

Monthly Indicators



June 2019

As was widely expected, the Federal Reserve did not change the target range for the federal funds rate – currently set at 2.25 to 2.5 percent – during their June meeting. Although the economy is still performing well due to factors such as low unemployment and solid retail sales, uncertainty remains regarding trade tensions, slowed manufacturing and meek business investments.

New Listings were down 37.4 percent for single family homes and 40.8 percent for Condo/TIC/Coop properties. Pending Sales decreased 5.4 percent for single family homes and 22.5 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 8.3 percent to \$1,760,000 for single family homes and 11.1 percent to \$1,300,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 13.0 percent for single family units and 17.9 percent for Condo/TIC/Coop units.

In terms of relative balance between buyer and seller interests, residential real estate markets across the country are performing well within an economic expansion that will become the longest in U.S. history in July. However, there are signs of a slowing economy. The Federal Reserve considers 2.0 percent a healthy inflation rate, but the U.S. is expected to remain below that this year. The Fed has received pressure from the White House to cut rates in order to spur further economic activity, and the possibility of a rate reduction in 2019 is definitely in play following a string of increases over the last several years.

Monthly Snapshot

+ 8.3% **+ 11.1%** **+ 3.6%**

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	6-2018	6-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		265	166	- 37.4%	1,481	1,288	- 13.0%
Pending Sales		204	193	- 5.4%	1,146	1,107	- 3.4%
Sold Listings		231	181	- 21.6%	1,072	1,029	- 4.0%
Median Sales Price		\$1,625,000	\$1,760,000	+ 8.3%	\$1,620,000	\$1,608,000	- 0.7%
Avg. Sales Price		\$1,943,346	\$2,172,580	+ 11.8%	\$2,007,886	\$2,085,637	+ 3.9%
Days on Market		18	22	+ 22.2%	21	26	+ 23.8%
Active Listings		429	362	- 15.6%	--	--	--
% of Properties Sold Over List Price		88.3%	83.4%	- 5.5%	81.3%	75.9%	- 6.6%
% of List Price Received		120.1%	115.8%	- 3.6%	118.2%	112.3%	- 5.0%
Affordability Ratio		30	29	- 3.3%	30	31	+ 3.3%
Months Supply		2.3	2.0	- 13.0%	--	--	--

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	6-2018	6-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		358	212	- 40.8%	2,211	1,890	- 14.5%
Pending Sales		302	234	- 22.5%	1,626	1,530	- 5.9%
Sold Listings		303	253	- 16.5%	1,551	1,450	- 6.5%
Median Sales Price		\$1,170,000	\$1,300,000	+ 11.1%	\$1,205,000	\$1,211,000	+ 0.5%
Avg. Sales Price		\$1,337,494	\$1,445,142	+ 8.0%	\$1,344,754	\$1,351,875	+ 0.5%
Days on Market		27	31	+ 14.8%	31	36	+ 16.1%
Active Listings		716	556	- 22.3%	--	--	--
% of Properties Sold Over List Price		68.3%	65.6%	- 4.0%	61.6%	58.1%	- 5.7%
% of List Price Received		107.3%	107.5%	+ 0.2%	107.0%	105.5%	- 1.4%
Affordability Ratio		48	45	- 6.3%	47	48	+ 2.1%
Months Supply		2.8	2.3	- 17.9%	--	--	--

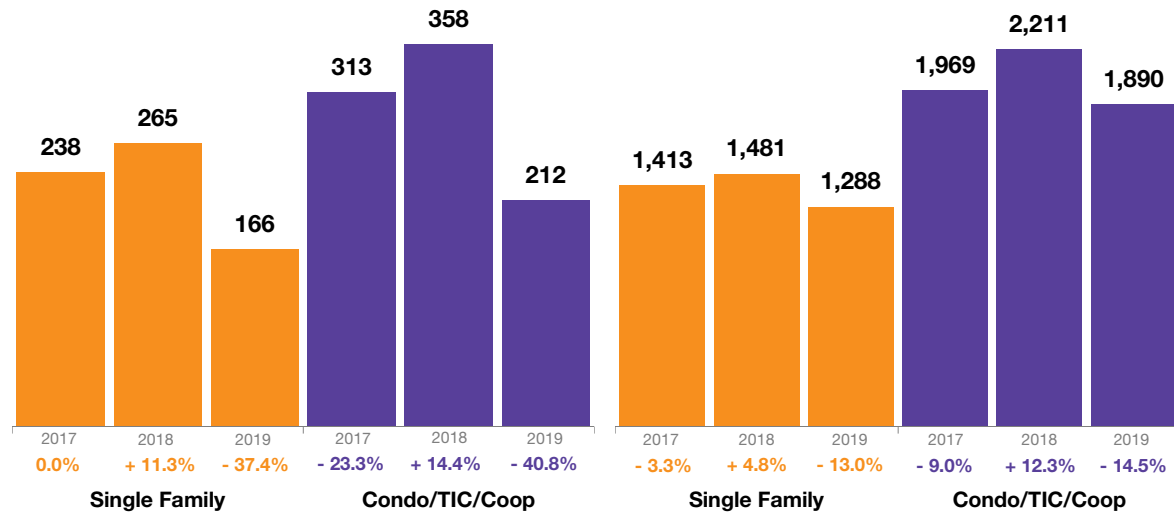
New Listings

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



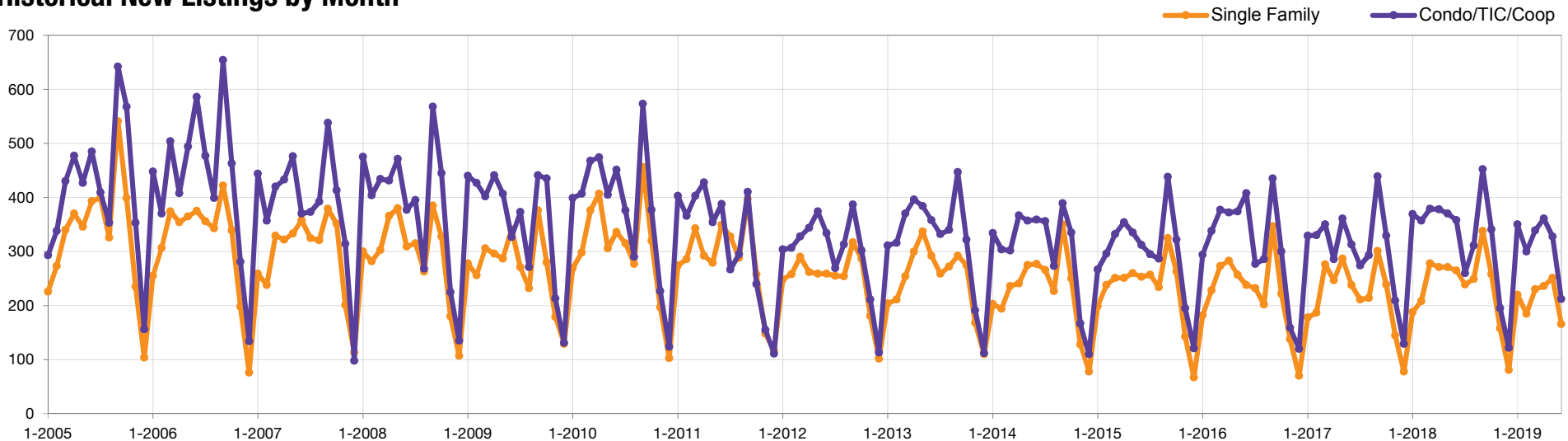
June

Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jul-2018	239	+13.3%	260	-5.1%
Aug-2018	249	+16.4%	311	+6.1%
Sep-2018	338	+12.3%	452	+3.0%
Oct-2018	258	+7.9%	341	+3.6%
Nov-2018	158	+9.0%	195	-6.7%
Dec-2018	81	+3.8%	122	-5.4%
Jan-2019	220	+17.0%	350	-5.1%
Feb-2019	185	-11.1%	300	-16.0%
Mar-2019	230	-17.3%	339	-10.6%
Apr-2019	236	-12.9%	361	-4.5%
May-2019	251	-7.4%	328	-11.4%
Jun-2019	166	-37.4%	212	-40.8%
12-Month Avg	218	-2.2%	298	-8.1%

