

Monthly Indicators



November 2019

In November, the Federal Reserve reduced its benchmark rate for the third time this year. This action was widely anticipated by the market. Mortgage rates have remained steady this month and are still down more than 1 percent from last year at this time. Residential new construction activity continues to rise nationally. The U.S. Commerce Department reports that new housing permits rose 5% in October to a new 12-year high of 1.46 million units.

New Listings were down 35.8 percent for single family homes and 47.4 percent for Condo/TIC/Coop properties. Pending Sales increased 1.1 percent for single family homes and 3.2 percent for Condo/TIC/Coop properties.

The Median Sales Price was up 13.4 percent to \$1,619,000 for single family homes but decreased 1.1 percent to \$1,180,000 for Condo/TIC/Coop properties. Months Supply of Inventory decreased 24.0 percent for single family units and 7.1 percent for Condo/TIC/Coop units.

While many economic signs are quite strong, total household debt has been rising for twenty-one consecutive quarters and is now \$1.3 trillion higher than the previous peak of \$12.68 trillion in 2008. While delinquency rates remain low across most debt types (including mortgages), higher consumer debt loads can limit future household spending capability and increase risk if the economy slows down.

Monthly Snapshot

+ 13.4% **- 1.1%** **+ 4.6%**

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	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		159	102	- 35.8%	2,724	2,458	- 9.8%
Pending Sales		187	189	+ 1.1%	2,113	2,073	- 1.9%
Sold Listings		220	196	- 10.9%	2,070	1,994	- 3.7%
Median Sales Price		\$1,427,500	\$1,619,000	+ 13.4%	\$1,600,000	\$1,605,000	+ 0.3%
Avg. Sales Price		\$1,864,335	\$1,998,445	+ 7.2%	\$1,974,856	\$2,021,768	+ 2.4%
Days on Market		26	24	- 7.7%	22	25	+ 13.6%
Active Listings		462	353	- 23.6%	--	--	--
% of Properties Sold Over List Price		73.6%	77.0%	+ 4.6%	80.9%	77.7%	- 4.0%
% of List Price Received		111.2%	111.6%	+ 0.4%	116.3%	113.0%	- 2.8%
Affordability Ratio		32	32	0.0%	28	33	+ 17.9%
Months Supply		2.5	1.9	- 24.0%	--	--	--

Condo/TIC/Coop Activity Overview



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

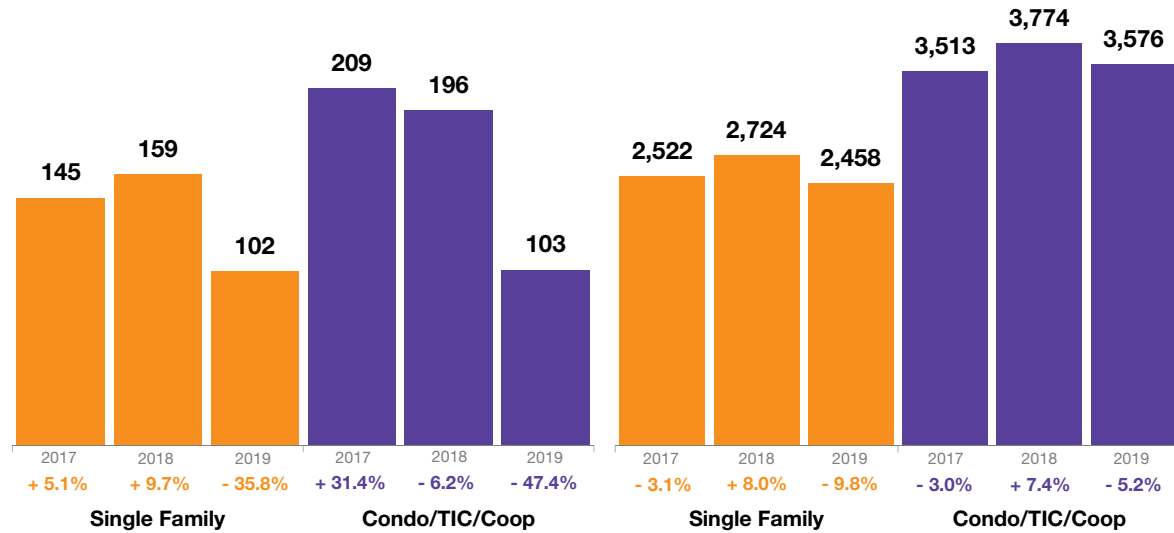
Key Metrics	Historical Sparkbars	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		196	103	- 47.4%	3,774	3,576	- 5.2%
Pending Sales		222	229	+ 3.2%	2,837	2,720	- 4.1%
Sold Listings		264	265	+ 0.4%	2,824	2,628	- 6.9%
Median Sales Price		\$1,193,625	\$1,180,000	- 1.1%	\$1,200,000	\$1,238,400	+ 3.2%
Avg. Sales Price		\$1,263,347	\$1,329,795	+ 5.3%	\$1,321,553	\$1,364,095	+ 3.2%
Days on Market		38	33	- 13.2%	31	34	+ 9.7%
Active Listings		714	621	- 13.0%	--	--	--
% of Properties Sold Over List Price		54.5%	64.9%	+ 19.1%	61.5%	60.7%	- 1.3%
% of List Price Received		104.1%	105.2%	+ 1.1%	106.6%	105.7%	- 0.8%
Affordability Ratio		43	52	+ 20.9%	43	50	+ 16.3%
Months Supply		2.8	2.6	- 7.1%	--	--	--

New Listings

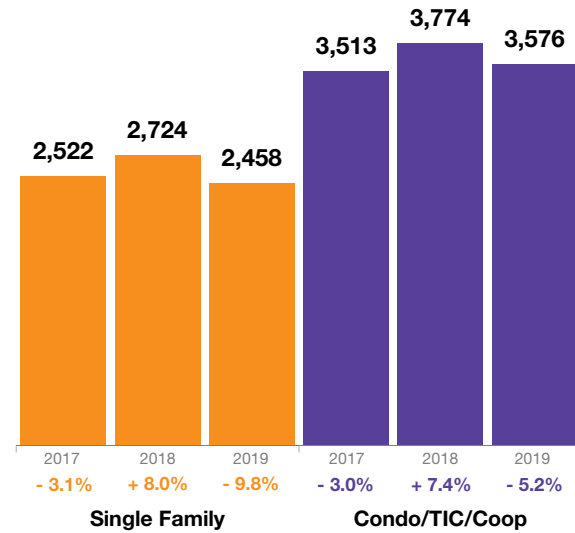
A count of the properties that have been newly listed on the market in a given month.



