

Monthly Indicators



SAN FRANCISCO
ASSOCIATION of REALTORS®

November 2014

With 2015 near, some are pontificating about a potential change in interest rates. With virtually no inflation, rates will likely remain low for most of 2015 but could flirt with 5.0 percent toward the end of next year. Construction permits and housing starts have upward momentum, which is news in some areas but familiar in others. Prices should continue their ascent but at a tempered pace compared to recent years, which helps preserve affordability for first-time buyers.

New Listings were down 35.7 percent for single family homes and 22.5 percent for Condo/TIC/Coop properties. Pending Sales decreased 7.6 percent for single family homes and 20.8 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 20.2 percent to \$1,150,000 for single family homes and 24.1 percent to \$1,025,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 22.2 percent for single family units and 16.7 percent for Condo/TIC/Coop units.

It has largely been another recovery year in 2014, yet mortgage credit and student debt remain obstacles even as the U.S. leads the global economy toward recovery. As this recovery matures, many metrics are approaching a healthy balancing point. Rates have remained much lower than most forecasters expected, and inventory levels finally started rising in most areas as sellers generally listed more properties as a result of stronger prices. Job growth should continue and wage growth is expected to pick up.

Monthly Snapshot

+ 20.2% **+ 24.1%** **+ 21.7%**

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	11-2013	11-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		171	110	- 35.7%	2,877	2,629	- 8.6%
Pending Sales		224	207	- 7.6%	2,457	2,262	- 7.9%
Sold Listings		240	193	- 19.6%	2,446	2,200	- 10.1%
Median Sales Price		\$957,000	\$1,150,000	+ 20.2%	\$910,000	\$1,075,000	+ 18.1%
Avg. Sales Price		\$1,323,997	\$1,522,050	+ 15.0%	\$1,286,133	\$1,463,696	+ 13.8%
Days on Market		34	32	- 5.9%	36	31	- 13.9%
Active Listings		397	280	- 29.5%	--	--	--
% of Properties Sold Over List Price		77.5%	79.7%	+ 2.8%	77.0%	80.6%	+ 4.7%
% of List Price Received		108.7%	111.0%	+ 2.1%	110.1%	112.6%	+ 2.3%
Affordability Ratio		51	40	- 21.6%	53	43	- 18.9%
Months Supply		1.8	1.4	- 22.2%	--	--	--

Condo/TIC/Coop Activity Overview



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

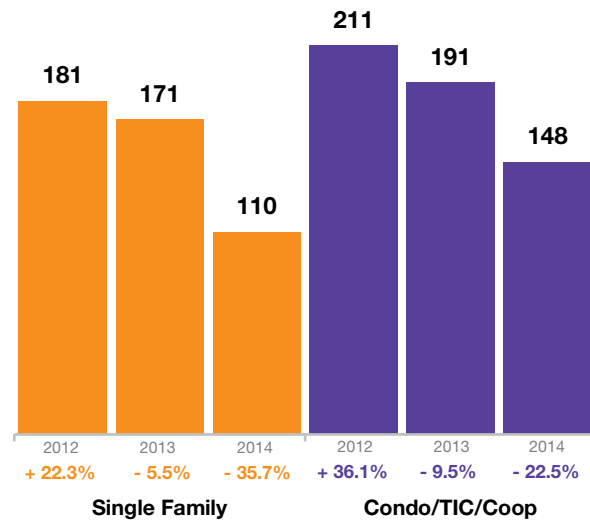
Key Metrics	Historical Sparkbars	11-2013	11-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		191	148	- 22.5%	3,771	3,504	- 7.1%
Pending Sales		269	213	- 20.8%	3,149	2,950	- 6.3%
Sold Listings		284	208	- 26.8%	3,087	2,908	- 5.8%
Median Sales Price		\$826,000	\$1,025,000	+ 24.1%	\$825,000	\$945,000	+ 14.5%
Avg. Sales Price		\$978,584	\$1,127,697	+ 15.2%	\$957,797	\$1,095,156	+ 14.3%
Days on Market		41	39	- 4.9%	41	36	- 12.2%
Active Listings		507	404	- 20.3%	--	--	--
% of Properties Sold Over List Price		62.3%	67.8%	+ 8.8%	65.4%	68.7%	+ 5.0%
% of List Price Received		105.0%	106.7%	+ 1.6%	105.4%	107.2%	+ 1.7%
Affordability Ratio		67	52	- 22.4%	68	56	- 17.6%
Months Supply		1.8	1.5	- 16.7%	--	--	--

New Listings

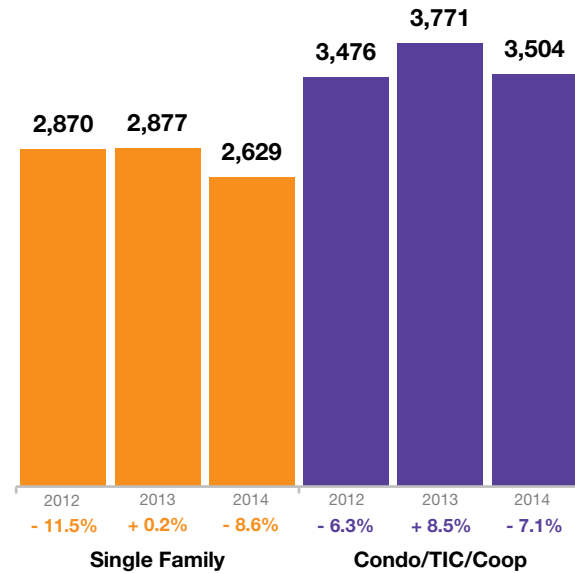
A count of the properties that have been newly listed on the market in a given month.



November

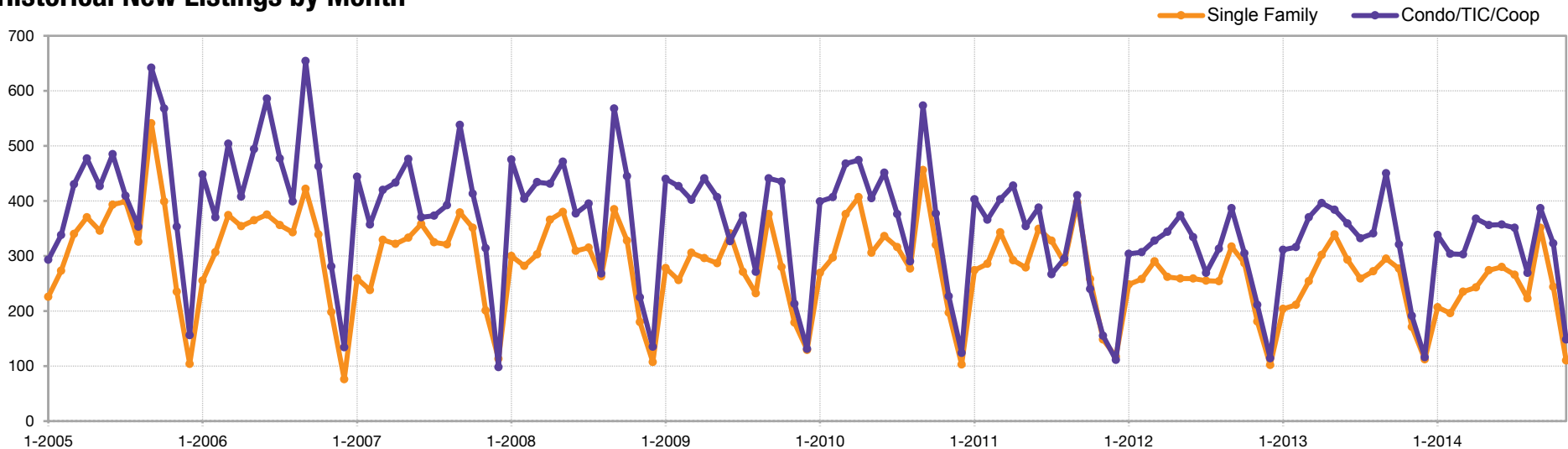


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2013	112	+9.8%	116	+1.8%
Jan-2014	207	+1.5%	338	+8.7%
Feb-2014	196	-7.1%	304	-3.8%
Mar-2014	235	-7.5%	303	-18.1%
Apr-2014	243	-19.5%	368	-7.1%
May-2014	274	-19.2%	356	-7.3%
Jun-2014	280	-4.4%	357	-0.6%
Jul-2014	266	+2.7%	351	+5.7%
Aug-2014	223	-18.0%	269	-21.1%
Sep-2014	351	+19.0%	387	-14.0%
Oct-2014	244	-11.9%	323	+0.6%
Nov-2014	110	-35.7%	148	-22.5%
12-Month Avg	228	-8.0%	302	-6.8%