Historical New Listings by Month



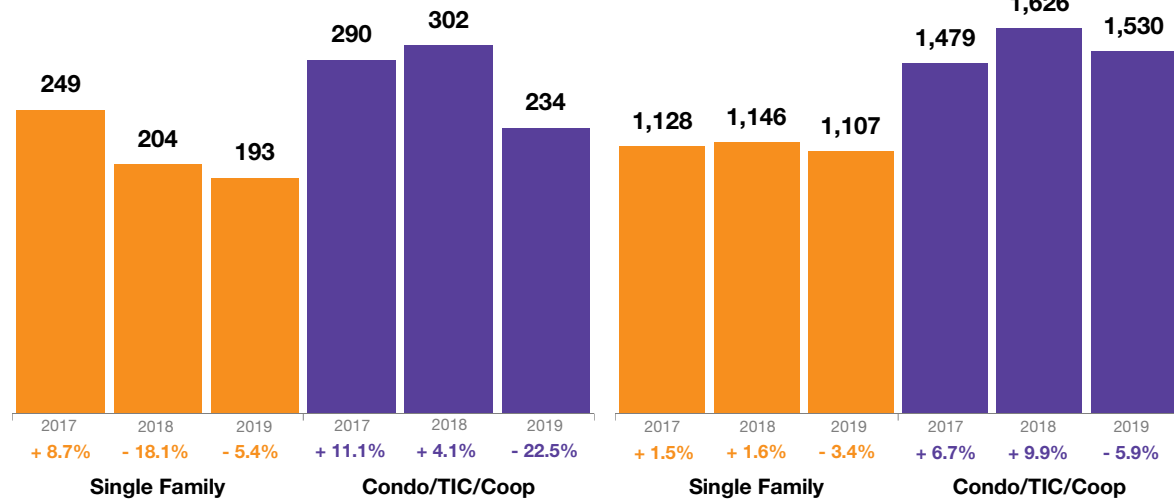
Pending Sales

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



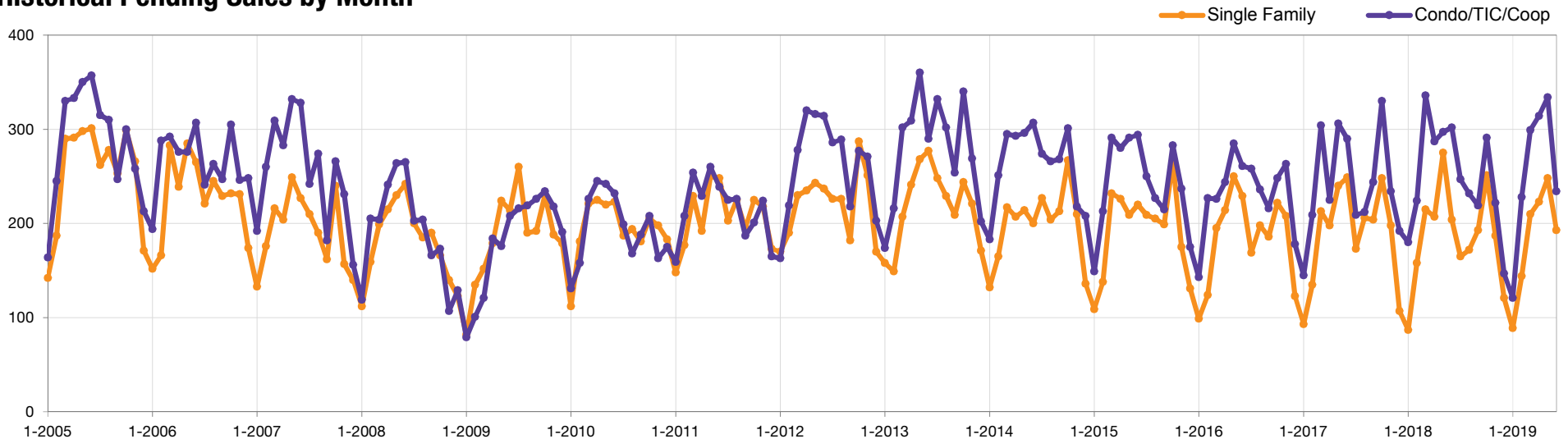
June

Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jul-2018	165	-4.6%	247	+18.2%
Aug-2018	172	-16.5%	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	89	+2.3%	121	-32.8%
Feb-2019	144	-8.9%	228	+1.8%
Mar-2019	210	-2.3%	299	-11.0%
Apr-2019	223	+7.7%	314	+9.4%
May-2019	248	-9.8%	334	+12.5%
Jun-2019	193	-5.4%	234	-22.5%
12-Month Avg	183	-3.8%	241	-5.2%