November

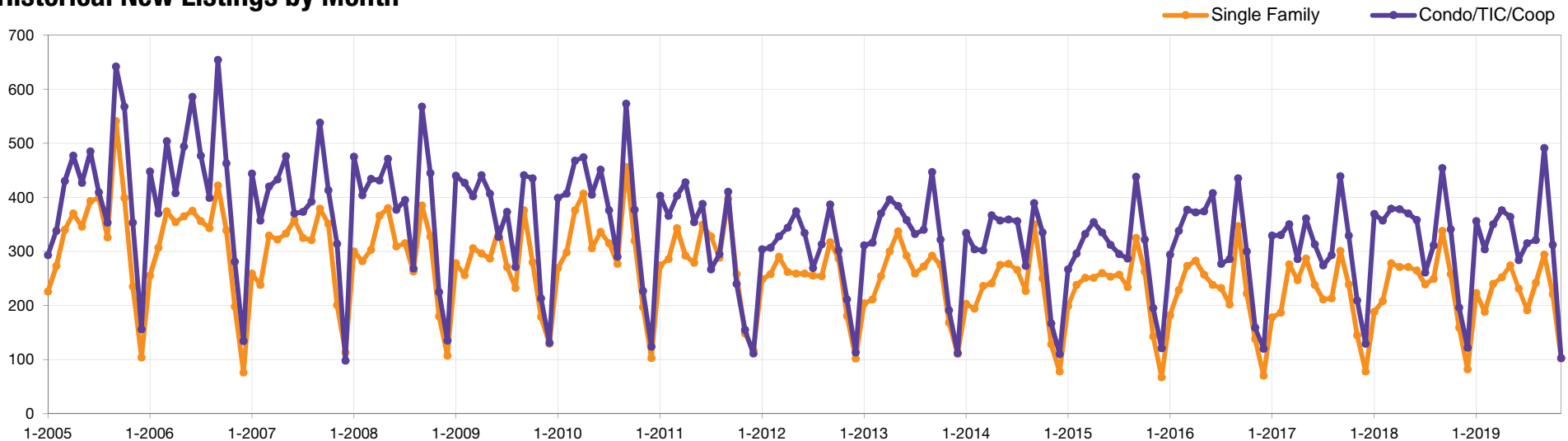


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2018	82	+5.1%	122	-5.4%
Jan-2019	223	+18.6%	356	-3.5%
Feb-2019	188	-9.6%	304	-14.8%
Mar-2019	240	-13.7%	350	-7.7%
Apr-2019	252	-7.0%	376	-0.5%
May-2019	274	+1.1%	364	-1.6%
Jun-2019	231	-12.8%	284	-20.7%
Jul-2019	191	-20.1%	315	+20.7%
Aug-2019	242	-2.8%	321	+3.2%
Sep-2019	294	-13.0%	491	+8.1%
Oct-2019	221	-14.3%	312	-8.5%
Nov-2019	102	-35.8%	103	-47.4%
12-Month Avg	212	-9.4%	308	-5.3%

Historical New Listings by Month

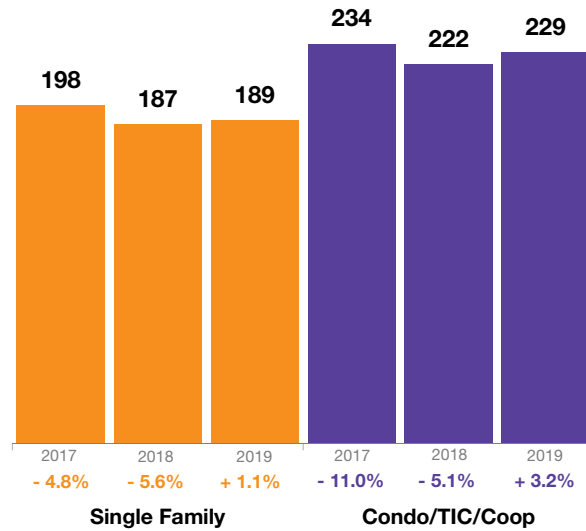


Pending Sales

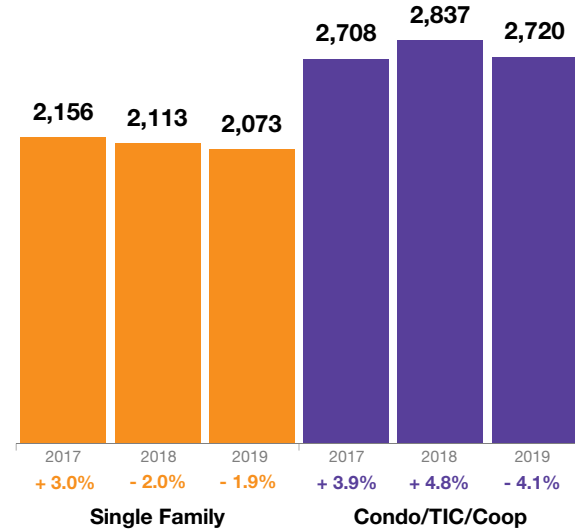
A count of the properties on which offers have been accepted in a given month.



November

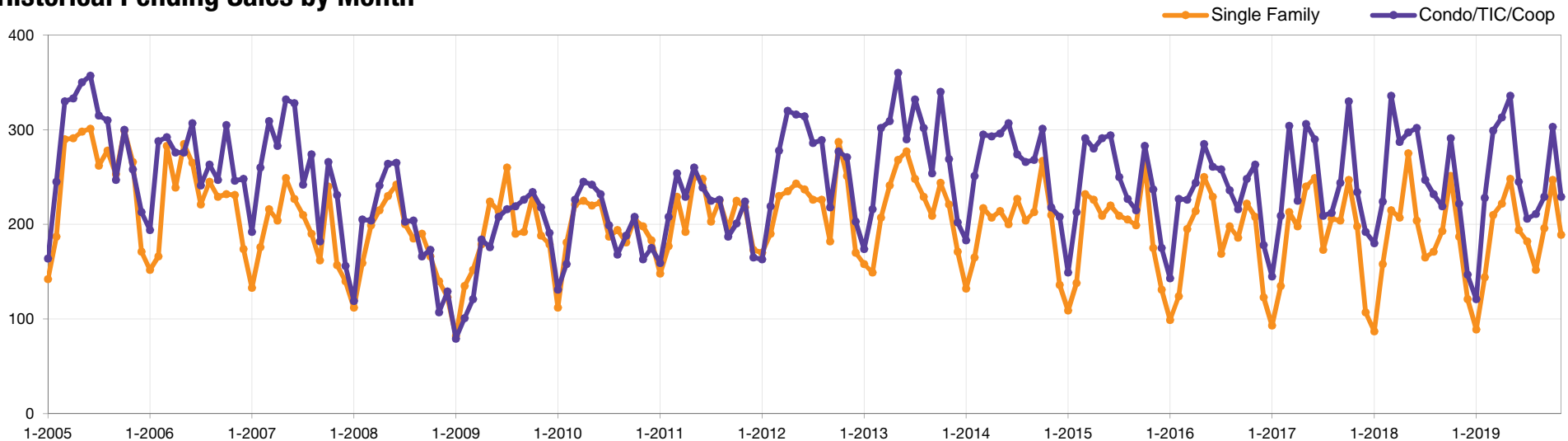


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-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	222	+7.2%	313	+9.1%
May-2019	248	-9.8%	336	+13.1%
Jun-2019	194	-4.9%	245	-18.9%
Jul-2019	182	+10.3%	206	-16.6%
Aug-2019	152	-11.1%	211	-9.1%
Sep-2019	196	+1.6%	229	+4.6%
Oct-2019	247	-1.6%	303	+4.1%
Nov-2019	189	+1.1%	229	+3.2%
12-Month Avg	183	-1.2%	239	-5.3%

Historical Pending Sales by Month

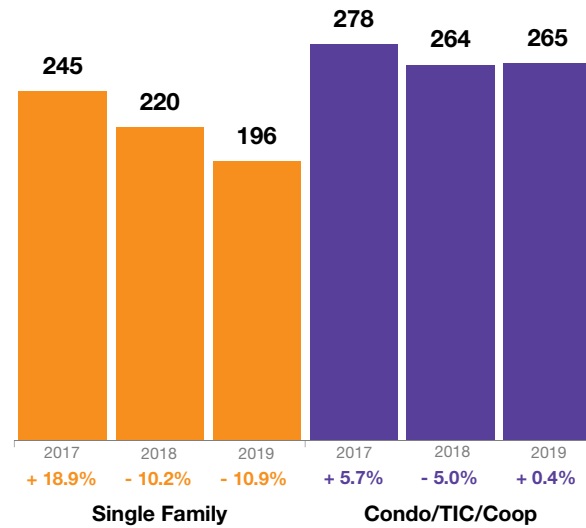


Sold Listings

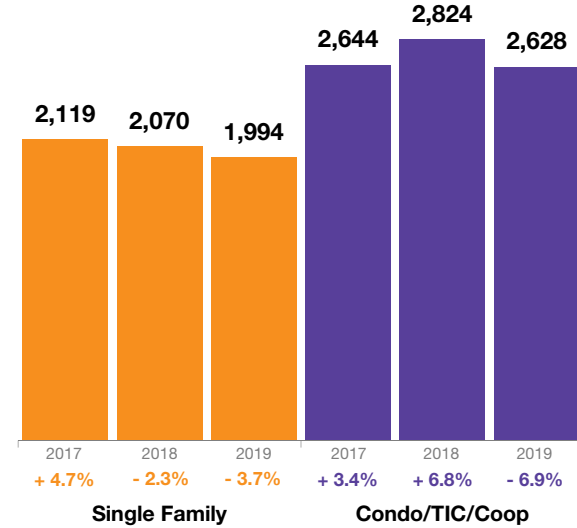
A count of the actual sales that closed in a given month.