Historical New Listings by Month

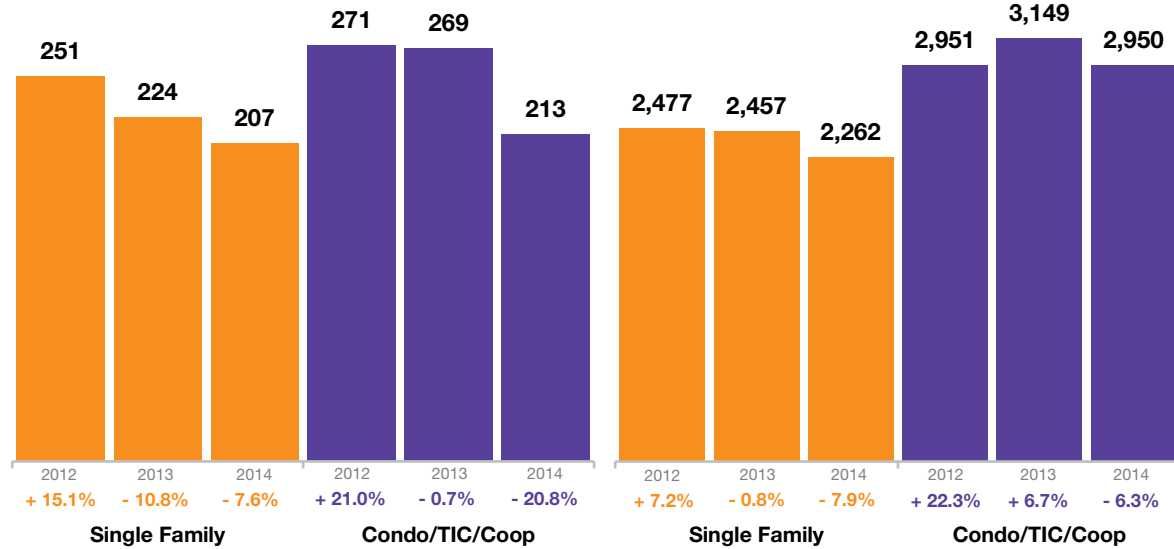


Pending Sales

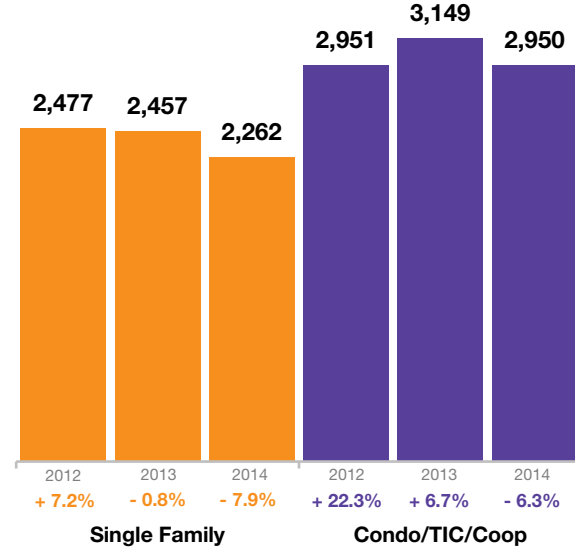
A count of the properties on which offers have been accepted in a given month.



November

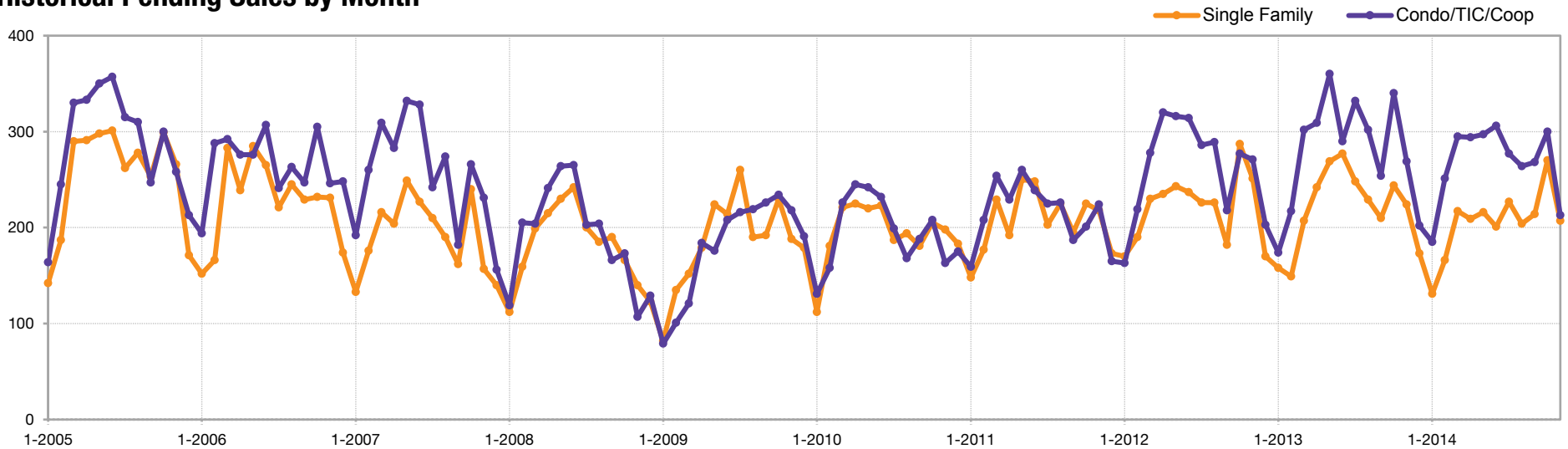


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2013	173	+1.8%	202	-0.5%
Jan-2014	131	-17.1%	185	+6.3%
Feb-2014	166	+11.4%	251	+15.7%
Mar-2014	217	+4.8%	295	-2.3%
Apr-2014	209	-13.6%	294	-4.9%
May-2014	216	-19.7%	297	-17.5%
Jun-2014	201	-27.4%	306	+5.5%
Jul-2014	227	-8.5%	277	-16.6%
Aug-2014	204	-10.9%	264	-12.6%
Sep-2014	214	+1.9%	268	+5.5%
Oct-2014	270	+10.7%	300	-11.8%
Nov-2014	207	-7.6%	213	-20.8%
12-Month Avg	203	-7.3%	263	-6.0%

Historical Pending Sales by Month

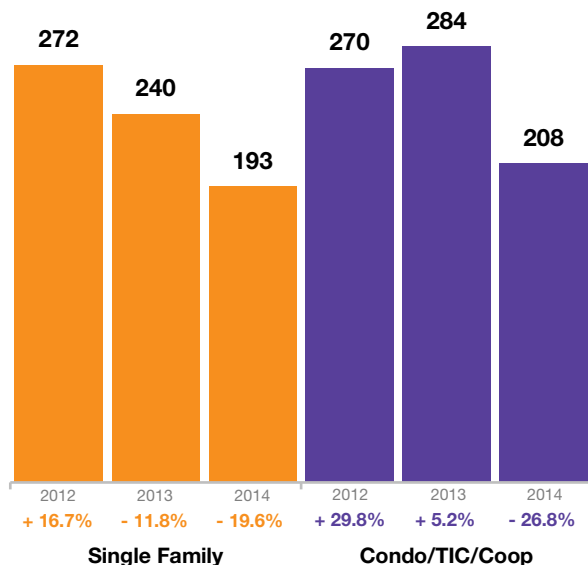


Sold Listings

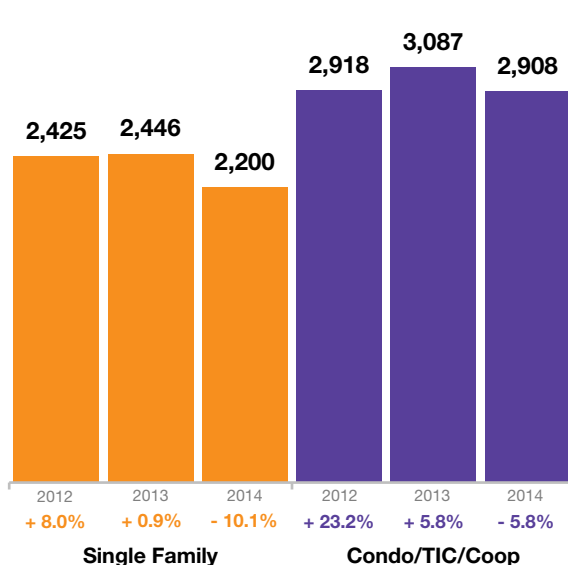
A count of the actual sales that closed in a given month.



