,000	-6.1%	20	29	+45.0%	2.6	2.4	-7.7%
8 SF District 8	140	117	-16.4%	20	25	+25.0%	\$1,241,500	\$800,000	-35.6%	48	76	+58.3%	3.4	2.8	-17.6%
9 SF District 9	239	198	-17.2%	85	66	-22.4%	\$979,000	\$1,075,000	+9.8%	37	41	+10.8%	2.7	2.3	-14.8%
10 SF District 10	20	22	+10.0%	11	3	-72.7%	\$638,500	\$845,000	+32.3%	48	34	-29.2%	2.3	3.8	+65.2%