Historical Pending Sales by Month

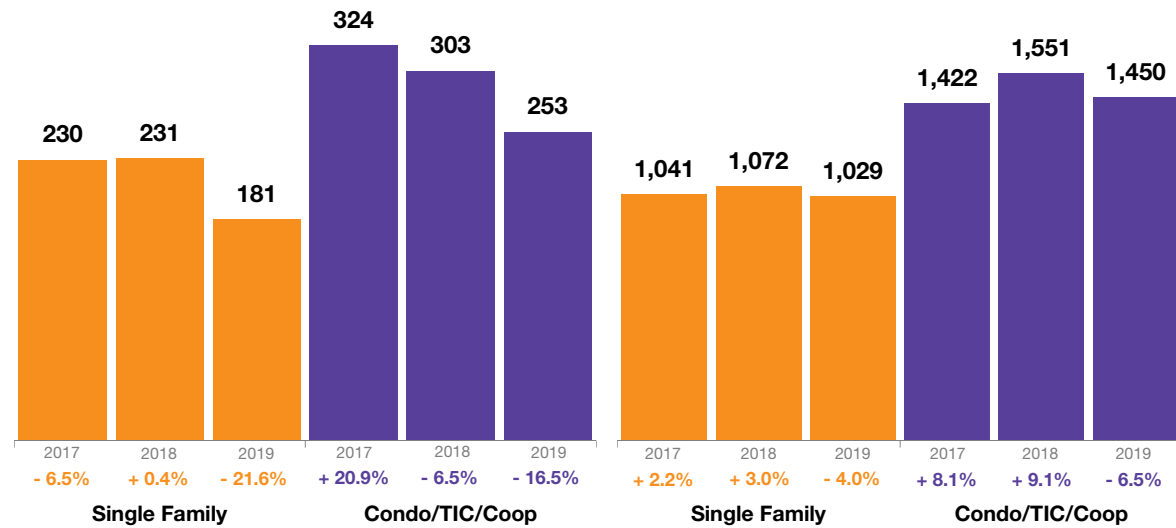


Sold Listings

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

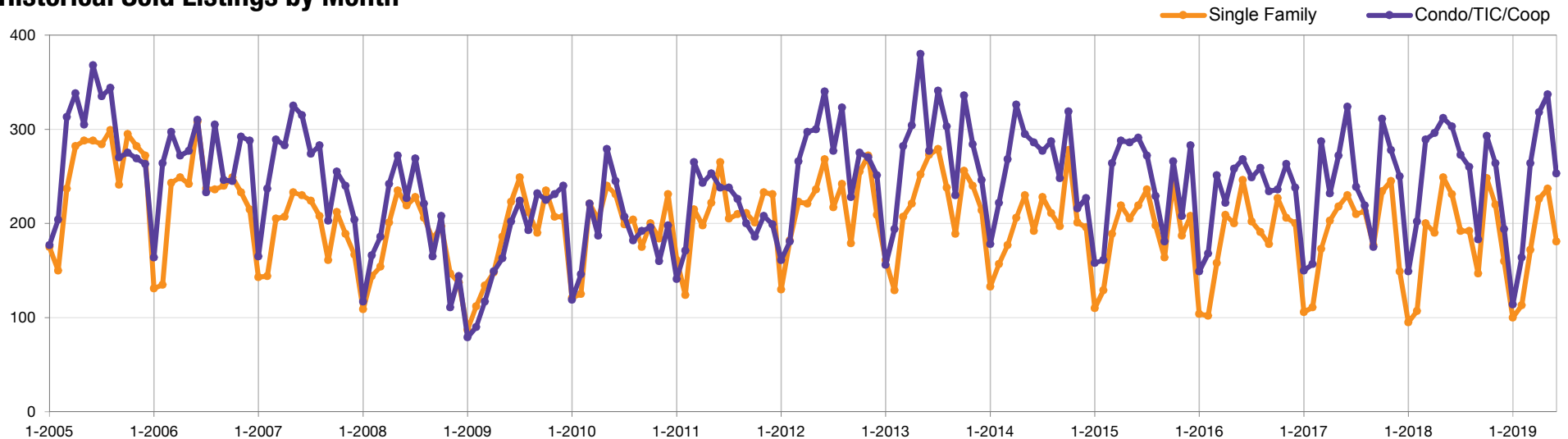


June



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jul-2018	192	-8.6%	273	+14.2%
Aug-2018	192	-9.9%	260	+18.7%
Sep-2018	147	-16.9%	183	+4.6%
Oct-2018	248	+6.0%	293	-5.8%
Nov-2018	220	-10.2%	264	-5.0%
Dec-2018	160	+7.4%	194	-22.4%
Jan-2019	100	+5.3%	114	-23.5%
Feb-2019	113	+5.6%	164	-18.8%
Mar-2019	172	-14.0%	264	-8.7%
Apr-2019	226	+18.9%	318	+7.4%
May-2019	237	-4.8%	337	+8.0%
Jun-2019	181	-21.6%	253	-16.5%
12-Month Avg	182	-4.9%	243	-3.5%

Historical Sold Listings by Month

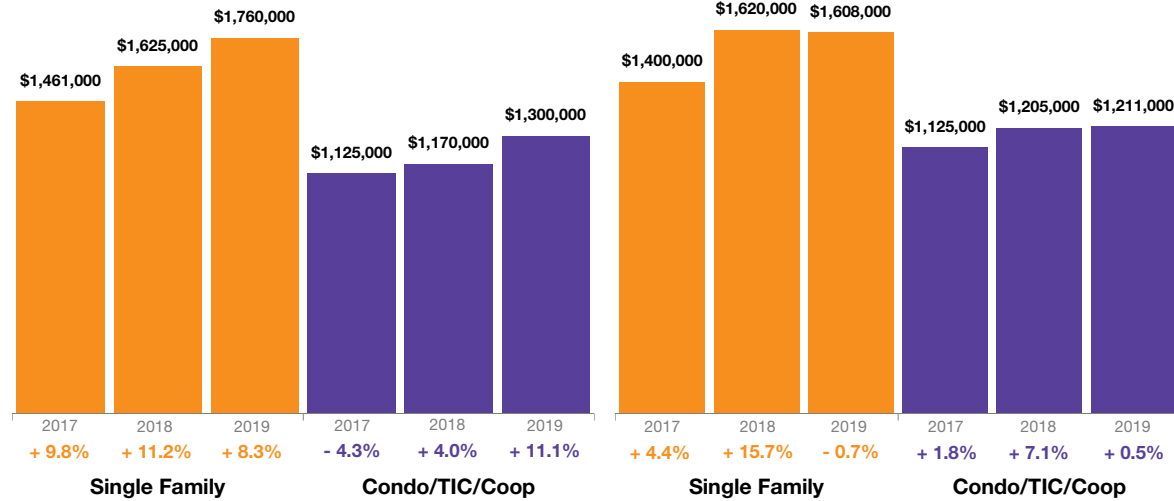


Median Sales Price

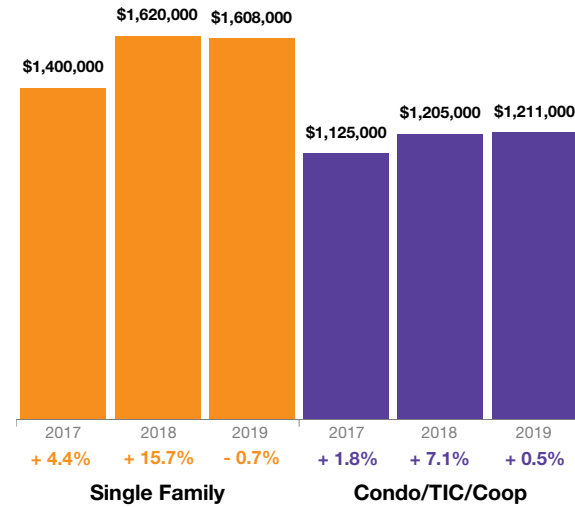
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



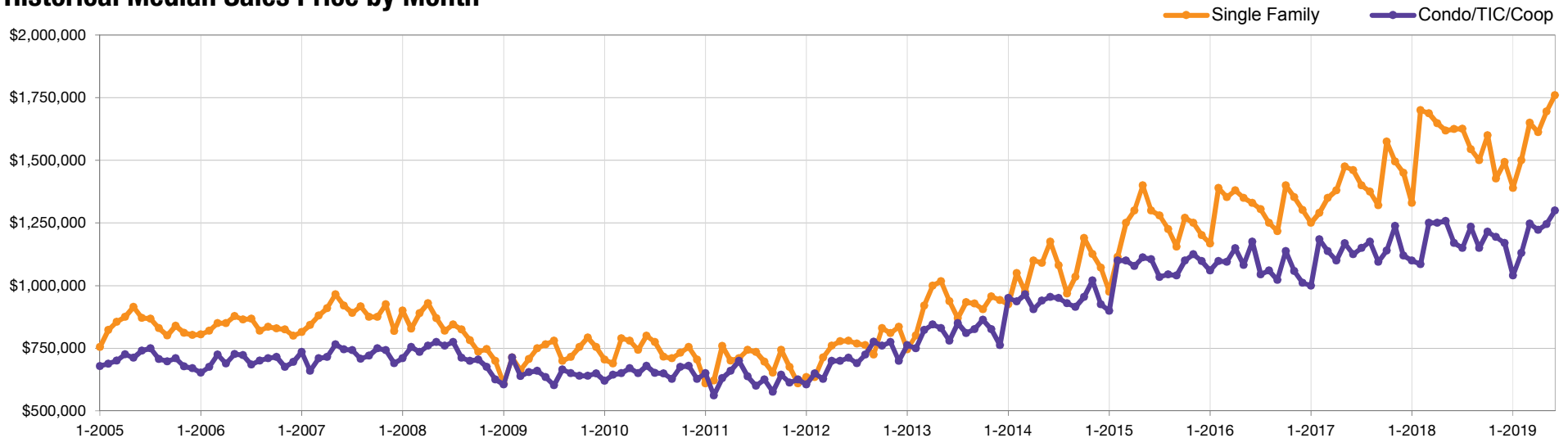
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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%	\$1,215,000	+6.6%
Nov-2018	\$1,427,500	-4.5%	\$1,193,625	-3.5%
Dec-2018	\$1,492,500	+2.9%	\$1,170,000	+4.5%
Jan-2019	\$1,389,000	+4.4%	\$1,040,000	-5.5%
Feb-2019	\$1,500,000	-11.8%	\$1,130,000	+4.1%
Mar-2019	\$1,650,000	-2.2%	\$1,247,500	-0.2%
Apr-2019	\$1,612,500	-2.2%	\$1,222,500	-2.2%
May-2019	\$1,695,000	+4.7%	\$1,245,000	-1.0%
Jun-2019	\$1,760,000	+8.3%	\$1,300,000	+11.1%
12-Month Avg*	\$1,579,500	+4.6%	\$1,200,000	+1.7%