November

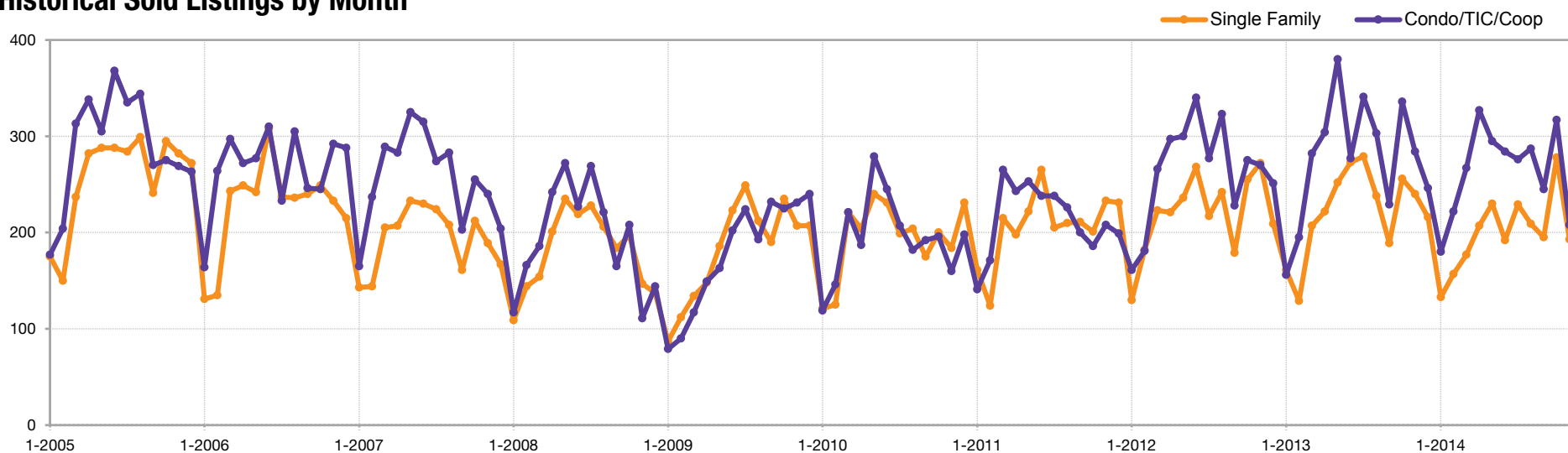


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2013	216	+3.3%	246	-2.0%
Jan-2014	133	-17.4%	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%	295	-22.4%
Jun-2014	192	-29.7%	284	+2.5%
Jul-2014	229	-17.9%	276	-19.1%
Aug-2014	209	-12.2%	287	-5.3%
Sep-2014	195	+3.2%	245	+7.0%
Oct-2014	278	+8.6%	317	-5.7%
Nov-2014	193	-19.6%	208	-26.8%
12-Month Avg	201	-9.0%	263	-5.5%

Historical Sold Listings by Month

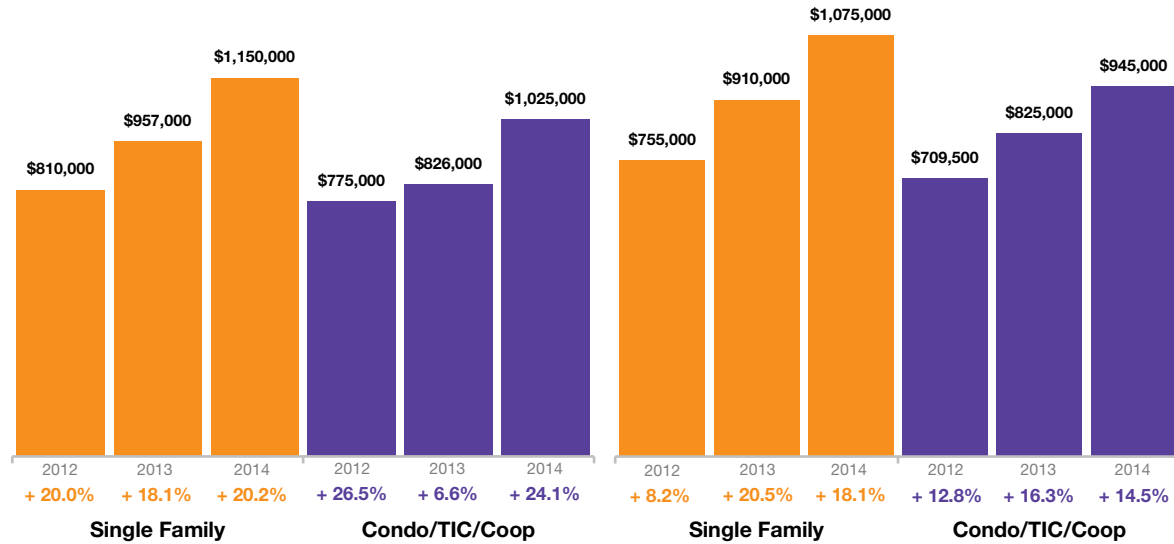


Median Sales Price

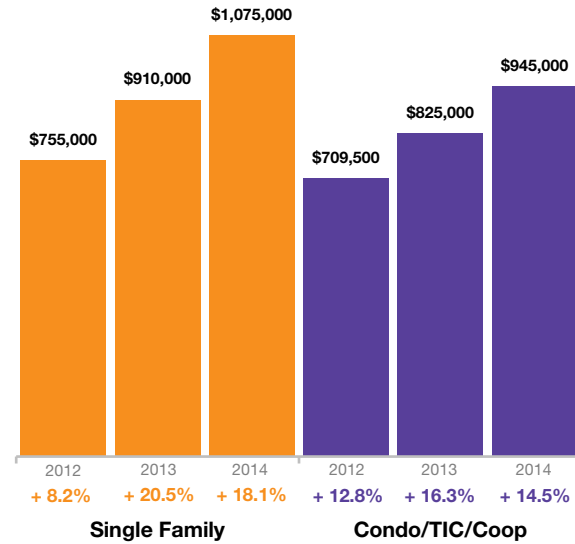


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

November



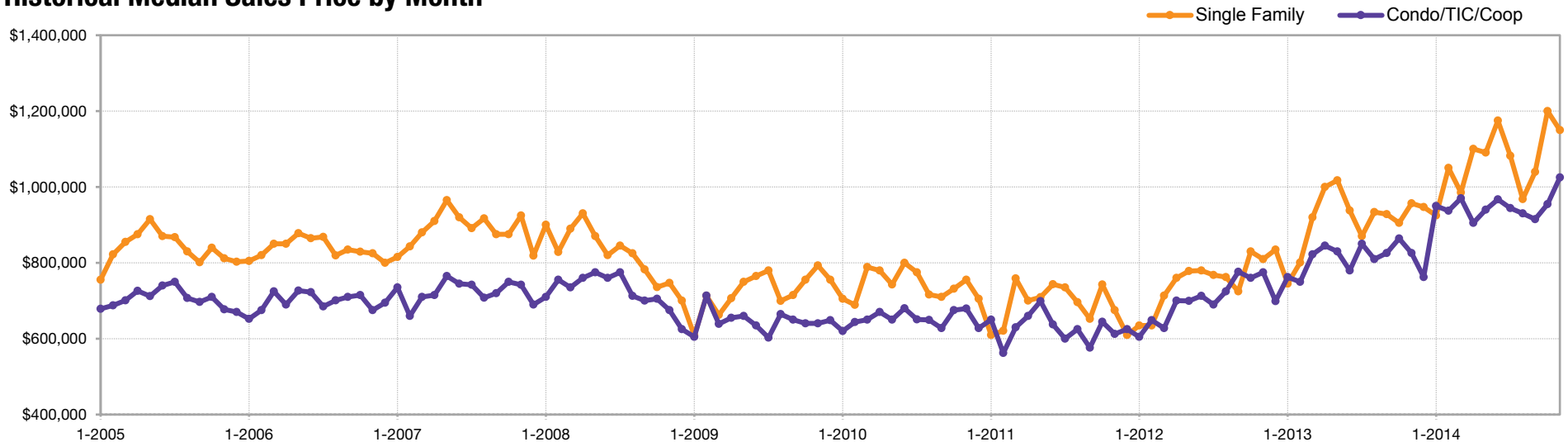
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2013	\$947,000	+13.4%	\$762,500	+9.1%
Jan-2014	\$925,000	+24.2%	\$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%	\$940,000	+13.3%
Jun-2014	\$1,175,000	+25.3%	\$967,500	+24.0%
Jul-2014	\$1,082,000	+24.4%	\$944,500	+11.1%
Aug-2014	\$968,000	+3.6%	\$930,000	+14.8%
Sep-2014	\$1,040,000	+12.1%	\$915,000	+10.8%
Oct-2014	\$1,200,000	+32.6%	\$955,000	+10.5%
Nov-2014	\$1,150,000	+20.2%	\$1,025,000	+24.1%
12-Month Avg*	\$1,060,000	+17.1%	\$930,000	+13.8%