November

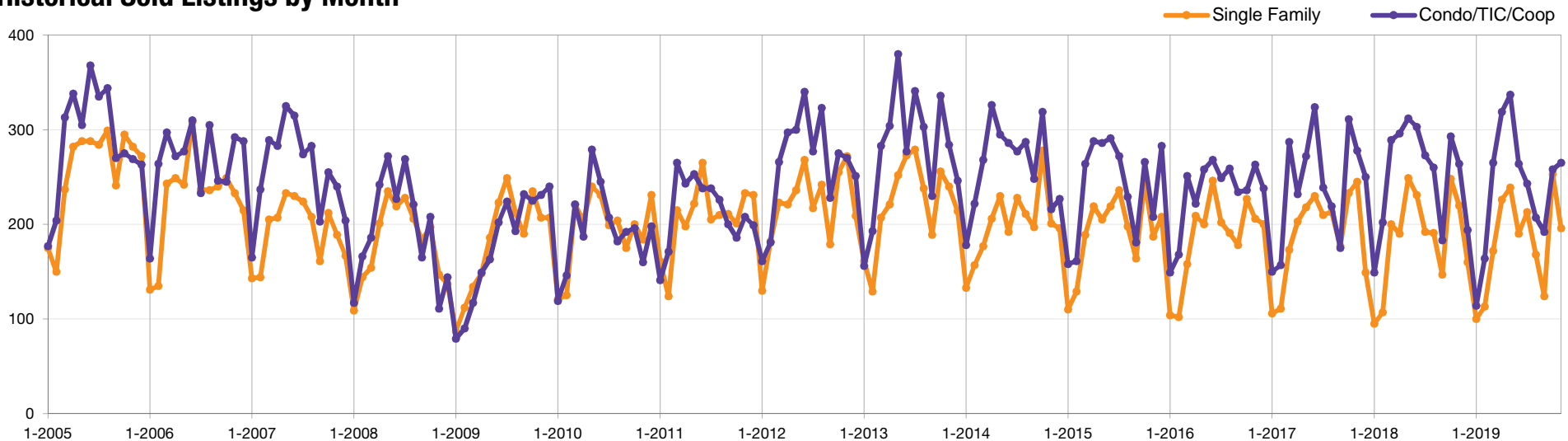


Year to Date



Sold Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-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%	265	-8.3%
Apr-2019	226	+18.9%	319	+7.8%
May-2019	239	-4.0%	337	+8.0%
Jun-2019	190	-17.7%	264	-12.9%
Jul-2019	213	+10.9%	243	-11.0%
Aug-2019	168	-12.0%	207	-20.4%
Sep-2019	124	-15.6%	192	+4.9%
Oct-2019	253	+2.0%	258	-11.9%
Nov-2019	196	-10.9%	265	+0.4%
12-Month Avg	180	-2.9%	235	-8.2%

Historical Sold Listings by Month

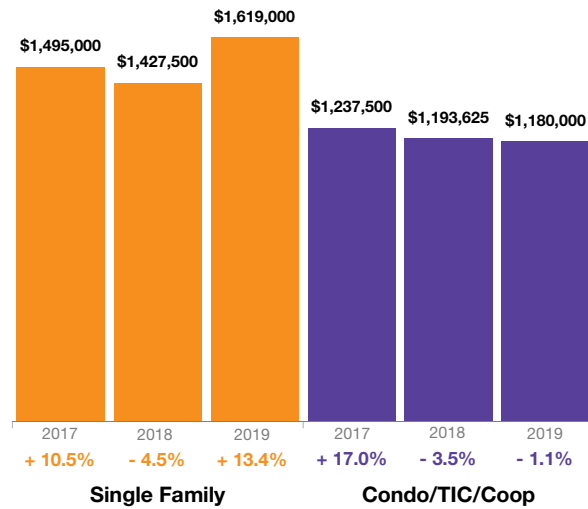


Median Sales Price

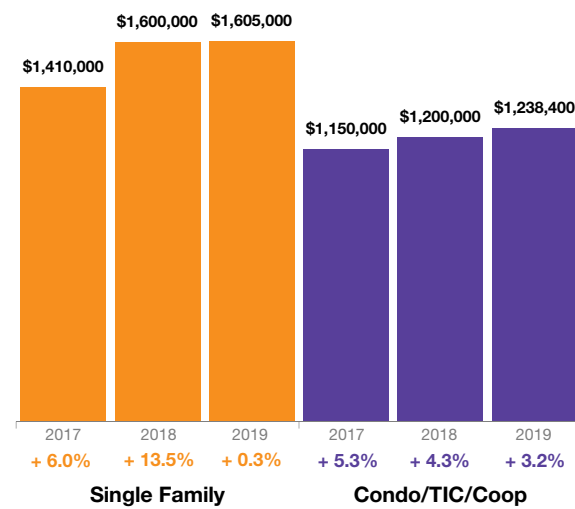
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



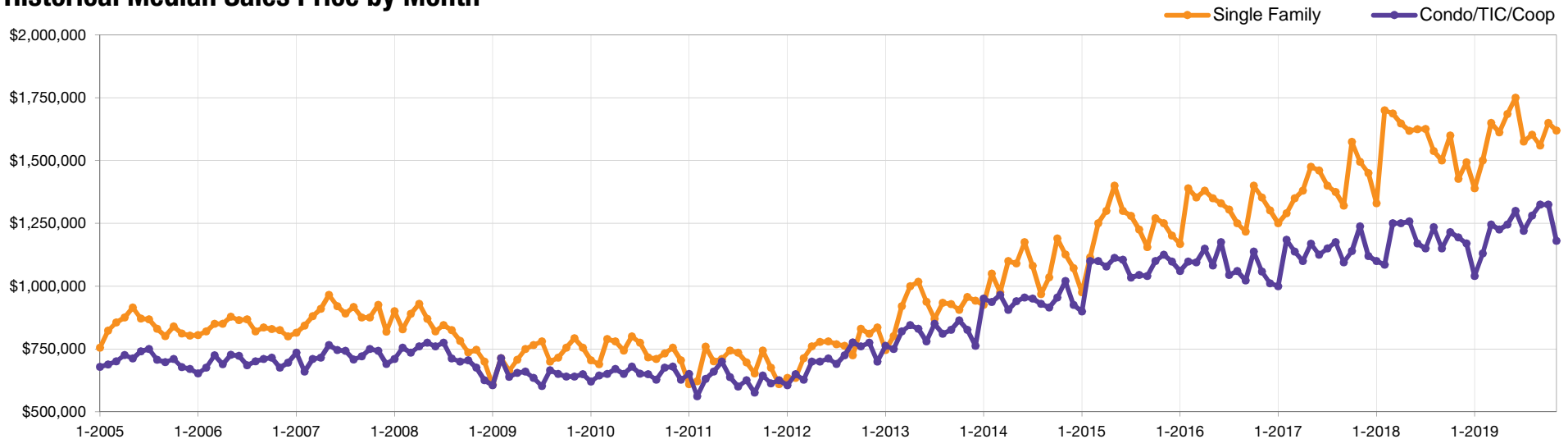
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-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%	\$1,245,000	-0.4%
Apr-2019	\$1,612,500	-2.2%	\$1,225,000	-2.0%
May-2019	\$1,685,000	+4.1%	\$1,245,000	-1.0%
Jun-2019	\$1,750,000	+7.7%	\$1,299,500	+11.1%
Jul-2019	\$1,576,000	-3.1%	\$1,220,000	+6.1%
Aug-2019	\$1,602,500	+4.2%	\$1,281,250	+3.8%
Sep-2019	\$1,560,000	+4.0%	\$1,325,000	+15.2%
Oct-2019	\$1,650,000	+3.1%	\$1,325,000	+9.1%
Nov-2019	\$1,619,000	+13.4%	\$1,180,000	-1.1%
12-Month Avg*	\$1,600,000	+1.6%	\$1,230,000	+2.5%