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

Historical Median Sales Price by Month

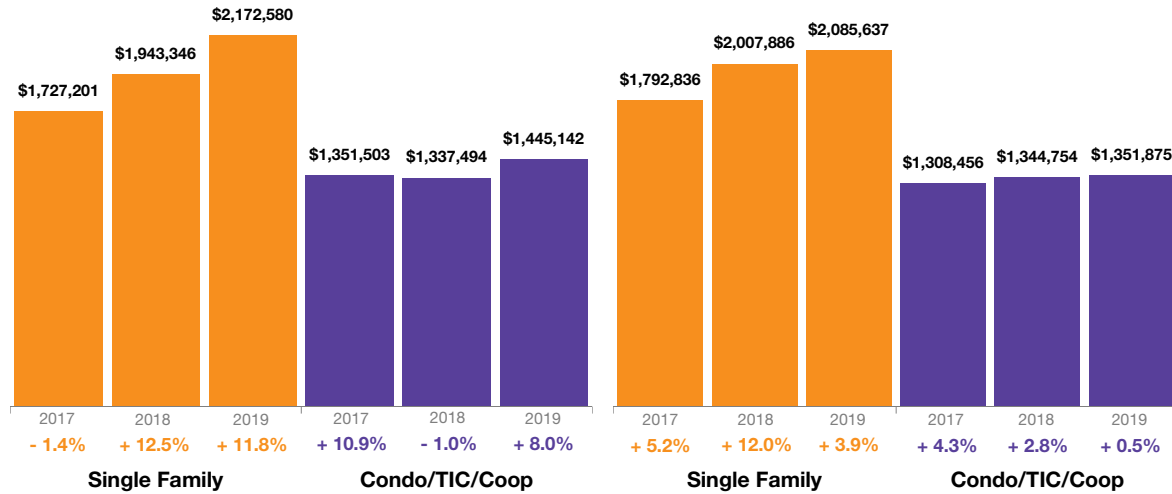


Average Sales Price

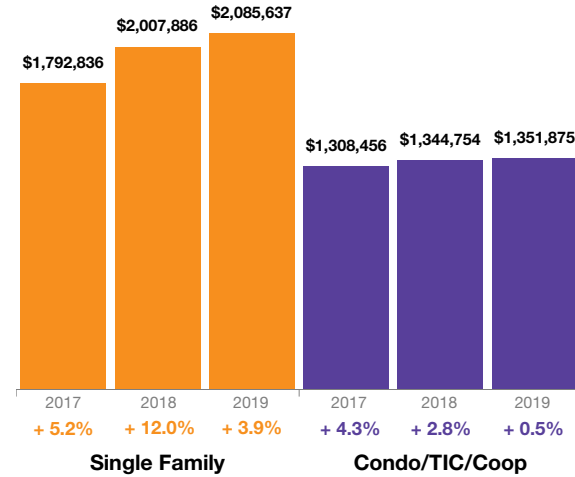
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



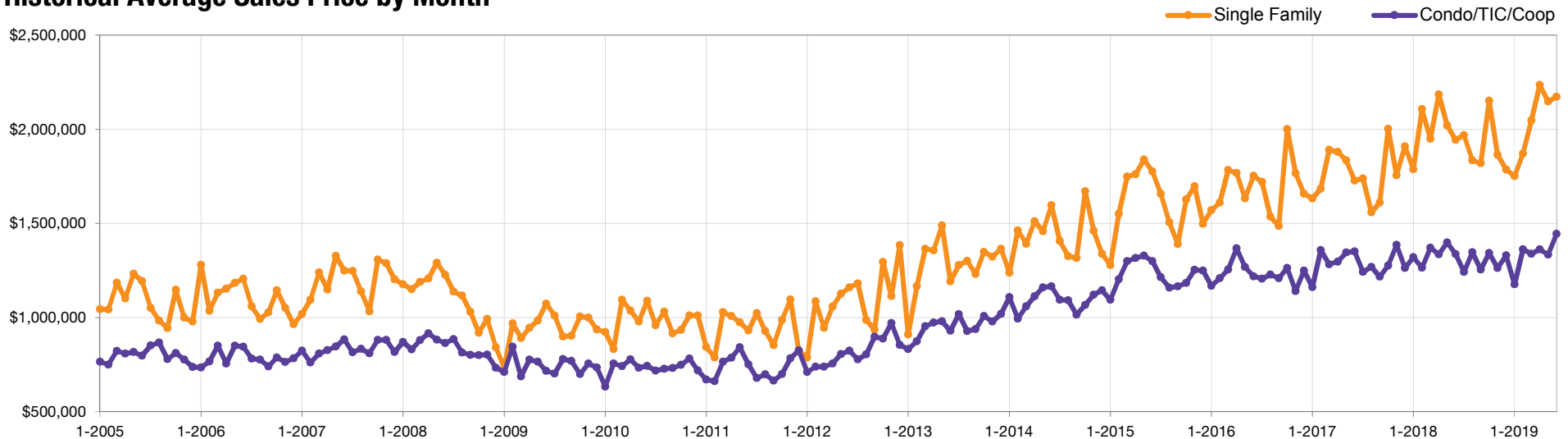
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jul-2018	\$1,969,483	+13.3%	\$1,242,275	-0.1%
Aug-2018	\$1,834,962	+17.6%	\$1,347,161	+6.1%
Sep-2018	\$1,819,330	+12.9%	\$1,255,936	+3.2%
Oct-2018	\$2,152,125	+7.5%	\$1,343,310	+5.3%
Nov-2018	\$1,864,335	+6.2%	\$1,263,347	-8.9%
Dec-2018	\$1,786,072	-6.4%	\$1,329,973	+5.2%
Jan-2019	\$1,751,963	-2.0%	\$1,177,310	-10.9%
Feb-2019	\$1,871,058	-11.2%	\$1,363,140	+7.8%
Mar-2019	\$2,046,399	+5.0%	\$1,338,592	-2.4%
Apr-2019	\$2,235,456	+2.3%	\$1,363,076	+2.1%
May-2019	\$2,147,949	+6.3%	\$1,335,263	-4.6%
Jun-2019	\$2,172,580	+11.8%	\$1,445,142	+8.0%
12-Month Avg*	\$1,998,934	+6.5%	\$1,324,850	+0.8%