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

Historical Median Sales Price by Month

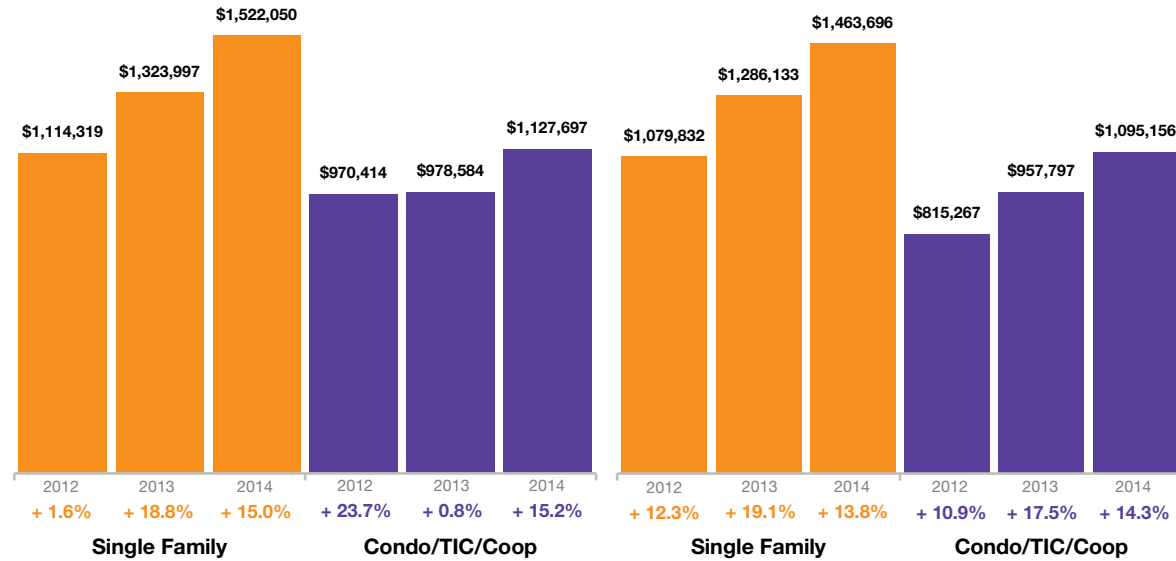


Average Sales Price

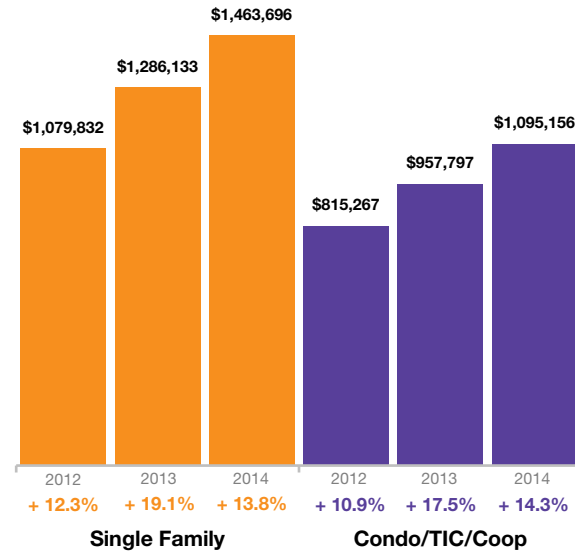
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



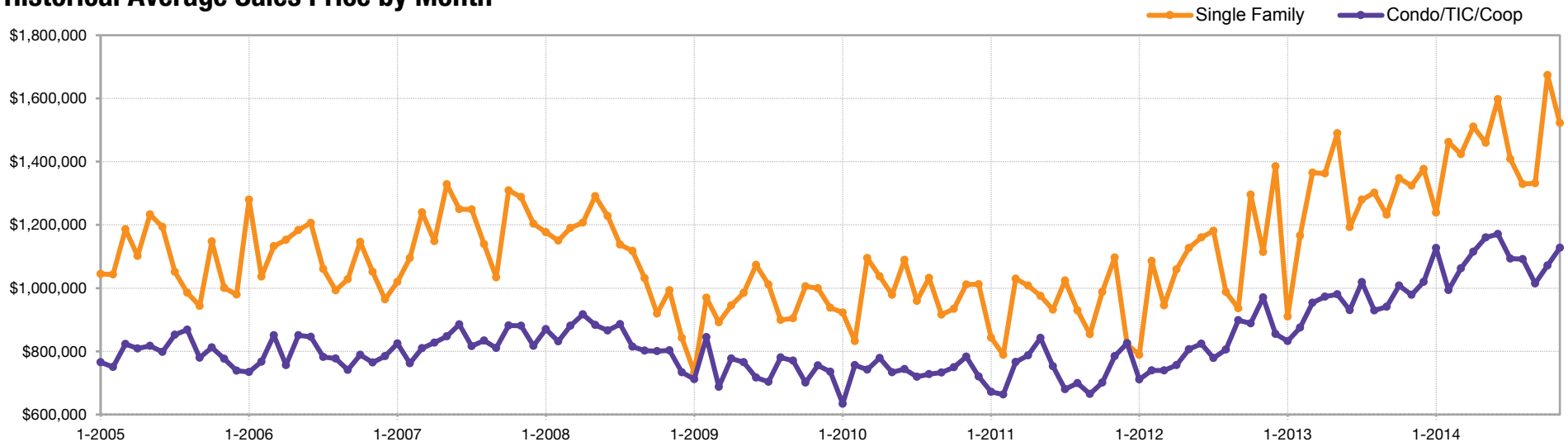
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2013	\$1,376,546	-0.6%	\$1,020,083	+19.3%
Jan-2014	\$1,238,831	+36.1%	\$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%	\$1,160,115	+18.4%
Jun-2014	\$1,597,260	+33.9%	\$1,170,918	+25.9%
Jul-2014	\$1,408,308	+10.1%	\$1,093,443	+7.4%
Aug-2014	\$1,328,942	+2.1%	\$1,092,040	+17.5%
Sep-2014	\$1,332,003	+8.1%	\$1,015,048	+7.8%
Oct-2014	\$1,673,397	+24.1%	\$1,071,763	+6.3%
Nov-2014	\$1,522,050	+15.0%	\$1,127,697	+15.2%
12-Month Avg*	\$1,455,898	+12.5%	\$1,089,299	+14.7%

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

Historical Average Sales Price by Month

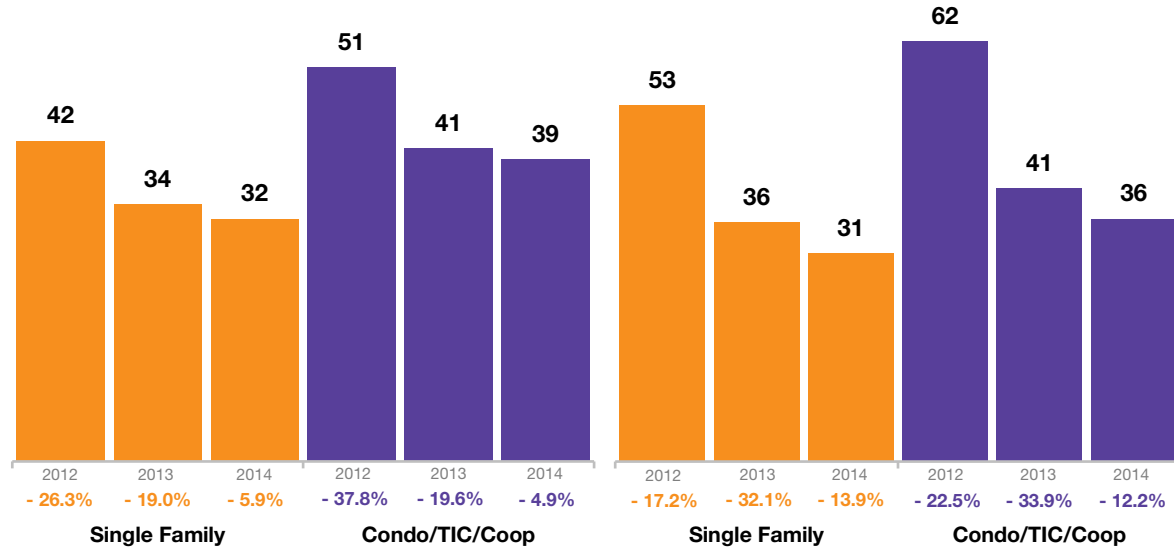


Days on Market Until Sale

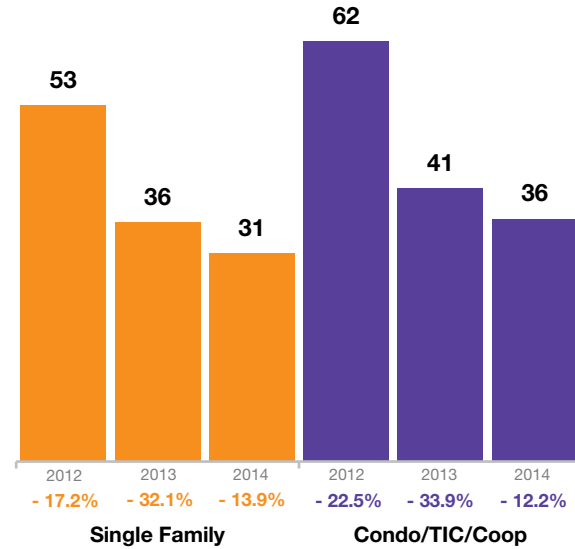
Average number of days between when a property is listed and when an offer is accepted in a given month.