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

Historical Median Sales Price by Month

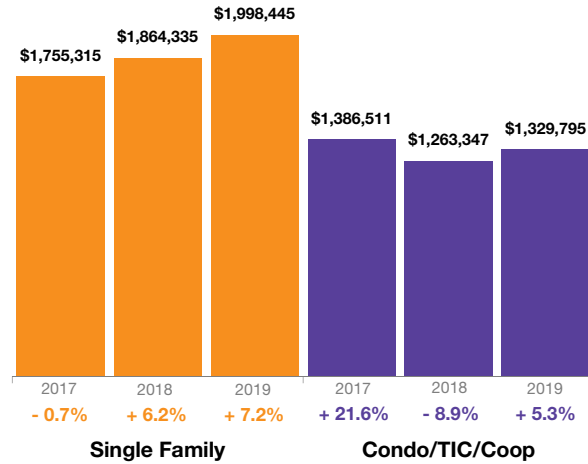


Average Sales Price

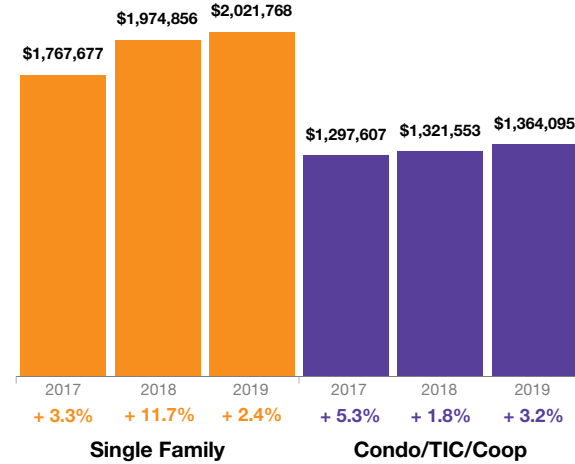
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



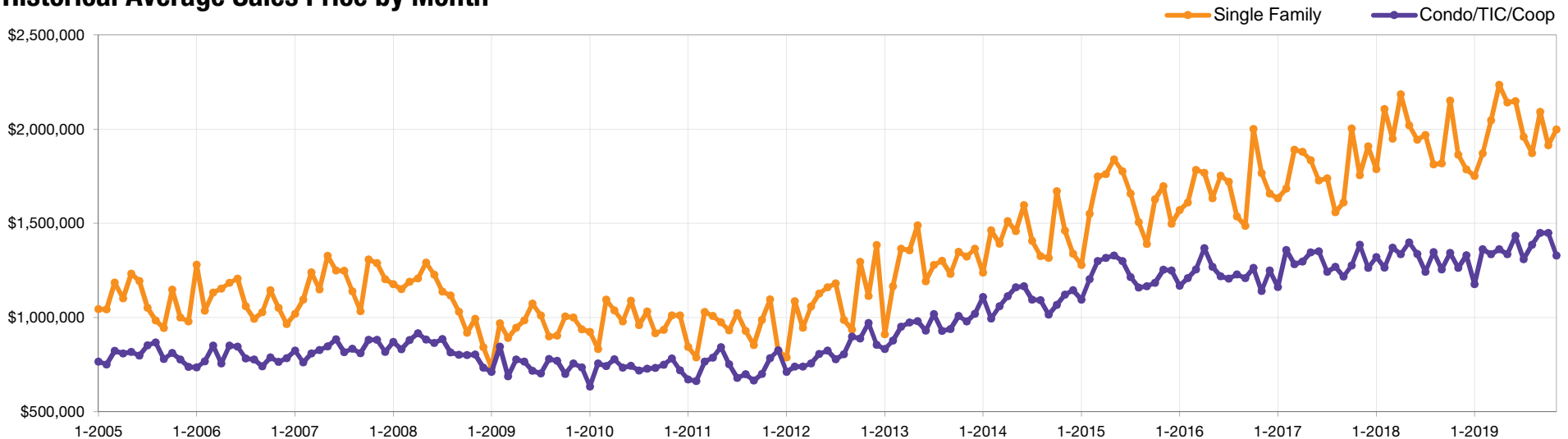
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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%	\$1,335,673	-2.6%
Apr-2019	\$2,235,456	+2.3%	\$1,363,254	+2.1%
May-2019	\$2,141,318	+6.0%	\$1,335,560	-4.5%
Jun-2019	\$2,148,466	+10.6%	\$1,433,874	+7.2%
Jul-2019	\$1,959,574	-0.5%	\$1,309,126	+5.4%
Aug-2019	\$1,872,478	+3.3%	\$1,386,808	+2.9%
Sep-2019	\$2,092,233	+15.0%	\$1,449,604	+15.4%
Oct-2019	\$1,915,038	-11.0%	\$1,448,485	+7.8%
Nov-2019	\$1,998,445	+7.2%	\$1,329,795	+5.3%
12-Month Avg*	\$2,004,260	+1.7%	\$1,361,749	+3.4%