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

Historical Average Sales Price by Month



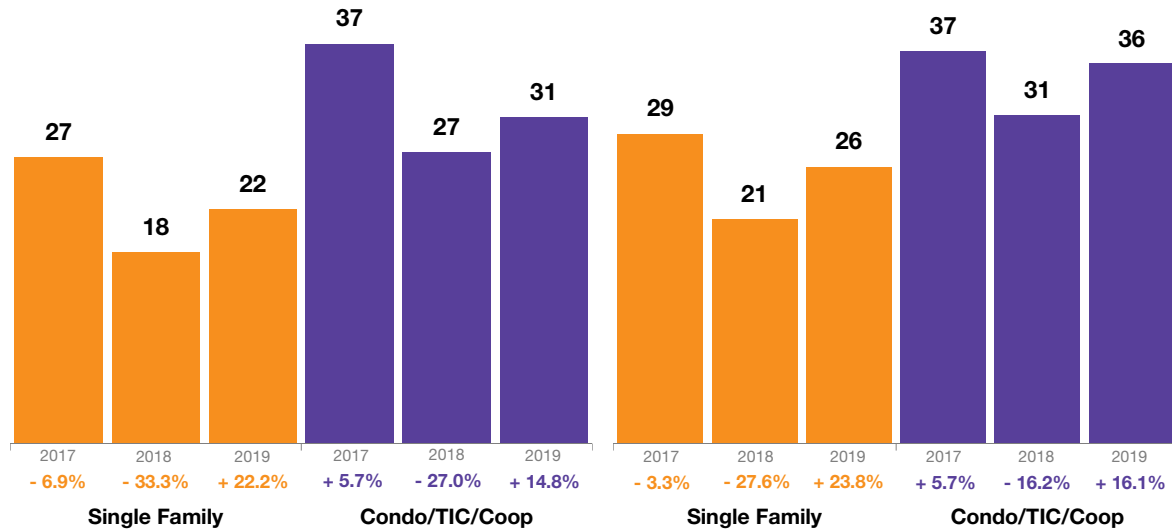
Days on Market Until Sale

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



June

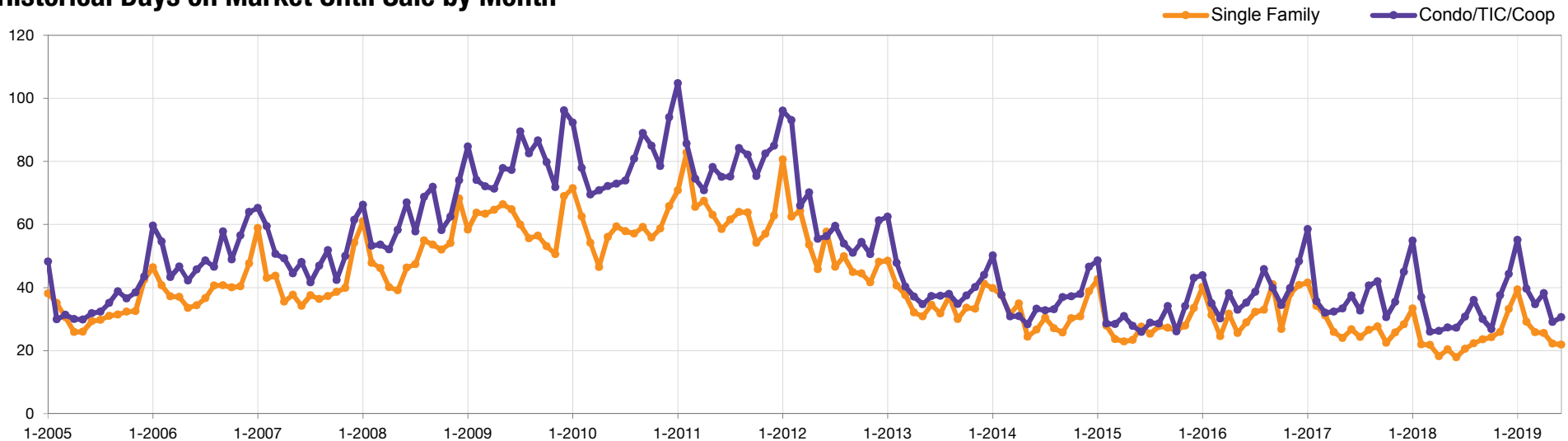
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jul-2018	21	-12.5%	31	-6.1%
Aug-2018	22	-18.5%	36	-12.2%
Sep-2018	24	-14.3%	30	-28.6%
Oct-2018	24	+9.1%	27	-12.9%
Nov-2018	26	0.0%	38	+8.6%
Dec-2018	33	+17.9%	44	-2.2%
Jan-2019	39	+18.2%	55	0.0%
Feb-2019	29	+31.8%	40	+8.1%
Mar-2019	26	+18.2%	35	+34.6%
Apr-2019	26	+44.4%	38	+46.2%
May-2019	22	+10.0%	29	+7.4%
Jun-2019	22	+22.2%	31	+14.8%
12-Month Avg*	25	+7.9%	35	+2.5%

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

Historical Days on Market Until Sale by Month

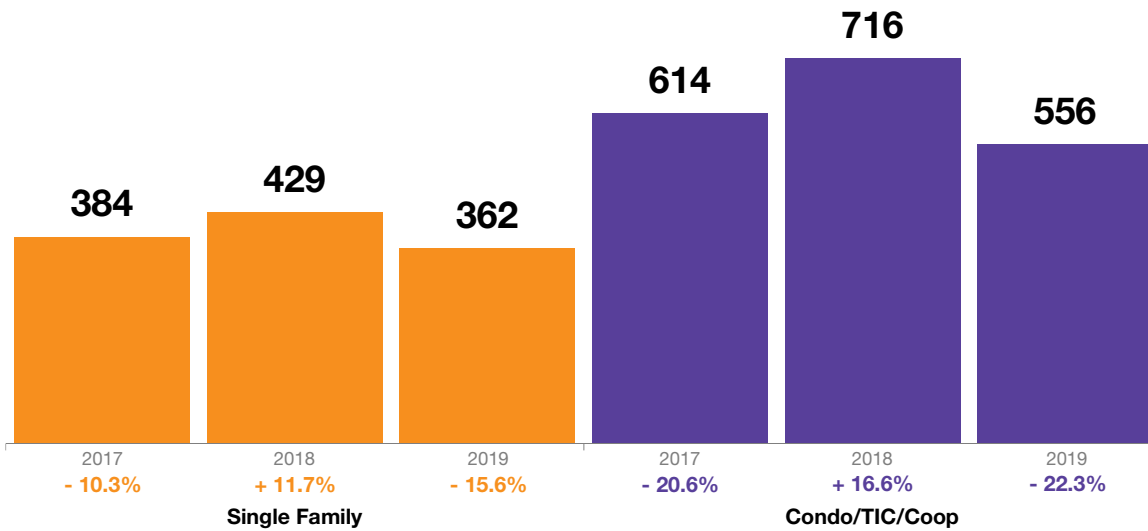


Inventory of Active Listings

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



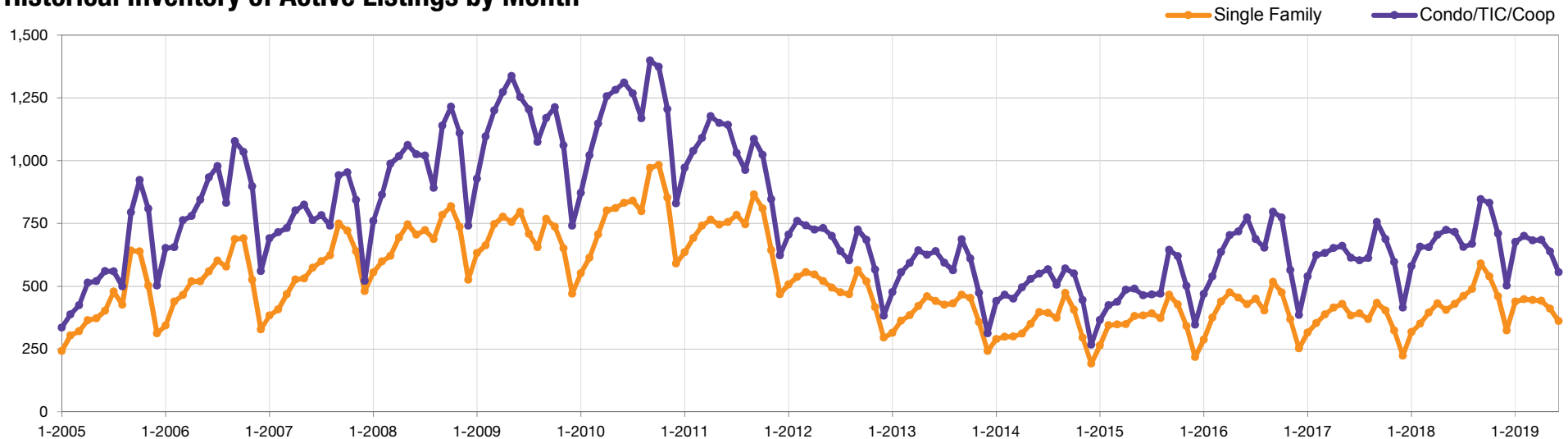
June



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jul-2018	461	+17.6%	656	+8.8%
Aug-2018	489	+32.5%	669	+9.3%
Sep-2018	590	+35.9%	847	+12.0%
Oct-2018	539	+33.7%	832	+20.9%
Nov-2018	460	+42.0%	710	+18.9%
Dec-2018	324	+44.6%	503	+21.2%
Jan-2019	439	+38.1%	676	+16.6%
Feb-2019	448	+27.6%	700	+6.5%
Mar-2019	445	+12.7%	683	+4.3%
Apr-2019	442	+2.3%	685	-2.7%
May-2019	411	+1.5%	639	-11.7%
Jun-2019	362	-15.6%	556	-22.3%
12-Month Avg*	451	+20.9%	680	+5.8%