November



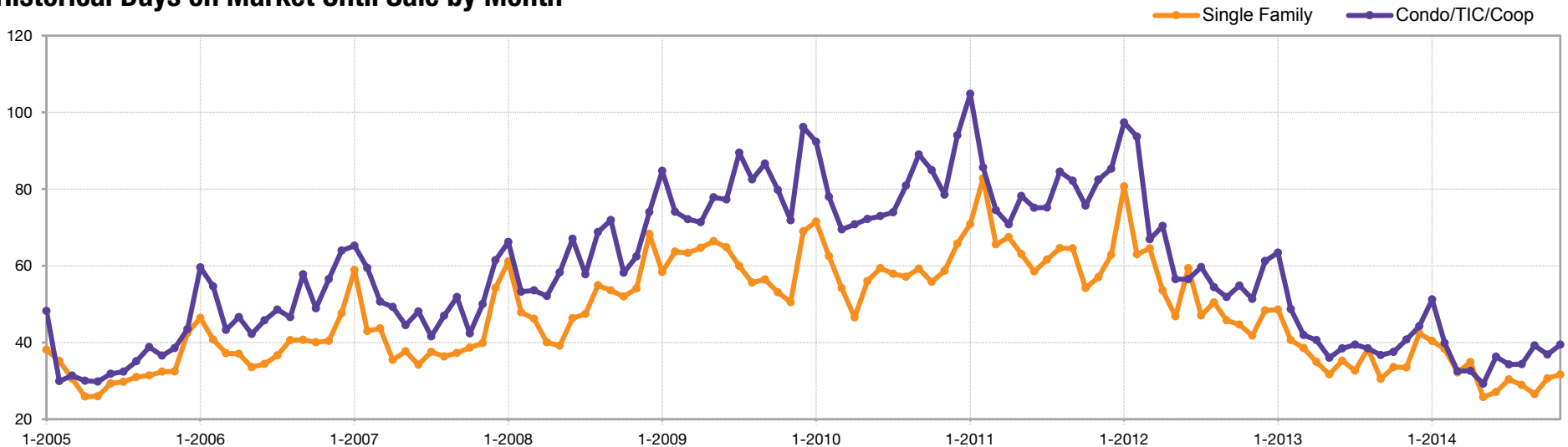
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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	29	-23.7%	34	-10.5%
Sep-2014	27	-10.0%	39	+5.4%
Oct-2014	31	-8.8%	37	-2.6%
Nov-2014	32	-5.9%	39	-4.9%
12-Month Avg*	32	-12.5%	37	-12.9%

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

Historical Days on Market Until Sale by Month

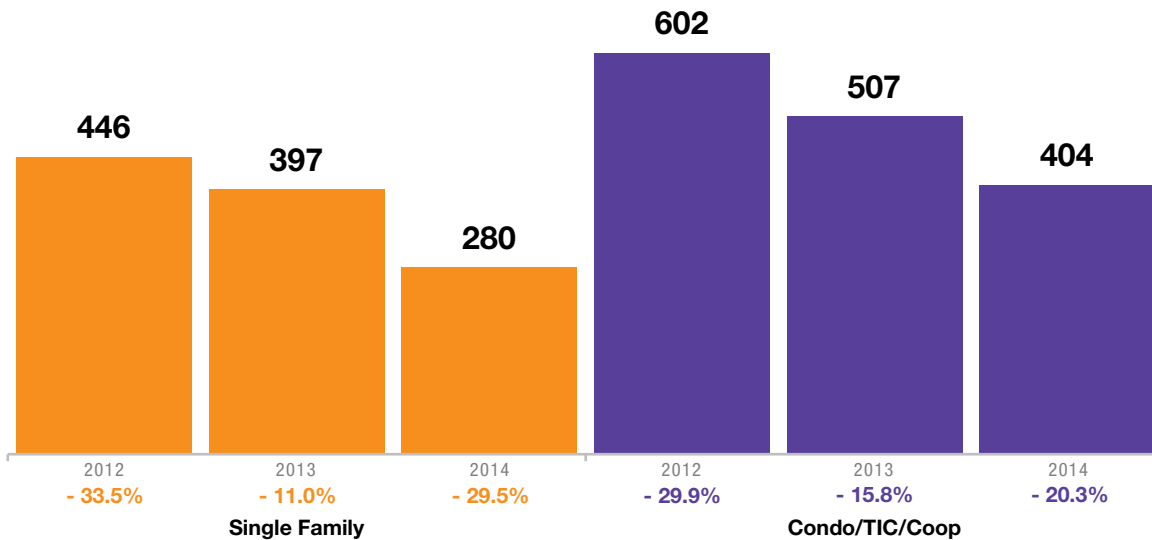


Inventory of Active Listings

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



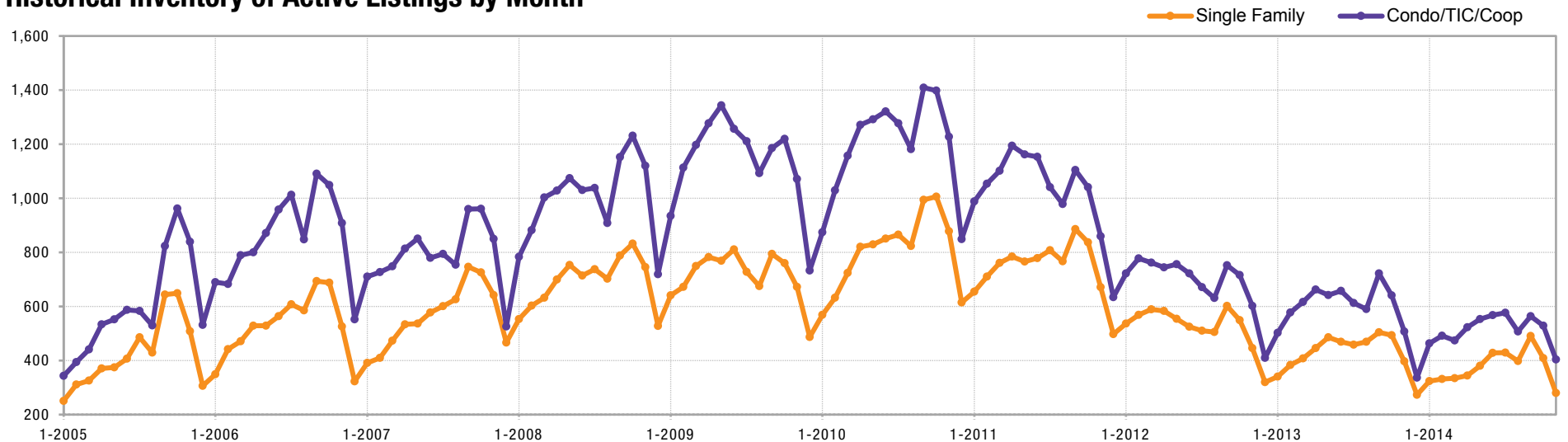
November



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2013	273	-14.7%	336	-18.0%
Jan-2014	324	-4.7%	463	-7.8%
Feb-2014	332	-13.3%	492	-14.7%
Mar-2014	334	-18.1%	474	-23.1%
Apr-2014	344	-22.9%	523	-21.0%
May-2014	380	-21.8%	553	-13.9%
Jun-2014	428	-8.7%	568	-13.5%
Jul-2014	429	-6.3%	576	-6.0%
Aug-2014	398	-15.1%	507	-14.1%
Sep-2014	491	-2.6%	564	-21.9%
Oct-2014	409	-17.2%	529	-17.5%
Nov-2014	280	-29.5%	404	-20.3%
12-Month Avg*	369	-14.5%	499	-16.1%