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

Historical Average Sales Price by Month



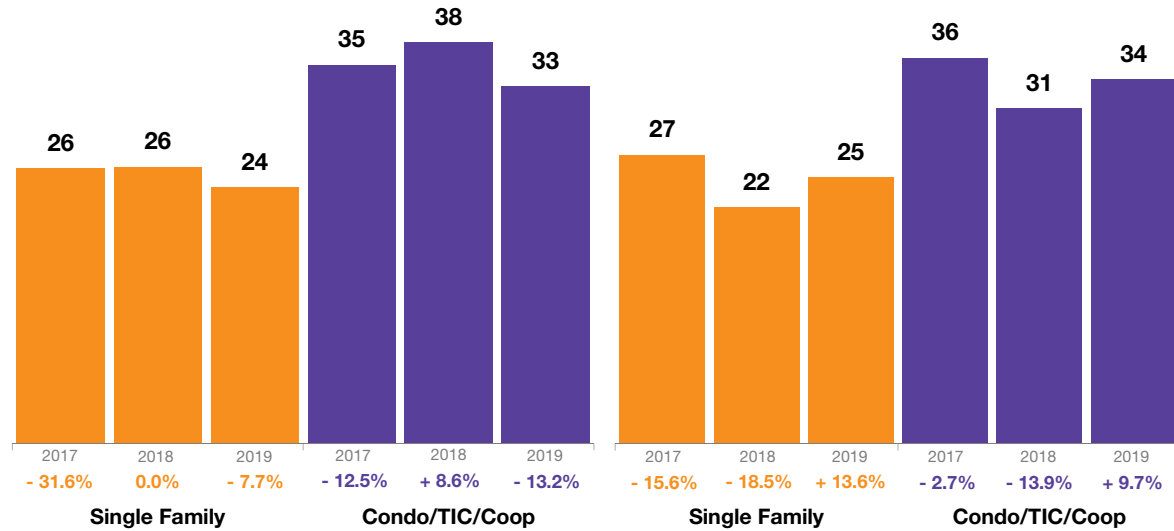
Days on Market Until Sale

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



November

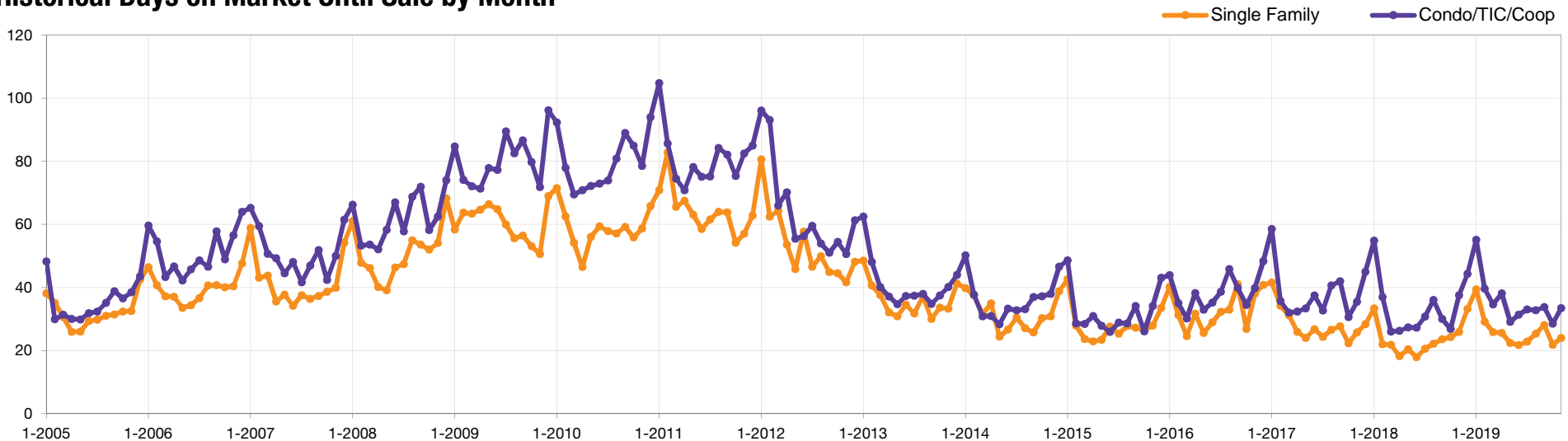
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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%
Jul-2019	23	+9.5%	33	+6.5%
Aug-2019	25	+13.6%	33	-8.3%
Sep-2019	28	+16.7%	34	+13.3%
Oct-2019	22	-8.3%	29	+7.4%
Nov-2019	24	-7.7%	33	-13.2%
12-Month Avg*	26	+13.2%	35	+7.1%

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

Historical Days on Market Until Sale by Month

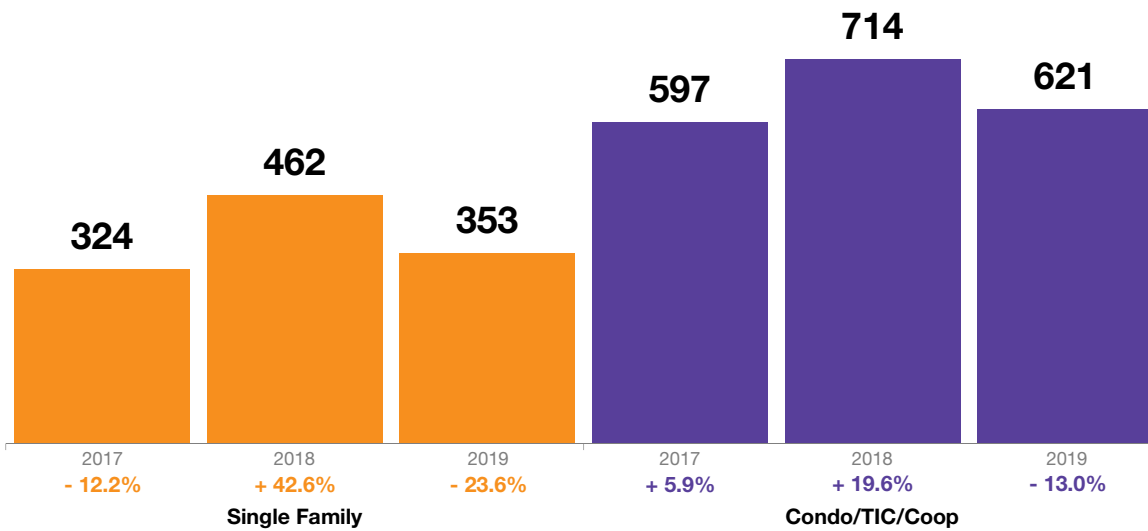


Inventory of Active Listings

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



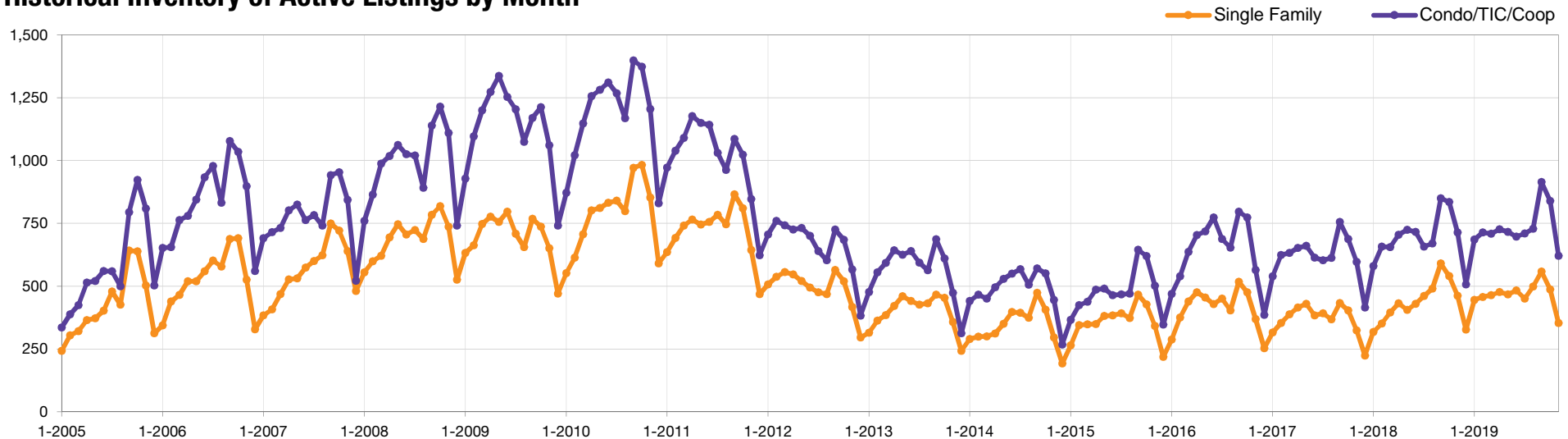
November



Active Listings	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2018	327	+46.0%	507	+22.2%
Jan-2019	445	+39.9%	686	+18.3%
Feb-2019	457	+30.2%	714	+8.7%
Mar-2019	464	+17.5%	709	+8.2%
Apr-2019	477	+10.4%	726	+3.1%
May-2019	467	+15.3%	716	-1.1%
Jun-2019	483	+12.6%	697	-2.7%
Jul-2019	450	-2.4%	710	+8.1%
Aug-2019	498	+1.6%	728	+8.7%
Sep-2019	558	-5.6%	915	+7.6%
Oct-2019	487	-9.8%	839	+0.5%
Nov-2019	353	-23.6%	621	-13.0%
12-Month Avg*	456	+7.2%	714	+4.8%

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

Historical Inventory of Active Listings by Month

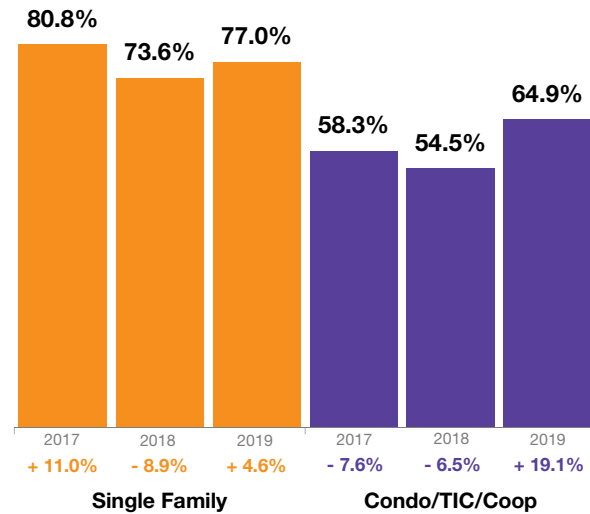


% of Properties Sold Over List Price

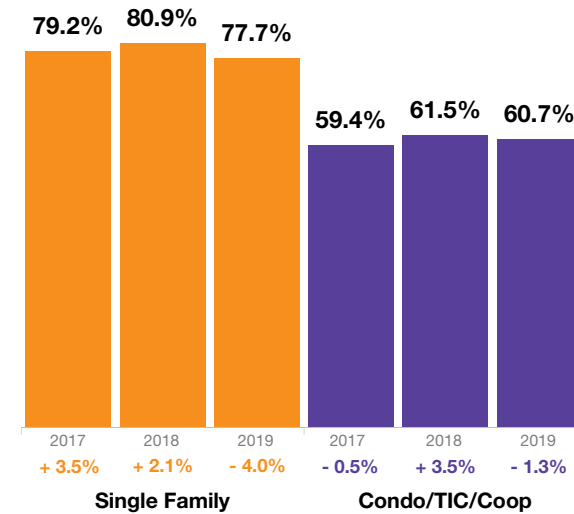


Percentage found when dividing the number of properties sold by properties sold over its original list price, not accounting for seller concessions.