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

Historical Inventory of Active Listings by Month

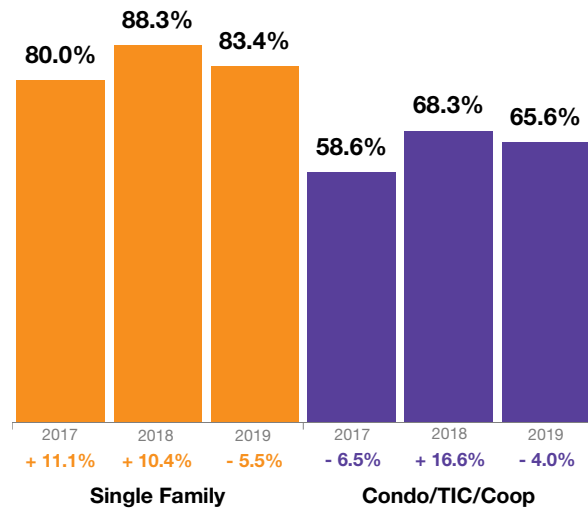


% of Properties Sold Over List Price

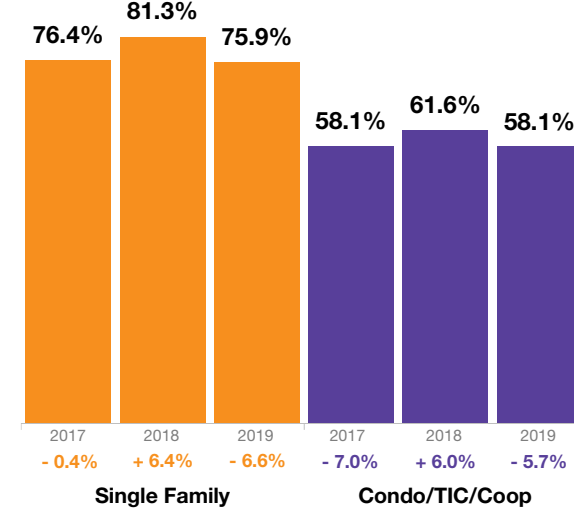


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

June



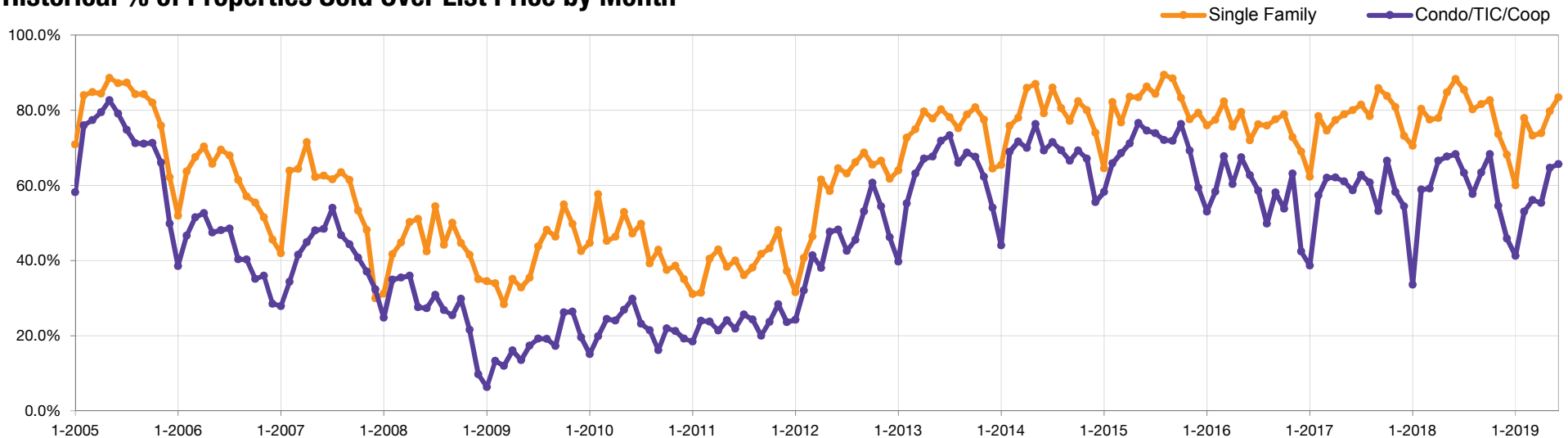
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jul-2018	85.4%	+4.9%	63.4%	+1.0%
Aug-2018	80.2%	+2.3%	57.7%	-4.9%
Sep-2018	81.6%	-5.0%	63.4%	+19.4%
Oct-2018	82.7%	-1.3%	68.3%	+2.6%
Nov-2018	73.6%	-8.9%	54.5%	-6.5%
Dec-2018	68.1%	-7.0%	45.9%	-15.6%
Jan-2019	60.0%	-14.9%	41.2%	+22.6%
Feb-2019	77.9%	-3.1%	53.0%	-10.0%
Mar-2019	73.3%	-5.4%	56.1%	-5.2%
Apr-2019	73.9%	-5.1%	55.3%	-17.0%
May-2019	79.7%	-5.9%	64.7%	-4.3%
Jun-2019	83.4%	-5.5%	65.6%	-4.0%
12-Month Avg	77.5%	-4.4%	58.8%	-3.3%

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

Historical % of Properties Sold Over List Price by Month

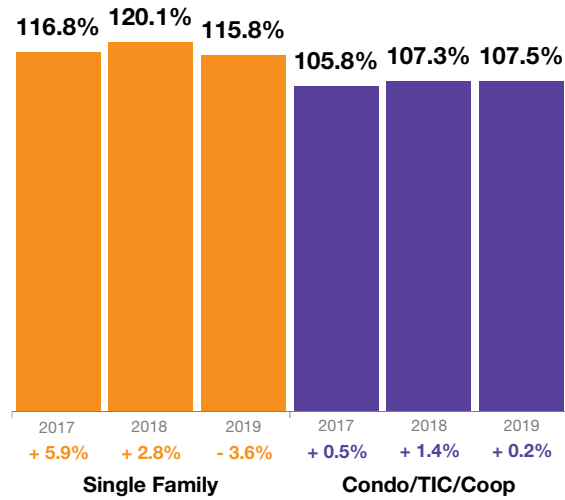


% of List Price Received

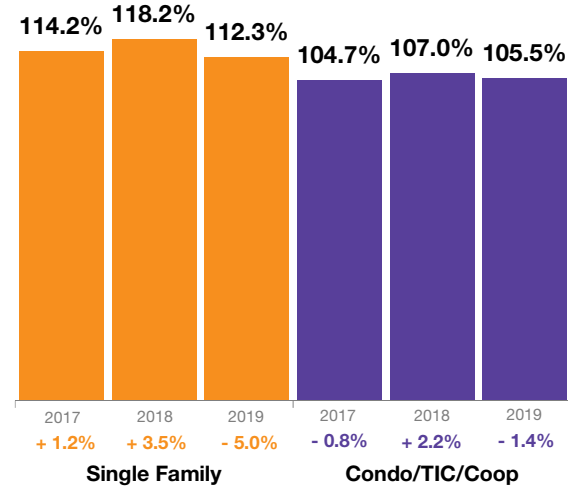


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June



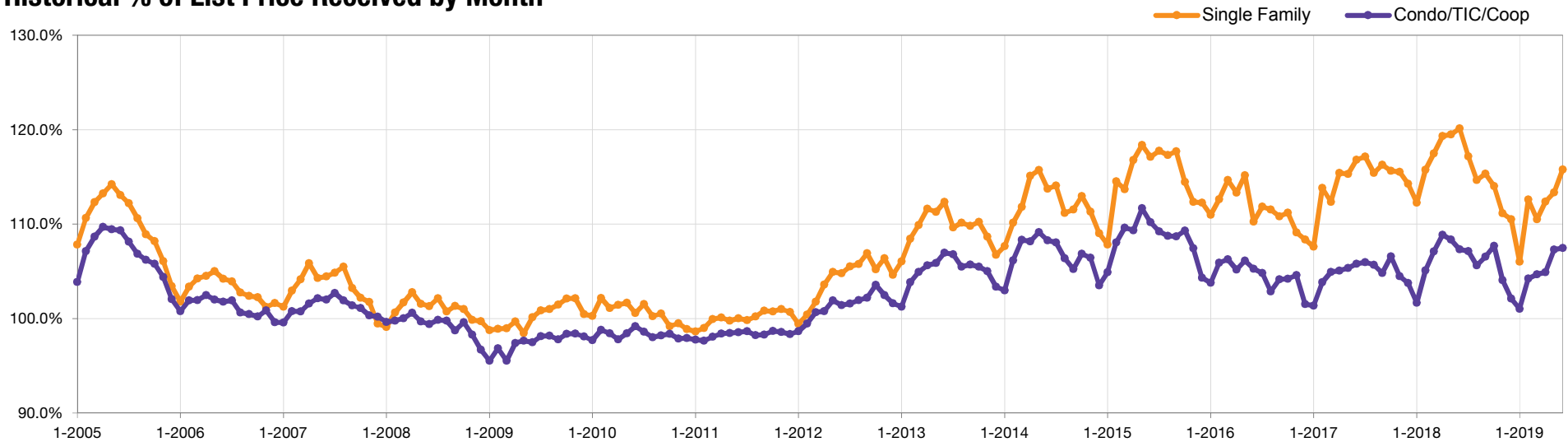
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jul-2018	117.2%	+0.1%	107.1%	+1.0%
Aug-2018	114.7%	-0.6%	105.6%	-0.1%
Sep-2018	115.3%	-0.9%	106.5%	+1.6%
Oct-2018	114.0%	-1.4%	107.7%	+1.0%
Nov-2018	111.2%	-3.7%	104.1%	-0.4%
Dec-2018	110.5%	-3.3%	102.1%	-1.6%
Jan-2019	106.0%	-5.6%	101.0%	-0.7%
Feb-2019	112.6%	-2.8%	104.2%	-0.9%
Mar-2019	110.5%	-6.0%	104.7%	-2.2%
Apr-2019	112.4%	-5.8%	104.9%	-3.7%
May-2019	113.4%	-5.1%	107.3%	-1.0%
Jun-2019	115.8%	-3.6%	107.5%	+0.2%
12-Month Avg*	113.1%	-3.3%	105.6%	-0.5%