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

Historical Inventory of Active Listings by Month

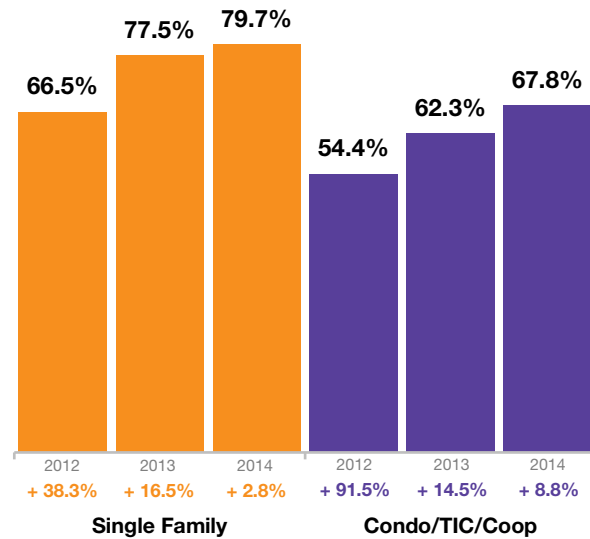


% of Properties Sold Over List Price

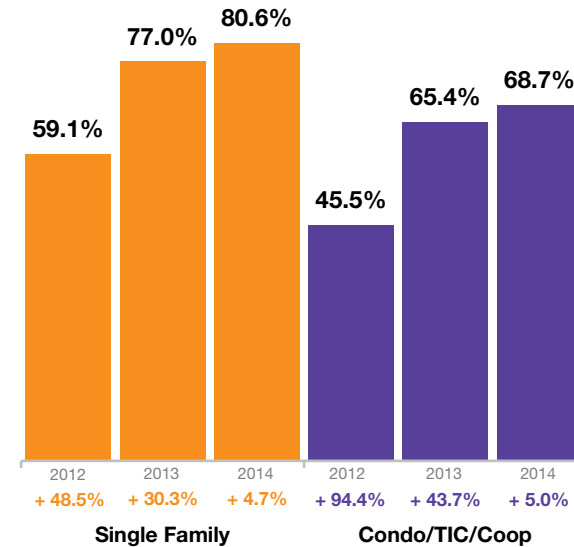


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

November



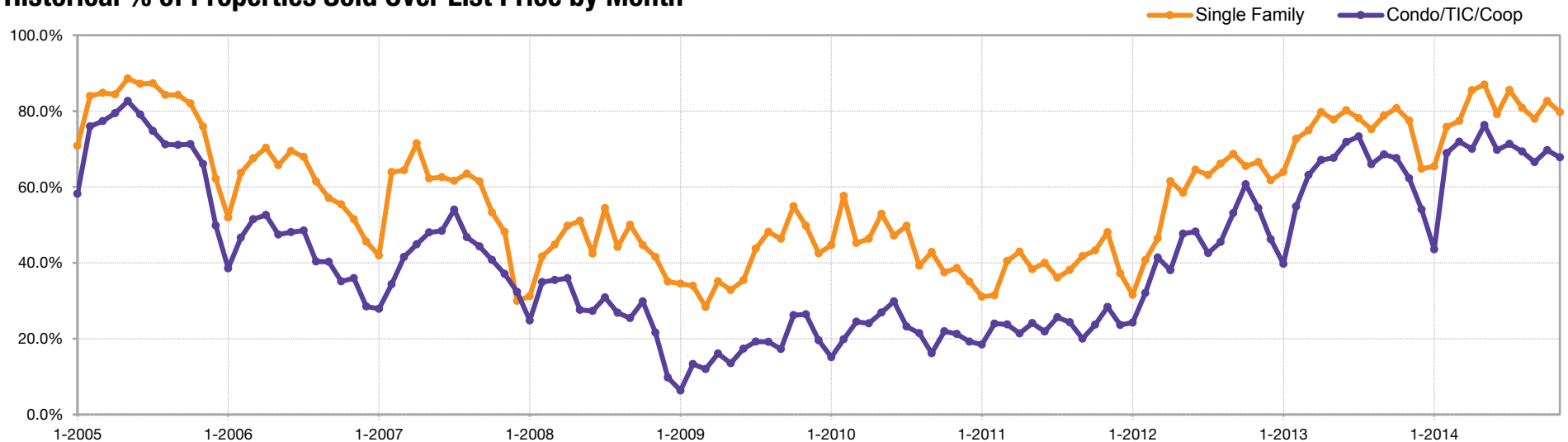
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2013	64.8%	+5.0%	54.1%	+17.1%
Jan-2014	65.4%	+2.2%	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%	76.3%	+12.9%
Jun-2014	79.2%	-1.2%	69.7%	-2.9%
Jul-2014	85.6%	+9.6%	71.4%	-2.6%
Aug-2014	80.9%	+7.6%	69.3%	+5.0%
Sep-2014	77.9%	-1.1%	66.5%	-3.1%
Oct-2014	82.7%	+2.4%	69.7%	+3.1%
Nov-2014	79.7%	+2.8%	67.8%	+8.8%
12-Month Avg	79.2%	+4.5%	67.5%	+5.6%