November



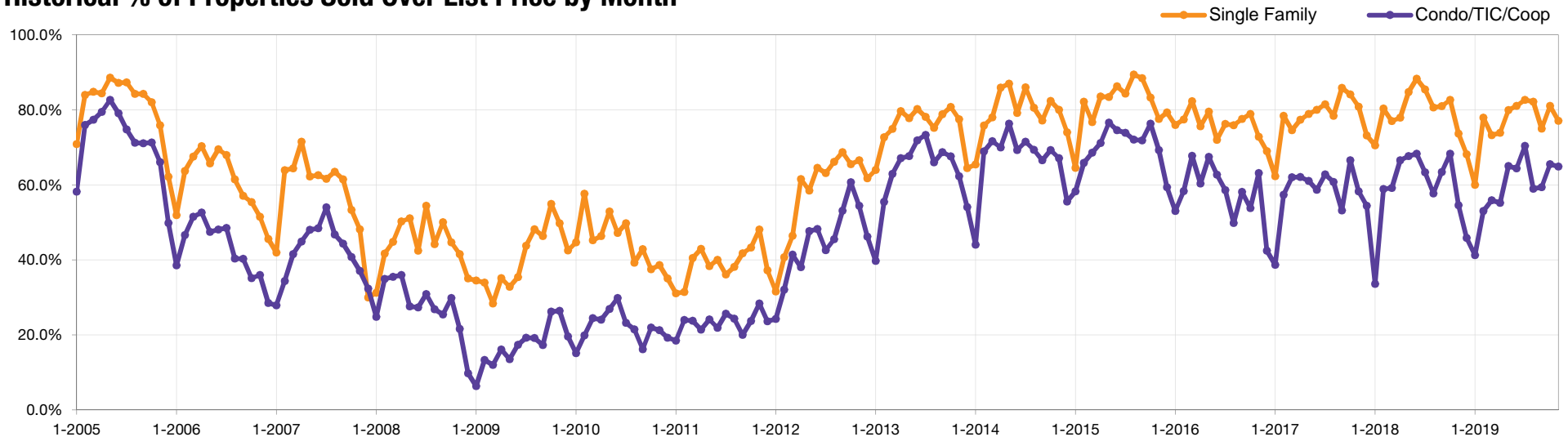
Year to Date



% of Properties Sold Over List Price	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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%	-4.8%	55.8%	-5.7%
Apr-2019	73.9%	-5.1%	55.2%	-17.1%
May-2019	79.9%	-5.7%	65.0%	-3.8%
Jun-2019	81.1%	-8.2%	64.4%	-5.7%
Jul-2019	82.6%	-3.3%	70.4%	+11.0%
Aug-2019	82.1%	+1.9%	58.9%	+2.1%
Sep-2019	75.0%	-7.4%	59.4%	-6.3%
Oct-2019	81.0%	-2.1%	65.5%	-4.1%
Nov-2019	77.0%	+4.6%	64.9%	+19.1%
12-Month Avg	77.0%	-4.2%	59.7%	-2.1%

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

Historical % of Properties Sold Over List Price by Month

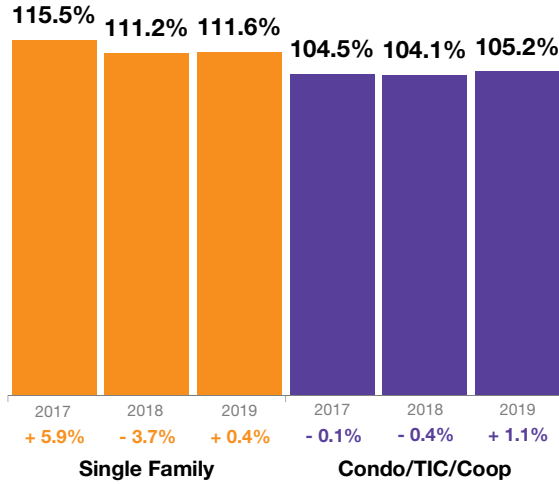


% of List Price Received

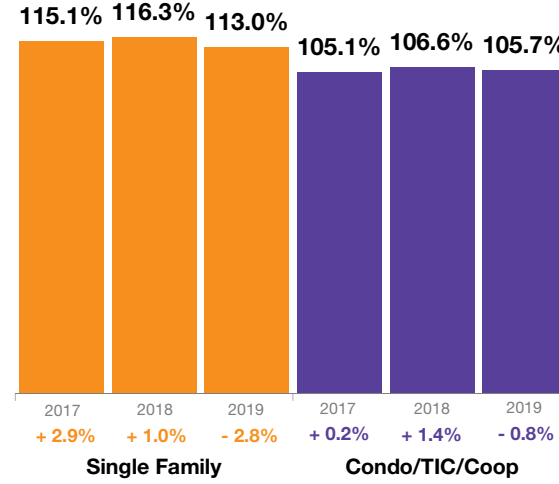


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

November



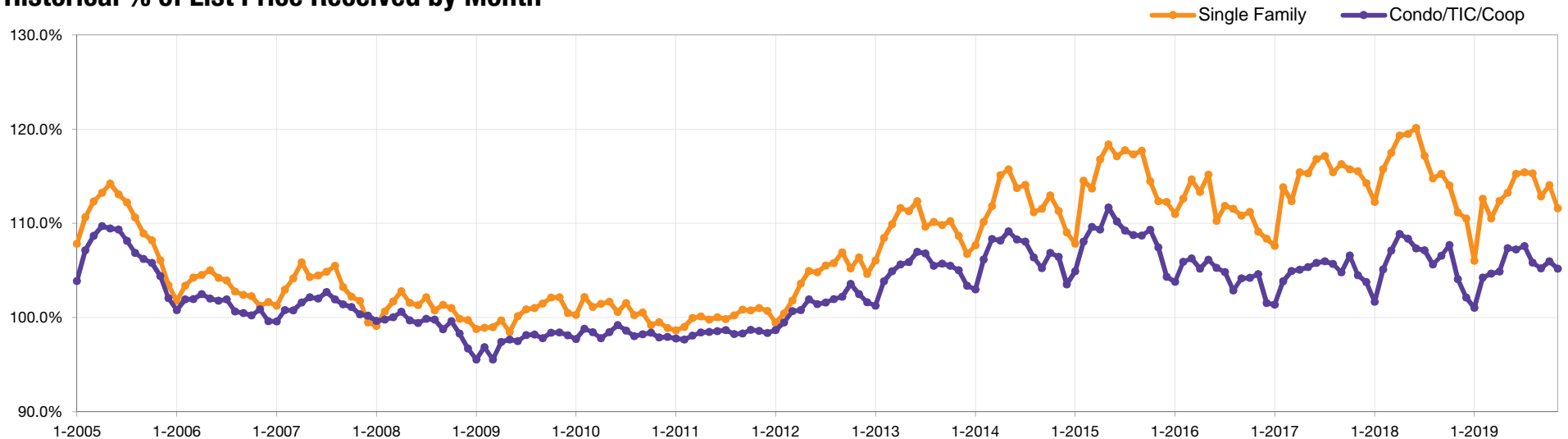
Year to Date



% of List Price Received	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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	113.2%	-5.3%	107.4%	-0.9%
Jun-2019	115.3%	-4.0%	107.2%	-0.1%
Jul-2019	115.4%	-1.5%	107.6%	+0.5%
Aug-2019	115.3%	+0.4%	105.8%	+0.2%
Sep-2019	112.9%	-2.1%	105.2%	-1.2%
Oct-2019	114.1%	+0.1%	106.0%	-1.6%
Nov-2019	111.6%	+0.4%	105.2%	+1.1%
12-Month Avg*	112.8%	-2.9%	105.4%	-0.9%