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

Historical % of List Price Received by Month

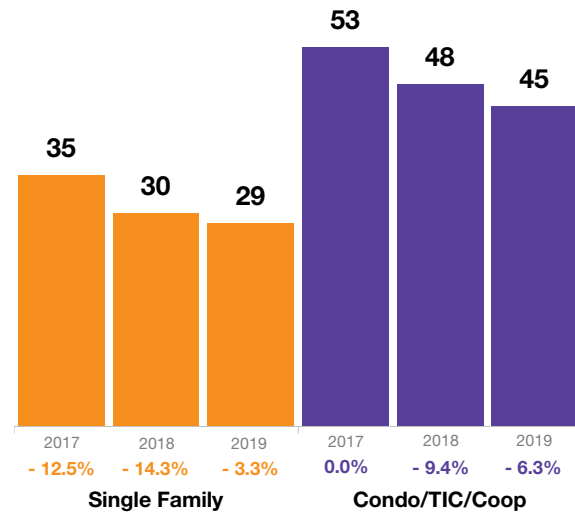


Housing Affordability Ratio

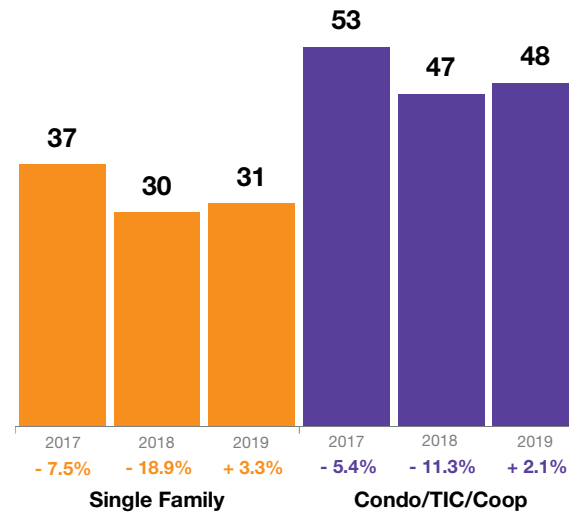


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

June



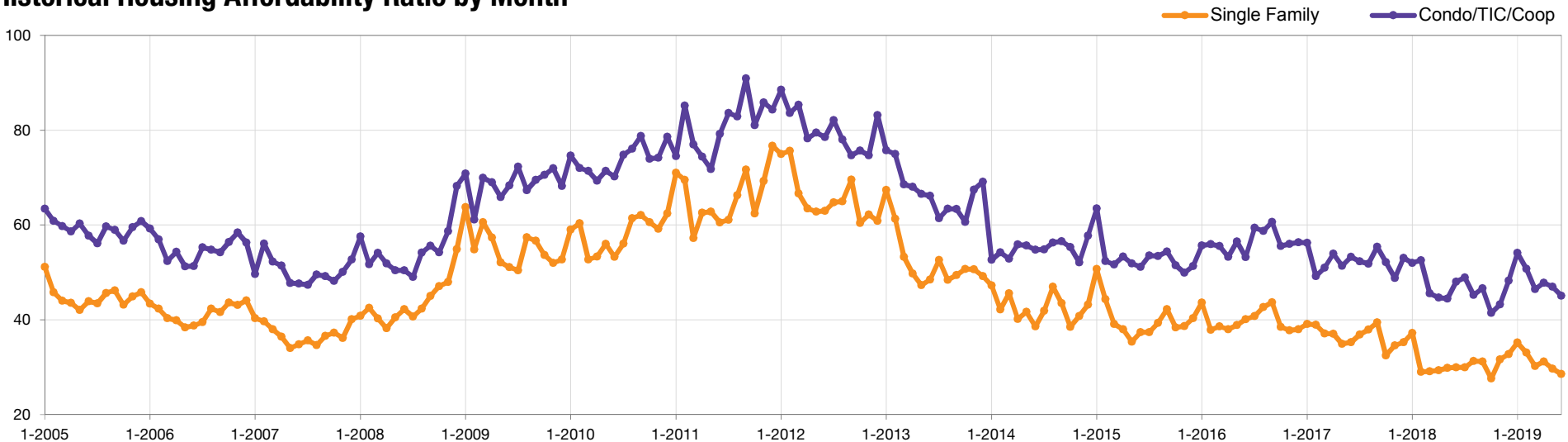
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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	35	-5.4%	54	+3.8%
Feb-2019	33	+13.8%	51	-3.8%
Mar-2019	30	+3.4%	46	0.0%
Apr-2019	31	+6.9%	48	+6.7%
May-2019	30	0.0%	47	+6.8%
Jun-2019	29	-3.3%	45	-6.3%
12-Month Avg*	31	-13.3%	33	-10.1%

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

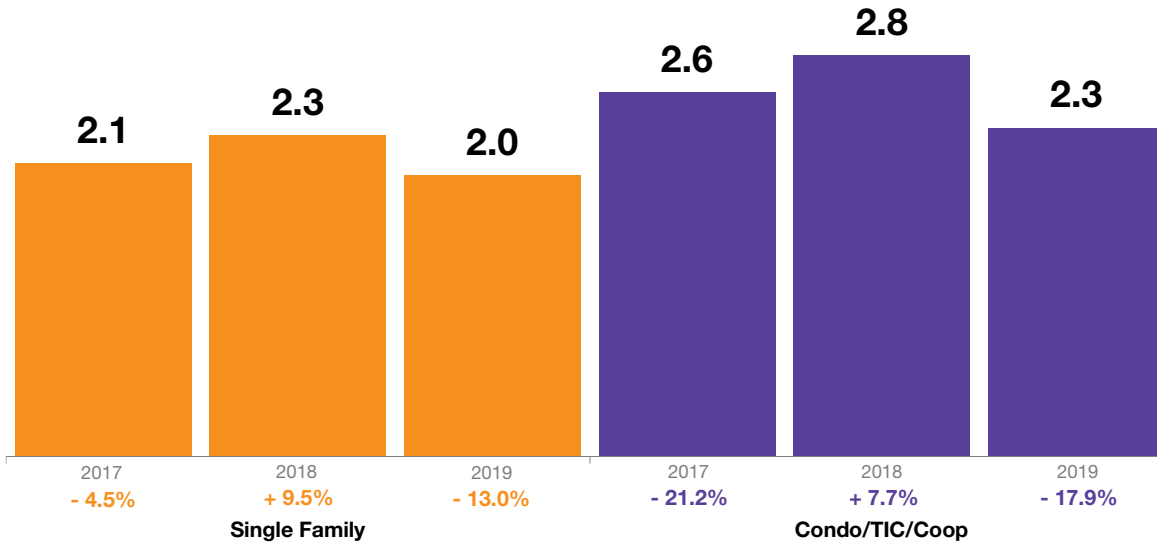
Historical Housing Affordability Ratio by Month



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.