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

Historical % of Properties Sold Over List Price by Month

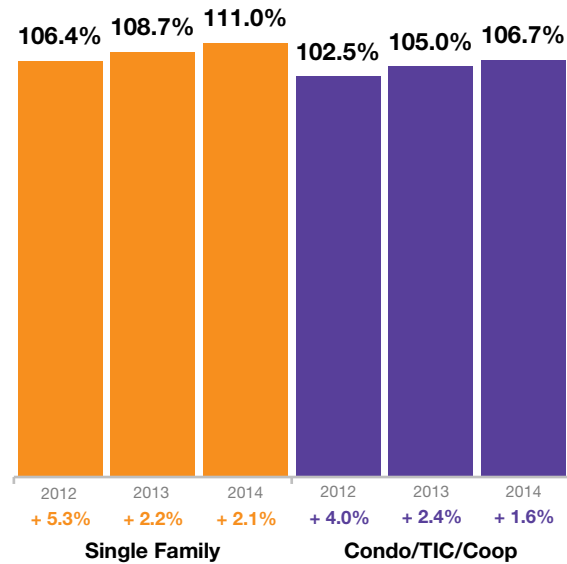


% of List Price Received

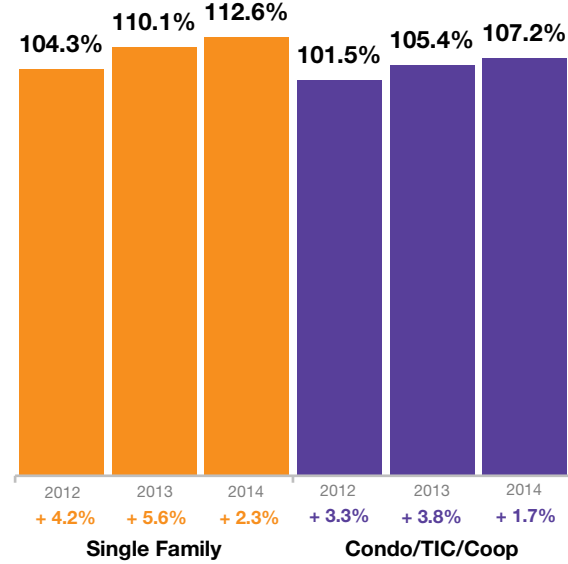


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

November



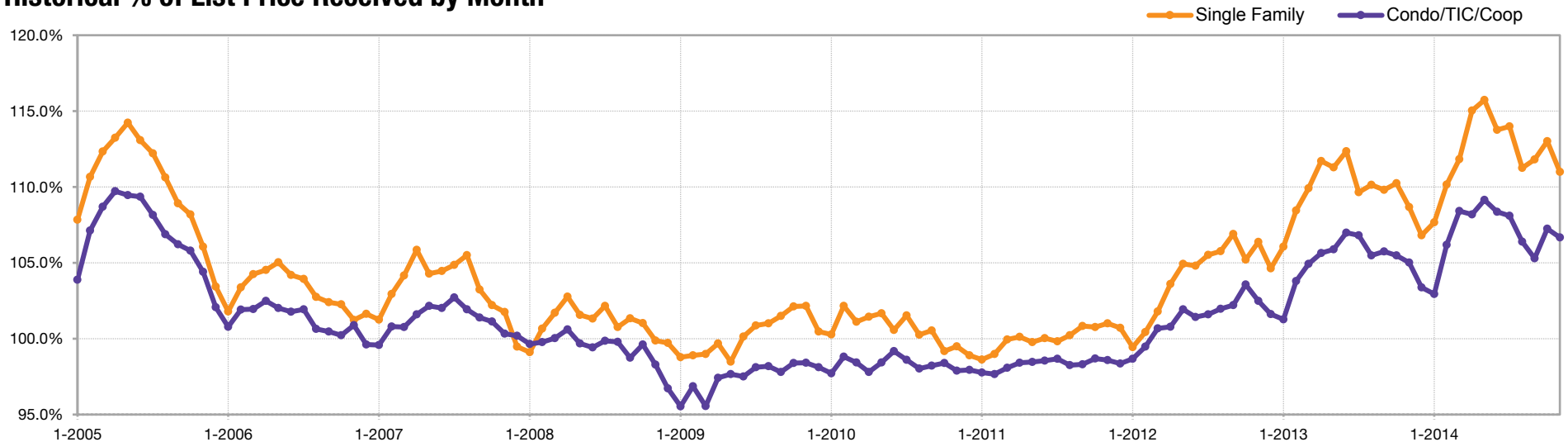
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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%	109.1%	+3.0%
Jun-2014	113.8%	+1.2%	108.4%	+1.3%
Jul-2014	114.0%	+4.0%	108.1%	+1.2%
Aug-2014	111.2%	+1.0%	106.4%	+0.9%
Sep-2014	111.8%	+1.8%	105.3%	-0.5%
Oct-2014	113.0%	+2.5%	107.2%	+1.6%
Nov-2014	111.0%	+2.1%	106.7%	+1.6%
12-Month Avg*	112.1%	+2.2%	106.9%	+1.7%

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

Historical % of List Price Received by Month

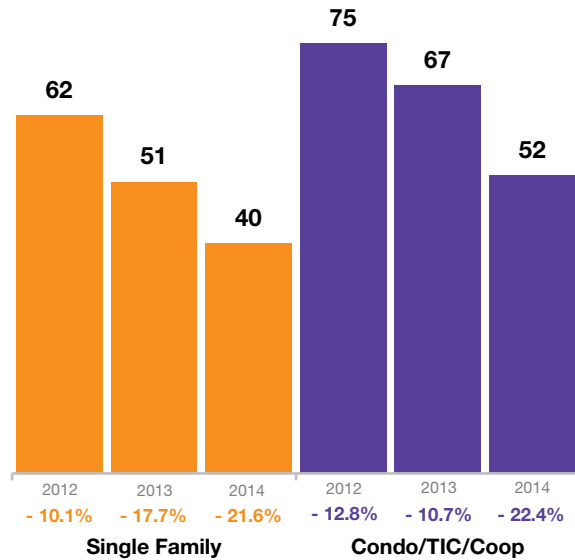


Housing Affordability Ratio

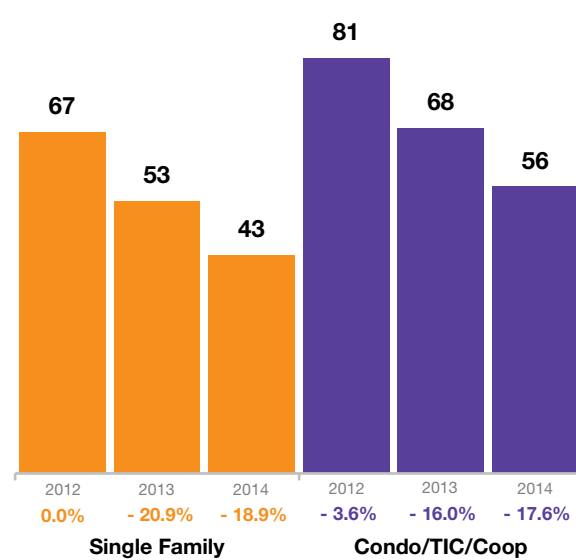


This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

November



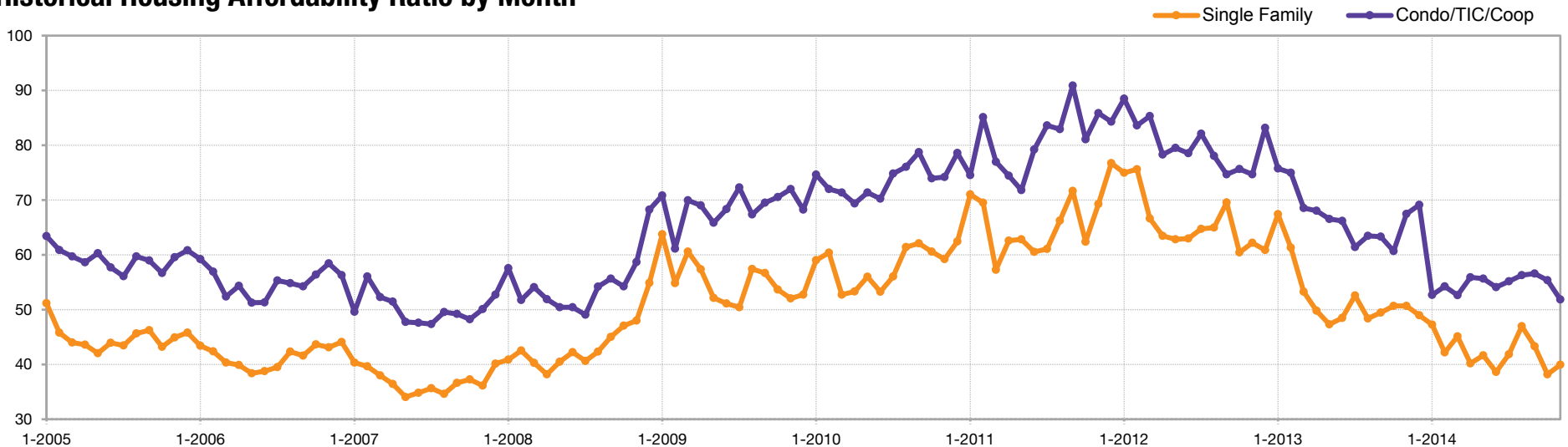
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2013	49	-19.7%	69	-16.9%
Jan-2014	47	-29.9%	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	39	-18.8%	54	-18.2%
Jul-2014	42	-20.8%	55	-9.8%
Aug-2014	47	-2.1%	56	-11.1%
Sep-2014	43	-12.2%	57	-9.5%
Oct-2014	38	-25.5%	55	-9.8%
Nov-2014	40	-21.6%	52	-22.4%
12-Month Avg*	43	-25.0%	53	-23.9%

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

Historical Housing Affordability Ratio by Month

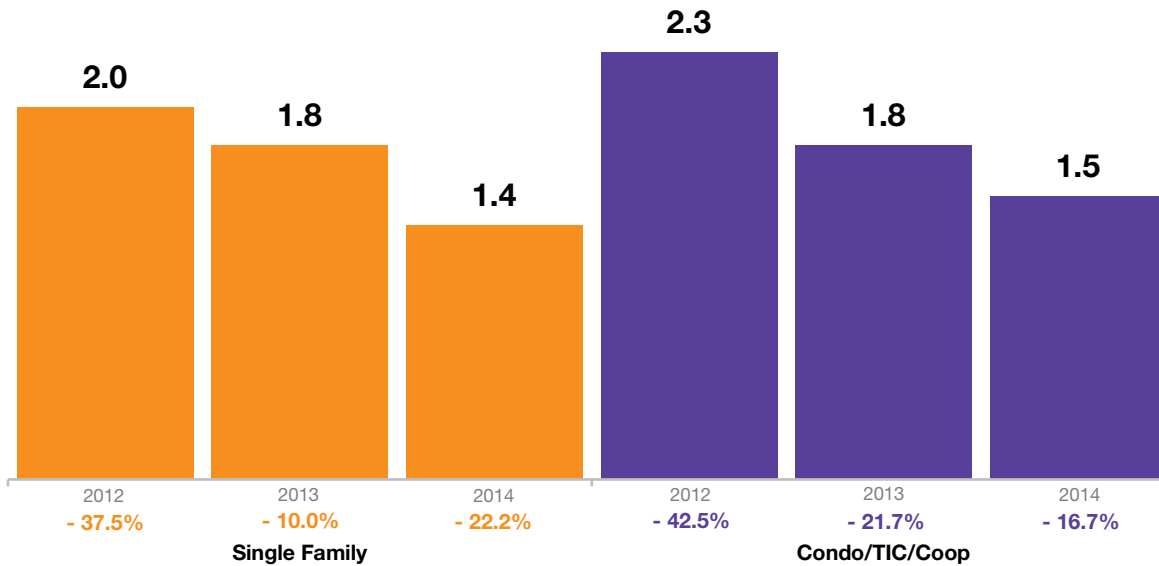


Months Supply of Inventory



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.