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

Historical % of List Price Received by Month

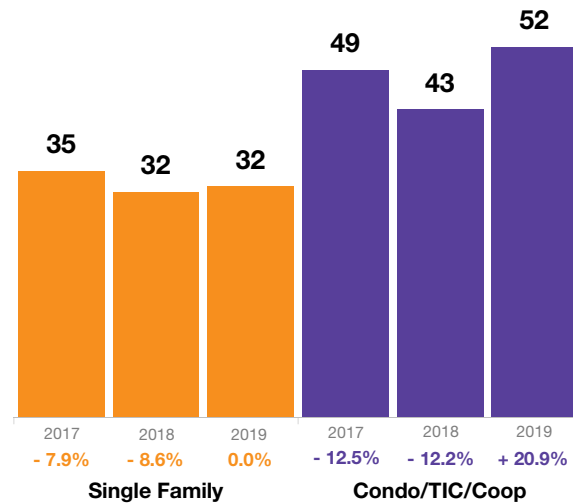


Housing Affordability Ratio

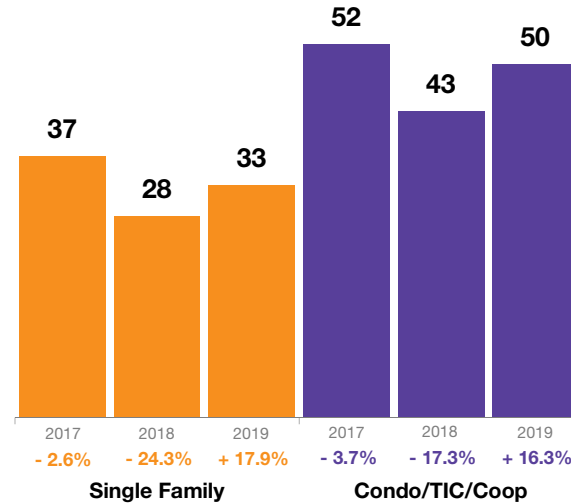


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

November



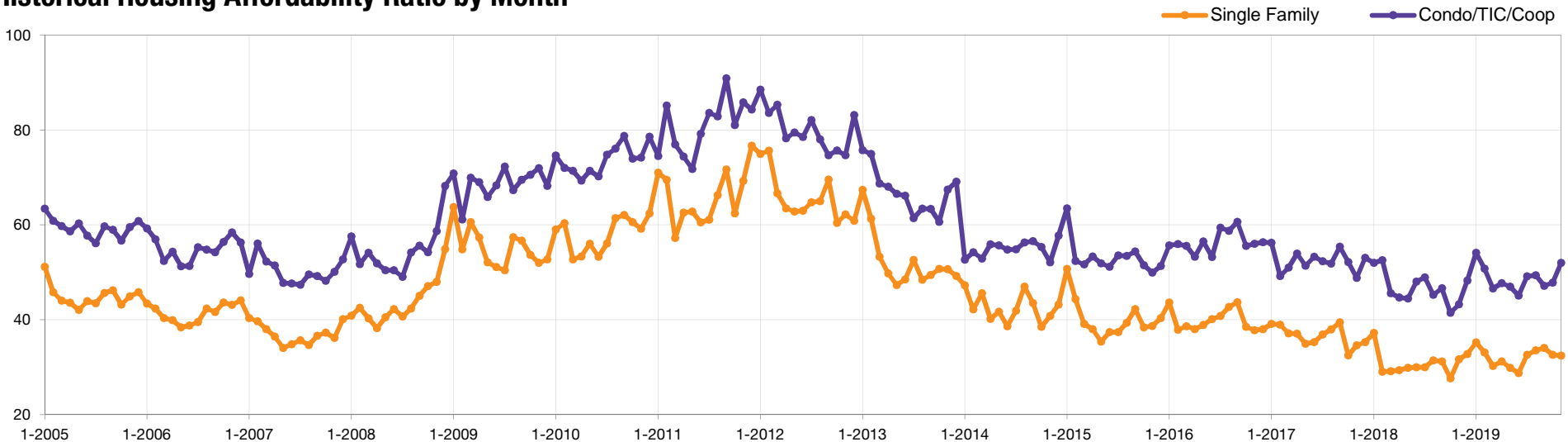
Year to Date



Affordability Ratio	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
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%	47	+2.2%
Apr-2019	31	+6.9%	48	+6.7%
May-2019	30	0.0%	47	+6.8%
Jun-2019	29	-3.3%	45	-6.3%
Jul-2019	33	+10.0%	49	0.0%
Aug-2019	34	+9.7%	49	+8.9%
Sep-2019	34	+9.7%	47	0.0%
Oct-2019	33	+17.9%	48	+17.1%
Nov-2019	32	0.0%	52	+20.9%
12-Month Avg*	32	+3.3%	31	+10.3%

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

Historical Housing Affordability Ratio by Month

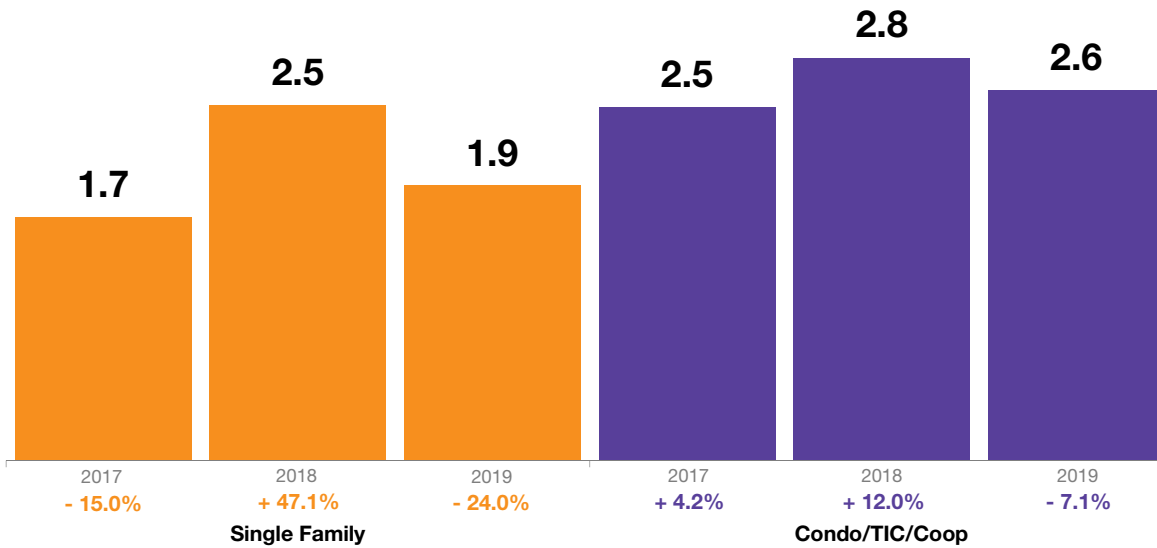


Months Supply of Inventory



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.