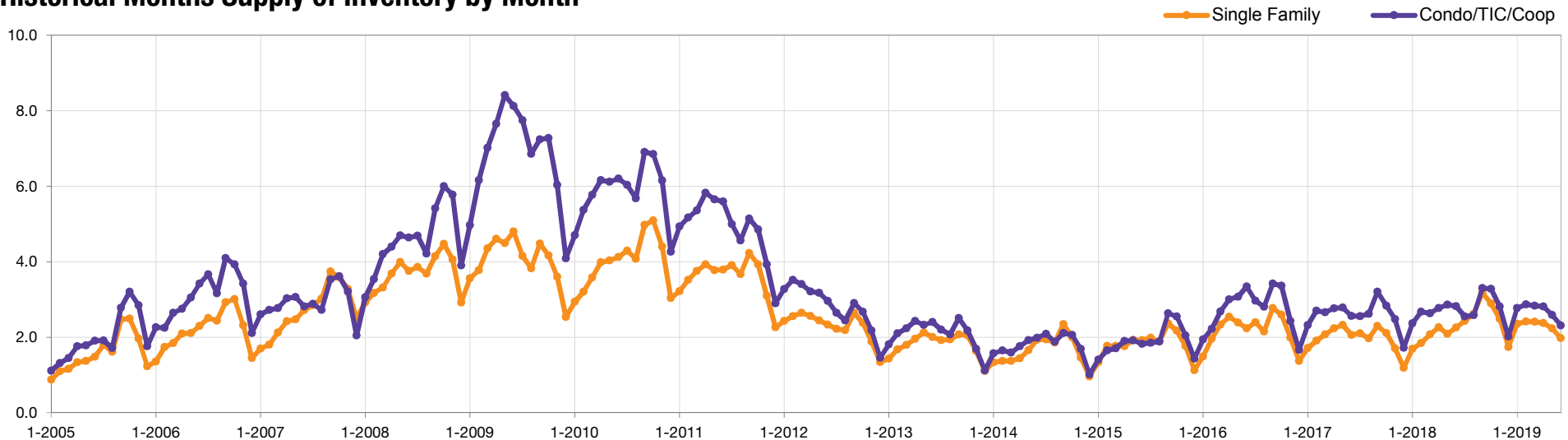
June



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Jul-2018	2.4	+14.3%	2.6	0.0%
Aug-2018	2.6	+30.0%	2.6	0.0%
Sep-2018	3.2	+39.1%	3.3	+3.1%
Oct-2018	2.9	+38.1%	3.3	+17.9%
Nov-2018	2.5	+47.1%	2.8	+12.0%
Dec-2018	1.7	+41.7%	2.0	+17.6%
Jan-2019	2.4	+41.2%	2.8	+16.7%
Feb-2019	2.4	+33.3%	2.9	+7.4%
Mar-2019	2.4	+14.3%	2.8	+7.7%
Apr-2019	2.4	+4.3%	2.8	0.0%
May-2019	2.2	+4.8%	2.6	-10.3%
Jun-2019	2.0	-13.0%	2.3	-17.9%
12-Month Avg*	2.4	+23.4%	2.7	+3.8%

* Months Supply for all properties from July 2018 through June 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	6-2018	6-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		623	378	- 39.3%	3,692	3,178	- 13.9%
Pending Sales		506	427	- 15.6%	2,772	2,637	- 4.9%
Sold Listings		534	434	- 18.7%	2,623	2,479	- 5.5%
Median Sales Price		\$1,390,250	\$1,440,000	+ 3.6%	\$1,365,000	\$1,375,000	+ 0.7%
Avg. Sales Price		\$1,599,576	\$1,748,521	+ 9.3%	\$1,615,771	\$1,656,450	+ 2.5%
Days on Market		23	27	+ 17.4%	27	32	+ 18.5%
Active Listings		1,145	918	- 19.8%	--	--	--
% of Properties Sold Over List Price		77.0%	73.0%	- 5.2%	69.6%	65.5%	- 5.9%
% of List Price Received		112.9%	110.9%	- 1.8%	111.6%	108.3%	- 3.0%
Affordability Ratio		35	34	- 2.9%	35	36	+ 2.9%
Months Supply		2.6	2.2	- 15.4%	--	--	--

Activity by District

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



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

	Active Listings			Sold Listings			Median Sales Price			Days on Market			Months Supply		
	6-2018	6-2019	+ / -	6-2018	6-2019	+ / -	6-2018	6-2019	+ / -	6-2018	6-2019	+ / -	6-2018	6-2019	+ / -
Single Family															
1 SF District 1	35	21	-40.0%	22	14	-36.4%	\$2,137,500	\$2,534,000	+18.5%	15	25	+66.7%	2.4	1.3	-45.8%
2 SF District 2	47	54	+14.9%	39	23	-41.0%	\$1,480,000	\$1,480,000	0.0%	15	16	+6.7%	1.4	1.7	+21.4%
3 SF District 3	28	18	-35.7%	13	13	0.0%	\$1,435,000	\$1,505,000	+4.9%	17	26	+52.9%	1.9	1.6	-15.8%
4 SF District 4	67	34	-49.3%	31	32	+3.2%	\$1,826,500	\$1,800,000	-1.5%	18	17	-5.6%	2.5	1.2	-52.0%
5 SF District 5	64	46	-28.1%	37	32	-13.5%	\$2,350,000	\$2,563,000	+9.1%	24	20	-16.7%	2.4	1.7	-29.2%
6 SF District 6	16	14	-12.5%	2	5	+150.0%	\$2,112,500	\$2,550,000	+20.7%	24	10	-58.3%	5.1	3.4	-33.3%
7 SF District 7	38	34	-10.5%	12	7	-41.7%	\$5,500,000	\$8,582,000	+56.0%	9	30	+233.3%	4.5	4.0	-11.1%
8 SF District 8	13	20	+53.8%	2	4	+100.0%	\$3,060,000	\$2,777,500	-9.2%	4	29	+625.0%	5.1	8.8	+72.5%
9 SF District 9	55	41	-25.5%	27	17	-37.0%	\$1,730,000	\$1,750,000	+1.2%	16	22	+37.5%	2.6	2.1	-19.2%
10 SF District 10	66	80	+21.2%	46	34	-26.1%	\$1,090,000	\$1,015,000	-6.9%	21	29	+38.1%	1.6	2.2	+37.5%
Condo/TIC/Coop															
1 SF District 1	32	18	-43.8%	19	10	-47.4%	\$1,075,000	\$1,300,000	+20.9%	28	47	+67.9%	2.5	1.3	-48.0%
2 SF District 2	7	5	-28.6%	3	3	0.0%	\$1,105,000	\$1,375,000	+24.4%	13	8	-38.5%	1.8	1.3	-27.8%
3 SF District 3	6	6	0.0%	1	3	+200.0%	\$670,000	\$900,000	+34.3%	13	88	+576.9%	2.5	1.9	-24.0%
4 SF District 4	15	7	-53.3%	5	5	0.0%	\$607,000	\$1,200,000	+97.7%	30	19	-36.7%	3.3	1.4	-57.6%
5 SF District 5	77	44	-42.9%	46	43	-6.5%	\$1,307,500	\$1,525,000	+16.6%	27	14	-48.1%	2.1	1.2	-42.9%
6 SF District 6	56	46	-17.9%	24	24	0.0%	\$1,187,500	\$1,410,000	+18.7%	40	34	-15.0%	2.2	2.2	0.0%
7 SF District 7	69	47	-31.9%	36	29	-19.4%	\$1,570,000	\$1,850,000	+17.8%	21	49	+133.3%	2.8	1.9	-32.1%
8 SF District 8	169	139	-17.8%	49	40	-18.4%	\$990,000	\$1,024,000	+3.4%	30	29	-3.3%	4.1	3.3	-19.5%
9 SF District 9	259	210	-18.9%	112	90	-19.6%	\$1,154,000	\$1,212,500	+5.1%	26	27	+3.8%	2.7	2.4	-11.1%
10 SF District 10	26	34	+30.8%	8	6	-25.0%	\$882,500	\$775,000	-12.2%	26	72	+176.9%	3.1	5.5	+77.4%