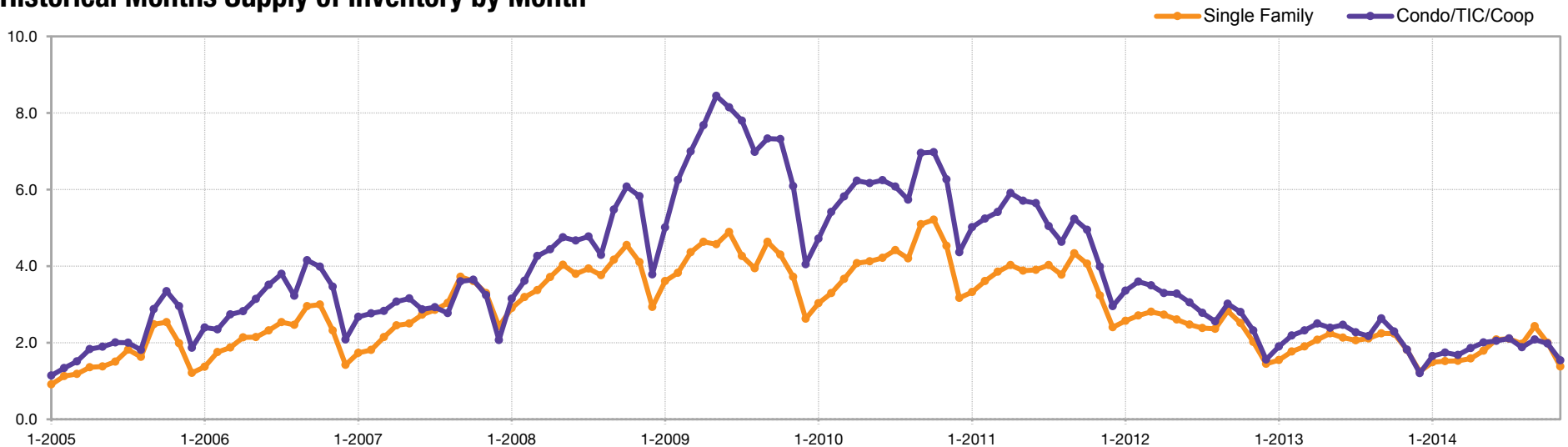
November



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2013	1.2	-20.0%	1.2	-25.0%
Jan-2014	1.5	0.0%	1.7	-10.5%
Feb-2014	1.5	-16.7%	1.7	-22.7%
Mar-2014	1.5	-21.1%	1.7	-26.1%
Apr-2014	1.6	-23.8%	1.9	-24.0%
May-2014	1.8	-18.2%	2.0	-16.7%
Jun-2014	2.1	0.0%	2.0	-20.0%
Jul-2014	2.1	0.0%	2.1	-8.7%
Aug-2014	2.0	-4.8%	1.9	-13.6%
Sep-2014	2.4	+9.1%	2.1	-19.2%
Oct-2014	2.0	-9.1%	2.0	-13.0%
Nov-2014	1.4	-22.2%	1.5	-16.7%
12-Month Avg*	1.8	-10.4%	1.8	-17.9%

* Months Supply for all properties from December 2013 through November 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.

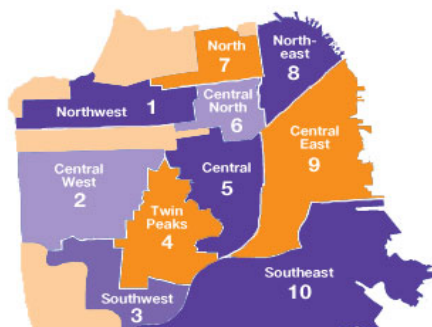
Key Metrics	Historical Sparkbars	11-2013	11-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		362	258	- 28.7%	6,648	6,133	- 7.7%
Pending Sales		493	420	- 14.8%	5,606	5,212	- 7.0%
Sold Listings		524	401	- 23.5%	5,533	5,108	- 7.7%
Median Sales Price		\$903,500	\$1,100,000	+ 21.7%	\$851,000	\$995,000	+ 16.9%
Avg. Sales Price		\$1,136,789	\$1,316,987	+ 15.9%	\$1,102,880	\$1,253,834	+ 13.7%
Days on Market		37	36	- 2.7%	38	34	- 10.5%
Active Listings		904	684	- 24.3%	--	--	--
% of Properties Sold Over List Price		69.3%	73.5%	+ 6.1%	70.5%	73.8%	+ 4.7%
% of List Price Received		106.7%	108.7%	+ 1.9%	107.5%	109.5%	+ 1.9%
Affordability Ratio		50	41	- 18.1%	51	43	- 16.5%
Months Supply		1.8	1.5	- 16.7%	--	--	--

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, Clarnrn 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		
	11-2013	11-2014	+ / -	11-2013	11-2014	+ / -	11-2013	11-2014	+ / -	11-2013	11-2014	+ / -	11-2013	11-2014	+ / -
Single Family															
1 SF District 1	31	19	-38.7%	20	18	-10.0%	\$1,372,500	\$1,400,000	+2.0%	33	28	-14.5%	1.7	1.0	-37.9%
2 SF District 2	58	43	-25.9%	49	36	-26.5%	\$870,000	\$1,047,500	+20.4%	41	26	-36.8%	1.5	1.2	-18.8%
3 SF District 3	37	17	-54.1%	18	12	-33.3%	\$733,085	\$762,500	+4.0%	41	56	+34.1%	2.5	1.1	-55.6%
4 SF District 4	51	33	-35.3%	31	33	+6.5%	\$1,055,000	\$1,180,000	+11.8%	28	23	-18.4%	1.9	1.3	-33.2%
5 SF District 5	44	26	-40.9%	33	29	-12.1%	\$1,550,000	\$1,725,000	+11.3%	37	27	-26.3%	1.4	0.9	-33.3%
6 SF District 6	11	9	-18.2%	7	2	-71.4%	\$1,960,000	\$1,600,000	-18.4%	12	26	+122.0%	2.9	2.4	-16.7%
7 SF District 7	22	20	-9.1%	11	11	0.0%	\$3,701,000	\$3,950,000	+6.7%	25	38	+51.1%	1.9	2.0	+6.8%
8 SF District 8	8	6	-25.0%	0	0	--	\$0	\$0	--	0	0	--	4.0	2.8	-30.8%
9 SF District 9	29	16	-44.8%	25	23	-8.0%	\$1,285,000	\$1,137,500	-11.5%	24	33	+35.9%	1.2	0.8	-32.1%
10 SF District 10	106	91	-14.2%	46	29	-37.0%	\$605,000	\$710,000	+17.4%	34	42	+22.9%	2.3	2.1	-9.2%
Condo/TIC/Coop															
1 SF District 1	29	16	-44.8%	15	8	-46.7%	\$780,000	\$1,178,000	+51.0%	41	39	-3.3%	2.2	1.1	-49.4%
2 SF District 2	8	7	-12.5%	7	5	-28.6%	\$589,922	\$650,000	+10.2%	50	54	+8.9%	1.8	1.5	-16.6%
3 SF District 3	6	9	+50.0%	2	1	-50.0%	\$495,000	\$412,000	-16.8%	17	58	+251.5%	2.1	3.4	+58.5%
4 SF District 4	6	7	+16.7%	8	5	-37.5%	\$497,500	\$620,000	+24.6%	56	21	-62.9%	1.2	1.4	+22.7%
5 SF District 5	52	52	0.0%	44	29	-34.1%	\$1,010,000	\$1,090,000	+7.9%	38	28	-25.2%	1.2	1.4	+11.9%
6 SF District 6	60	38	-36.7%	26	23	-11.5%	\$825,500	\$1,000,500	+21.2%	28	49	+76.0%	2.1	1.5	-29.2%
7 SF District 7	40	33	-17.5%	32	31	-3.1%	\$1,200,000	\$1,333,000	+11.1%	46	30	-33.1%	1.2	1.3	+5.1%
8 SF District 8	114	83	-27.2%	39	27	-30.8%	\$665,000	\$1,005,000	+51.1%	43	42	-0.2%	2.5	1.9	-23.3%
9 SF District 9	167	145	-13.2%	107	70	-34.6%	\$825,000	\$982,500	+19.1%	41	42	+4.3%	1.7	1.5	-14.0%
10 SF District 10	25	14	-44.0%	4	9	+125.0%	\$314,701	\$570,000	+81.1%	68	49	-28.2%	3.9	2.8	-29.1%