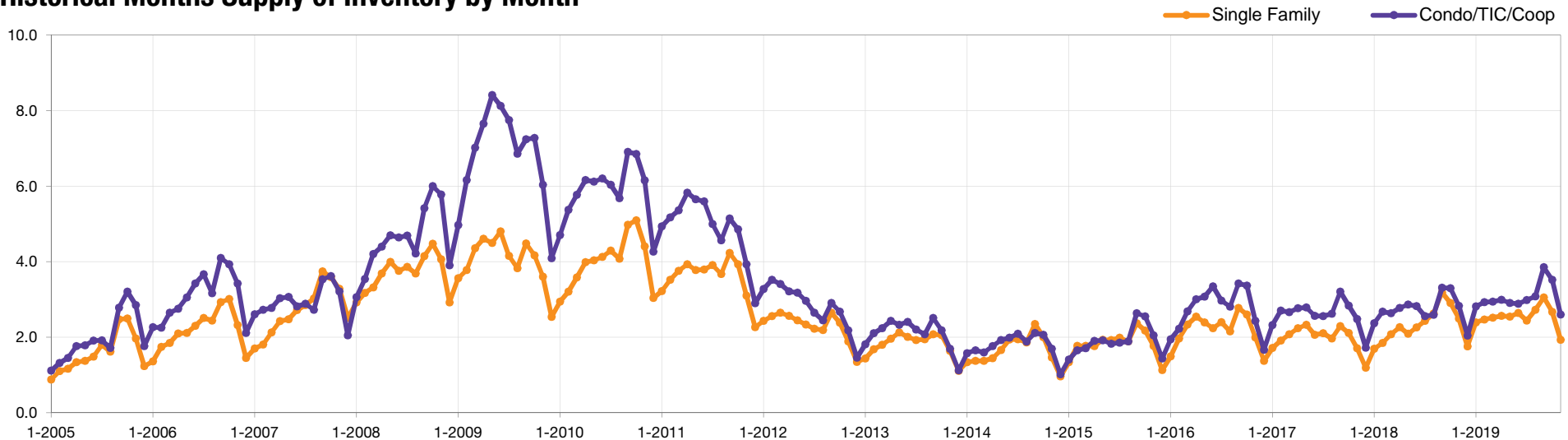
November



Months Supply	Single Family	Year-Over-Year Change	Condo/TIC/Coop	Year-Over-Year Change
Dec-2018	1.8	+50.0%	2.0	+17.6%
Jan-2019	2.4	+41.2%	2.8	+16.7%
Feb-2019	2.5	+38.9%	2.9	+7.4%
Mar-2019	2.5	+19.0%	2.9	+11.5%
Apr-2019	2.6	+13.0%	3.0	+7.1%
May-2019	2.5	+19.0%	2.9	0.0%
Jun-2019	2.6	+13.0%	2.9	+3.6%
Jul-2019	2.4	0.0%	3.0	+15.4%
Aug-2019	2.7	+3.8%	3.1	+19.2%
Sep-2019	3.0	-6.3%	3.9	+18.2%
Oct-2019	2.7	-6.9%	3.5	+6.1%
Nov-2019	1.9	-24.0%	2.6	-7.1%
12-Month Avg*	2.5	+9.7%	3.0	+9.5%

* Months Supply for all properties from December 2018 through November 2019. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

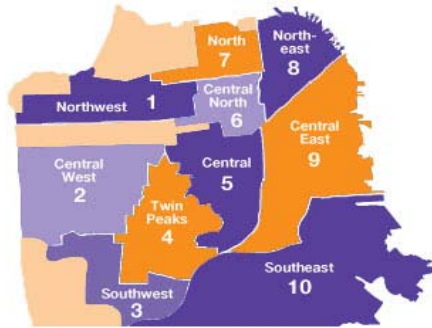


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		355	205	- 42.3%	6,498	6,034	- 7.1%
Pending Sales		409	418	+ 2.2%	4,950	4,793	- 3.2%
Sold Listings		484	461	- 4.8%	4,894	4,622	- 5.6%
Median Sales Price		\$1,300,000	\$1,360,000	+ 4.6%	\$1,350,000	\$1,387,444	+ 2.8%
Avg. Sales Price		\$1,536,523	\$1,614,080	+ 5.0%	\$1,597,879	\$1,647,825	+ 3.1%
Days on Market		32	29	- 9.4%	28	30	+ 7.1%
Active Listings		1,176	974	- 17.2%	--	--	--
% of Properties Sold Over List Price		63.2%	70.1%	+ 10.9%	69.7%	68.0%	- 2.4%
% of List Price Received		107.3%	107.9%	+ 0.6%	110.7%	108.9%	- 1.6%
Affordability Ratio		34	38	+ 11.8%	33	38	+ 15.2%
Months Supply		2.7	2.3	- 14.8%	--	--	--

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		
	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -	11-2018	11-2019	+ / -
Single Family															
1 SF District 1	48	24	-50.0%	19	18	-5.3%	\$1,850,000	\$1,812,500	-2.0%	26	18	-30.8%	3.1	1.5	-51.6%
2 SF District 2	54	34	-37.0%	36	39	+8.3%	\$1,327,000	\$1,375,000	+3.6%	23	18	-21.7%	1.7	1.0	-41.2%
3 SF District 3	27	18	-33.3%	15	12	-20.0%	\$1,160,000	\$1,202,500	+3.7%	33	35	+6.1%	2.1	1.5	-28.6%
4 SF District 4	55	33	-40.0%	34	27	-20.6%	\$1,600,000	\$1,510,000	-5.6%	21	25	+19.0%	2.0	1.3	-35.0%
5 SF District 5	66	53	-19.7%	35	30	-14.3%	\$2,150,000	\$2,275,000	+5.8%	25	28	+12.0%	2.4	1.9	-20.8%
6 SF District 6	17	19	+11.8%	1	3	+200.0%	\$5,750,000	\$3,210,000	-44.2%	9	47	+422.2%	4.8	5.7	+18.8%
7 SF District 7	36	32	-11.1%	12	10	-16.7%	\$4,447,500	\$5,150,000	+15.8%	35	34	-2.9%	4.3	3.8	-11.6%
8 SF District 8	18	20	+11.1%	2	3	+50.0%	\$3,040,000	\$2,175,000	-28.5%	14	23	+64.3%	7.4	8.9	+20.3%
9 SF District 9	61	50	-18.0%	23	24	+4.3%	\$1,480,000	\$1,815,000	+22.6%	33	23	-30.3%	3.0	2.6	-13.3%
10 SF District 10	80	70	-12.5%	43	30	-30.2%	\$1,000,000	\$1,118,875	+11.9%	25	21	-16.0%	2.2	1.9	-13.6%
Condo/TIC/Coop															
1 SF District 1	34	39	+14.7%	16	14	-12.5%	\$1,251,000	\$1,500,000	+19.9%	40	28	-30.0%	2.4	3.0	+25.0%
2 SF District 2	7	9	+28.6%	3	6	+100.0%	\$675,000	\$995,000	+47.4%	85	27	-68.2%	1.5	2.3	+53.3%
3 SF District 3	11	6	-45.5%	4	6	+50.0%	\$930,000	\$1,006,500	+8.2%	29	41	+41.4%	3.7	1.6	-56.8%
4 SF District 4	13	12	-7.7%	7	8	+14.3%	\$1,270,000	\$844,000	-33.5%	43	48	+11.6%	2.5	2.1	-16.0%
5 SF District 5	69	65	-5.8%	42	45	+7.1%	\$1,532,500	\$1,325,000	-13.5%	25	24	-4.0%	1.8	1.8	0.0%
6 SF District 6	71	37	-47.9%	24	28	+16.7%	\$1,225,000	\$1,088,944	-11.1%	48	30	-37.5%	2.9	1.7	-41.4%
7 SF District 7	71	58	-18.3%	32	30	-6.3%	\$1,315,000	\$1,300,000	-1.1%	24	29	+20.8%	2.9	2.2	-24.1%
8 SF District 8	152	128	-15.8%	36	35	-2.8%	\$1,013,006	\$1,049,000	+3.6%	51	38	-25.5%	3.7	3.3	-10.8%
9 SF District 9	257	240	-6.6%	93	89	-4.3%	\$1,065,000	\$1,190,000	+11.7%	36	38	+5.6%	2.8	2.9	+3.6%
10 SF District 10	29	27	-6.9%	7	4	-42.9%	\$620,000	\$509,000	-17.9%	61	31	-49.2%	4.4	4.7	+6.8%